

First Quarter 2008 Area Town Housing Sales—Summary

- 1—Sales of both SF homes and Condos are either up or flat in all towns (Ashland, Framingham, Holliston and Hopkinton). That’s very good. It shows that the pent-up demand that has been predicted is actually taking place.
- 2—The market for Condos in Ashland seems to have been firming, although prices are off slightly (5%) and time on the market is up (13%).
- 3—The story on condos in Framingham is not good. While numbers of sales are up, prices have dropped dramatically and time on the market has stretched out hugely. Framingham remains a town having difficulty recovering from the slowdown with prices off for both SF houses and Condos. Numbers of sales, though, are increasing; that may bode well.
- 4—SF home prices in Ashland and Holliston are firm and have been firm for about one year. Hopkinton SF house prices are off this quarter but that appears to be anomalous.
- 5—Mortgage problems, while still worrying, are being mitigated by the decrease in interest rates for buyers. Money is a little harder to get, but it is available if you have good credit. You probably will have to put a little more down, but you can get money, and at good rates; about 6.0% as of today’s date—April 25, 2008
- 6—Well priced, well maintained homes sell; over-priced houses sit, and sit, and sit.

Homework Checklist Exteriors, 2008

A fresh coat of paint and pretty new flowerbeds are great for curb appeal, but only after you take care of routine flaws that can make any house look forlorn and neglected. Before you start a new project, fix what’s broken and clean the rest. Here’s a list of common maintenance chores you should take care of every year.

- Cut back overgrown plantings that block windows or hide paths.
- Trim tree branches that are near or scraping the roof.
- Clean windows and gutters.
- Scrape and repaint chipped window and door trim.
- Repair or replace torn window screens or cracked panes.
- Remove cracked window caulking and apply a fresh seal.
- Repair or replace broken gutters and bent downspouts.
- Tighten loose porch railings and handrails.
- Patch cracks in concrete walks and driveways.
- Reseal asphalt drives and walkways.
- Tuckpoint (repair) brickwork on exteriors and chimneys to repair any deterioration.

FLAGS Are Flying!!

If you didn’t get yours, call us at: 508-231-4566.



Agent of the Month



**Cathy
 Mariani**

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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

Exquisite Home



Absolutely gorgeous contemporary home hidden behind the trees. Cathedral ceilings, skylights, step down 1st floor front to back family room plus rec. area & office on LL. Set on .67 acres, near swimming, tennis, boating, and shopping. Incredible home.

Listing Price: \$439,900
Call Margot Ellsworth
508-881-5242

Ashland Homes FOR SALE

Below is a summary of properties currently listed for sale or pending in Ashland as of May 7, 2008

Single Family Homes For Sale

66 presently listed for sale

Average list price = \$459,207

Average days on market = 117

Single Family Under Agreement

27 under agreement, awaiting close

Average list price = \$437,933

Average days on Market = 116

Condominiums

50 presently listed for sale

Average list price = \$327,061

Average days on market: 110

Condominiums Under Agreement

11 under agreement, awaiting close

Average list price = \$323,254

Average days on market = 76

Land for Sale!

1.68 acres of country living in Ashland. It has conservation approval for a 4 bdrm home. Walk to State Park and "T" station, and 10 min. to 495 and Pike.

Listing Price: \$199,900
Call Margot Ellsworth
508-881-5242

Country Cape



One of the best homes out there with gleaming hwd, finished bsmt for an office or play area and lots of updates. Enjoy the rear yard privacy, retreat to C/A. Bike to parks, "T", stores, and schools.

Listing Price: \$309,900
Call Margot Ellsworth
508-881-5242

Ashland Home for Sale



Frank Lloyd Wright style 4 br, 1 bath ranch with full bsmt. Abuts Ashland State Park & close to T! Hardwd in bedrooms & living room. Sunroom, mudroom, 2 car garage & office.

Listing Price: \$299,900
Call Lisa Massaro
508-397-8811

See this house in a Frank Lloyd Wright-inspired special on www.boston.com!!!

The Homes Connection Team



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Hugh O'Rawe Jr.
774-232-2043



Michelle Mullin
508-361-4303

New Construction!



Blueberry Hill Estates,
Ashland
Build a brand new 3 bedroom, 2100 sq. ft. Colonial on over half acre, with ceramic, granite, C/A and 2.5 baths. Come in and pick your selections and colors. Close to the "T" and major routes.

Listing Price: \$499,900
Call Dan Aho
508-326-3793

Lovely Ashland Ranch



Don't miss out! Updated kitchen, new counters, cabinets, ceramic tile. Family room off the kitchen w/ deck overlooking wooded backyard. Three bedrooms, fin. basement for office or play area, all on a cul-de-sac abutting Ashland State Park.

Listing Price: \$289,900
Call Michelle Mullin
508-361-4303

Ashland Homes SOLD in April

Single Family

62 Woodland Road	\$206,000
199 Prospect	\$230,000
34 Laurelton Dr.	\$250,000
64 Hilldale Rd.	\$293,700
347 Eliot Street	\$305,000
256 Cedar Street	\$356,500
76 Independence	\$570,000
5 Thurston Lane	\$620,000
Average Sale Price:	\$353,900
Average Market Time:	Days 150

Condominiums

90 Meeting House	\$199,900
284 Trailside Way	\$216,250
39 Mountain Gate	\$207,175
332 Trailside Way	\$223,000
5 Leland Farm Rd.	\$242,500
249 Meeting House	\$245,000
21 Voyagers Ln.	\$275,000
62 Arrowhead Cir.	\$285,000
47 East Bluff Rd.	\$300,000
355 Captain Eames	\$334,000
47B America Blvd.	\$351,000
47C America Blvd.	\$354,000
11 Braeburn Ln.	\$441,000
Average Sale Price:	\$282,602
Average Market Time:	Days 117

New Career?

Real Estate is an exciting career. If you need a change in your life and want to go in a new direction, call Margot or John @ 508-231-4566

ASHLAND Home for Sale



The price can't be beat for this well maintained, 1 owner home. A 2-3 BR house, it offers a front to back sun room, fully applianced kitchen, garden shed, and fenced yard.

Listing Price: \$169,900
Call Margot Ellsworth
508-881-5242

Register to Vote

DID YOU KNOW THAT:

if you move within the town, you MUST RE-REGISTER TO VOTE under your new address and/or new name?

SHREWSBURY For Sale



NEW CONSTR, WATER FRONT CONDOS.

Lake Quinsigamond. Ready for you to enjoy the summer on the water. These homes have a 10' high walkout basement, roughed in for a full bath. Builder will finish lower level with full bath adding 600+sq. ft.

Starting @: \$429,900
Call Dan Aho
508-326-3793

The Homes Connection Team



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508-326-3793



Mike Terranova
781-526-3595



David Hatch
508-965-0222



Lisa Massaro
508-397-8811



Peter Papssidis
508-887-6883

This could be yours.

Ashland Garden Club JUNE EVENT

Join the Ashland Garden Club for our Garden Symposium, "Fresh Ideas and Inspiring Spaces," on June 21, 2008, 9am—2pm at 30 Riverview Drive. Topics include water gardens, birding, gardening, and flower arranging from your garden. Gift baskets will be raffled. Tickets \$10 at the door, \$8 in advance, includes lunch and refreshments. For advance tickets, use the order form in Ashland Directions or call 508-881-2778 or email ashlandgarden@aol.com. Proceeds will help fund town plantings.



Office Space for Rent



Rent—\$435 per month. Second floor office has two rooms—a receptionist area and a large office, wired for telephone & computer. Rent includes heat and electricity. Lots of light from windows. Central to downtown Ashland.

**Call John Ellsworth
508-881-3404**

2nd Annual AEF Walk-A-Thon

On Sunday, Oct. 5th, the Federated Church and the Ashland Emergency Fund will co-sponsor a 5 mile Walk-A-Thon themed, "Help Thy Neighbor". This event will benefit the Ashland Emergency Fund (AEF) and will begin at the Pavilion on Summer Street. Our goal this year is \$20,000.



Registration and sponsor sheets will be available in June at these Ashland sites:

- The Federated Church, 118 Main Street
- The Homes Connection of Metro West, Inc. 91 Main Street
- St. Cecilia's Church, 54 Esty Street
- Ashland Family Chiropractic, 171 Main Street

The Registration fee is \$15 per person OR \$30 per family and will include a T-shirt. Additional T-shirts will be at

Houses Listed by the Homes Connection are featured on:

realtor.com
boston.com,
google.com/base
homesconnection.com
homesconnection.biz
wickedlocalhomes.com
trulia.com
yahoo.com

WOODED Lot for Sale

Enjoy this green space community abutting Hopkinton State Park. Almost a half acre & approved for a 4 bedroom, 2.5 bath home. Start building at **\$179,900.**

**Call Margot Ellsworth
508-881-5242**

Office Rental Space

A great spot for an attorney, CPA or any away-from-home office. Administrative support available and conference space is included.

**Rent: \$300/month
Call John Ellsworth
508-881-3404**



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Suzan Herrmann