

Ashland Emergency Fund "Help Thy Neighbor" Walk

Sunday October 14th, the Federated Church and the Homes Connection will co-sponsor a walk-a-thon themed, "Help Thy Neighbor" to benefit the Ashland Emergency Fund. The five-mile walk will begin and end at the Pavilion on Summer Street. Get registration and sponsor sheets at:

- The Federated Church, 118 Main St.
- The Homes Connection of MetroWest, Inc., 91 Main St.
- St. Cecilia's Church, 54 Esty St.
- MetroWest Spine and Laser Center, 171 Main St.

Sign-up sheets are also available at other locations around Ashland. The registration is \$15 per person, \$30 per family and will include a T-shirt. We hope you will join us (rain or shine) for a walk through Ashland to support this worthy cause.

Four Renovations

That..Won't

Get You a Higher Sell

By Marshall Loeb

From MarketWatch

These are tough times for home sellers. If you're one of them, it can be tempting to launch into a series of home renovations to make your home more desirable.

But be discerning about your choices – certain renovations can actually decrease the value of your home. Money magazine sug-

gests avoiding these four renovations at all costs:

1. A swimming pool. If you don't know this already, a swimming pool is a liability, not an asset. (Unless you live in a hot climate; in the Southwest, a pool can increase a home's value by 11%.) But if your home is in Oregon or Illinois, the cost of insurance and pool maintenance is a buyer turn-off. Families with small children especially

Agent of the Month



**Cathy
 Mariani**

- avoid homes with pools.
2. Home addition. Sure, an addition to your home will add inside space. But how will it look from the outside? Many home additions can look boxy or unnatural with the rest of the house. If you do go for an addition, make sure it is well designed.
3. Trendy finishes. Don't fall for the latest style or trend when it comes to renovating. As soon as it's out of style, it will stick out – and look bad. One trend that will probably last for a while is custom paneling in maple or mahogany for home appliances. Otherwise, stick to timeless, classic renovations.
4. A Jacuzzi. Nothing beats a good soak after a long day. But not everyone loves a giant tub with multiple jets. Instead, try a rain showerhead if you want to add some luxury to a bathroom.

Employment Opportunity

Real Estate Office Help Wanted!

Mother's hours available for someone with front office and computer skills. Call Margot at The Homes Connection- (508) 231-4566.

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Ashland



Wow! Beautiful 4000+ s.f. home with beautiful, finished basement. 4-5 bedrooms, kitchen with "sunroom" eating area, columns and hardwood. It all abuts conservation, and is near Pike, train, 495.

Listing Price: \$650,000
Call Paul Gustavson
508-254-6069

Be Careful!!!

Did you know that running a rooming house is illegal unless the location is zoned accordingly and meets code? Are you in violation?

If you live in an illegal rooming house you could be endangering yourself. In case of fire, could you escape in time? Is it worth the risk?

Hopkinton



Large 4 bedroom Colonial surrounded by mother nature. Enjoy gardening and other outdoor activities. Washer and dryer staying. Two staircases, cathedraled family room.

Listing Price: \$2,000
Call Michelle Mullin
508-361-4303

Ashland Properties

SOLD

Single Family Homes

16 Cedar St.	\$311,000
56 Woodland Rd.	\$312,500
67 Cedar Hill Rd.	\$342,500
22 Sherborne Cir.	\$360,000
20 Tudor Ln.	\$367,900
114 Prospect St.	\$370,000
43 Donna Lee Ln.	\$385,000
117 East Union St.	\$467,000
30 Raymond Wy.	\$500,000
10 Running Brook Cir.	\$495,000
22 Loring Cir.	\$540,000
139 Cedar St.	\$537,900
50 Indian Brook Rd.	\$530,000
11 Colonial Dr.	\$554,500
10 Hunters Ln.	\$570,000
15 Holly Ln	\$560,000
Average Sale Price:	\$450,206
Average Market Time:	80 days

Condominiums

25 Spyglass Hill Dr.	\$240,000
306 Trailside Wy.	\$273,000
89 Voyagers Ln.	\$284,100
77 Meeting House	\$283,500
220 Arrowhead Cir.	\$345,000
182 Algonquin Trl.	\$345,000
361 Captain Eames	\$358,000
27A America Blvd.	\$353,000
27C America Blvd.	\$368,025
27B America Blvd.	\$342,000
31D America Blvd.	\$385,000
Average Sale Price:	\$325,148
Average Market Time:	29 days

*"I have learned that one loss does not make a sea-
 SON."* -Age 52 *"Live and Learn and
 Pass It On"* H. Jackson Browne Jr.

Ashland



New Construction!

Choose from 11 elegant plans priced from \$585,000 to over \$700,000. This is a lovely new subdivision by Richmond Development, a well-respected area builder. You can have a truly custom home like none other.

Call John Ellsworth
508-881-3404

**Houses Listed by the
 Homes Connection
 are featured on**

realtor.com

boston.com,

Google.com/base

homesconnection.com,

wickedlocalhomes.com

trulia.com

Word Scramble

In This Issue...

1.tsrfo

4.newelloha

2.svlaee

5.pnspkium

3.gkinra

6.srloco

*"I have learned
 that it is impossible
 to teach without
 learning something
 yourself."* -Age 51

"Live and Learn and Pass It On"
 H. Jackson Brown Jr.

Ashland Properties **FOR SALE**

Below is a summary of properties currently listed for sale or pending in Ashland as of September 6, 2007

Single Family Homes For Sale

75 presently listed for sale.

Average list price = \$468,627

Average days on market = 103

Single Family Under Agreement

7 under agreement, awaiting close

Average list price = \$500,571

Average days on Market = 115

Condominiums

69 presently listed for sale

Average list price = \$326,732

Average days on market = 137

Condominiums Under Agreement

3 under agreement, awaiting closing

Average list price = \$313,967

Average days on market = 106

Bellingham



Awesome 55+ home with walking trails, convenient location and luxurious to the smallest detail. One level living at its finest, plus enough space for over night guests. It's all you could ask for.

Listing Price:\$324,900
Call Lisa Massauro
508-397-8811

Update on Housing Sales in Ashland

Things are said to be terrible in real estate at the moment. The national news says it's causing problems with the economy; the news from the state says that things are off; what does the data say about our area? It says that despite the news, things in Ashland have improved!.

1 - numbers of sales of houses and of condos for the first eight months 2007 are up 15% over 2006;

2 - sale prices are off about 2% for condos and 4% for houses;

3 - time on the market is slightly longer for condos and houses.

The problem with the news is that it deals in negative generalization. The reality is that while issues continue for real estate, the correction seems to have leveled for our area. Also, the really big news is that number of sales are up in 2007 over 2006. This is true for Ashland, and it is also true for the towns around us.

**The Homes Connection supports
the Ashland
Emergency Fund.**

Word Scramble Answers

1.frost 2. leaves 3.raking 4. Halloween 5. pumpkins 6. colors

Ashland



Beautiful house, beautiful neighborhood. With 4 bedrooms, cathedrals, step down family room, 3 season porch, it is all you could want.

Listing Price:\$619,900
Call Margot Ellsworth
508-881-5242

**If you would like a market analysis for your home, or if you need a referral to another part of the country, we can help! Please contact
the Homes Connection of
MetroWest
91 Main St, Ashland, MA.
01721
Direct:(508)231-4566**

Milford



You'll find space galour in this 3 bedroom, 2200 s.f. home. Great neighborhood, with shopping, tennis, and walking trails.

Rental:\$1,800
Call Cathy Mariani
508-789-9995

The Homes Connection Team



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508-397-8811



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781-526-3595



Michelle Mullin
508-361-4303

**Come Join Our
Team
And See the
Difference!**

Local Services Need help??

If yes—go to
www.homesconnection.com
and click the Services link!

Walk-a-Thon

October 14th 8:00
To benefit the Ashland
Emergency Fund.
Come walk with us.
Call-508-231-4566 for
more info.

Looking for a change?

Are you considering a career in Real Estate? Call Margot or John Ellsworth @ (508)231-4566
www.homesconnection.com



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Suzan Herrmann