



Ginette Brockway
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level of informed,
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Area.



Metro West

Real Estate News

Ginette Brockway

September 7, 2007



New Listing

- 3 BEDROOMS
- 2 1/2 BATHS
- 2-CAR GARAGE
- 2550 SQ FT
- CHARM & UPDATES
- 5 FIREPLACES
- WIDE PINE FLOORS
- DECK
- GARDENS

593 Middle Road, Boxborough-\$585,000



Architect Designed Renovations

Stunning architect designed renovations create space and abundant light in this beautiful antique in the heart of old Boxborough. Exquisite gardens surround this historic home which offers modern amenities including a light filled, updated kitchen with spacious eating area with cathedral ceiling and skylights.

A traditional dining room with fireplace, beehive oven and but-

ler's pantry, gracious living room and library both with fireplaces and home office with built-ins complete the first floor.

Front and back stairs will lead you to the second floor with 3 bedrooms and a loft. Two updated baths and a master suite with dressing room provide all the comforts of home.

The Amos Pollard house contains gleaming wide pine floors,

5 fireplaces and loads of charm and history! A fabulous location just off the old Boxborough common, within minutes to major routes.

On the Web!

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My Home's Value?

Want to know—

- The value of your home?
- The sales activity in another town?

PLEASE CALL
978-621-4370

or

[EMAIL ME](#)

News Flash ...

Top Keller Williams' sales associates from across the country gathered August 20th at their annual meeting. "Mega Camp" is designed for top agents to study current market trends, sharpen their skills and gain industry perspective. I went this year for the first time and I was extremely impressed by the depth of research and knowledge that the leaders of the Company bring to their agents.

The first two days were spent on how to thrive in a challenging market. Day three was spent on technology and marketing on the Internet. I have been an agent for 16 years and thought I already knew a lot. The week of training made me realize that I need to continually learn to stay effective in my job.

I also realized that as markets shift, it is more important than ever to work with a company that is dedicated to research and education. Keller Williams offers local, regional and national training events throughout the year. This commitment to education gives our Buyers and Sellers the edge.

If you are interested in hearing more, give me a call, I would be happy to share what I learned.

See also:

Keller Williams Realty (July 11, 2007) [Keller Williams Realty Case Study part of Stanford and Yale's core MBA curriculum](#) Press Release.

Local Single Family Housing Report—The Year to Date

LOCAL SALES ARE UP OVER LAST YEAR!

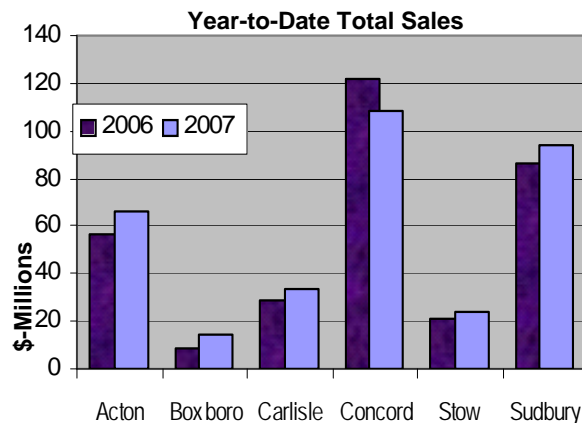
Housing reports are announced monthly and quarterly in local and national media. Source data for these reports can include national, regional, metropolitan area, or state-wide numbers.

Figures and trends across the nation can vary from region to region and as national reports out in the second quarter show, metropolitan areas are compared. "House price trends are improving in metropolitan areas, but the

existing home sales during the second quarter were below a year ago in most states." [National Association of Realtors (August 27, 2007) *Existing-Homes Sales Stable in July*. Press Release]

Some indicators are up and some are down. Confusing? Here are a few facts from our local communities.

Year-to-date (July) total sales (shown in million dollars) in five out of six of our local towns, are above where they were a year ago.



Acton has seen the largest total dollar increase in sales, \$9,522,000, a 17% increase. Concord is the only town in our survey that showed declining numbers of 11%. (Concord was a little ahead of the curve showing stronger sales in the last three months of 2006.)

Boxborough's volume increased by over \$5,000,000, a less populated community with fewer sales, this reflects a 57% increase from \$8,964,223 in 2006 to \$14,109,650 in 2007 and was the highest increase of single family home sales, based on percentage.

DATA SOURCE: MLSPIN

01/01-07/31 2006				01/01-07/31 2007		
	# Units Sold	Total \$Volume	Median	# Units Sold	Total \$Volume	Median
Acton	99	\$56,747,842	\$549,200	112	\$66,270,315	\$555,000
Boxboro	13	\$8,964,223	\$610,000	22	\$14,109,650	\$596,000
Carlisle	32	\$28,841,900	\$819,500	38	\$33,082,338	\$725,000
Concord	114	\$121,755,973	\$857,500	102	\$107,893,081	\$770,000
Stow	37	\$20,637,347	\$517,300	48	\$23,543,354	\$471,250
Sudbury	104	\$86,528,625	\$666,250	117	\$94,134,728	\$690,000

