



Boston Northwest Real Estate News

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Ginette Brockway October 7, 2007



New Listing

- BUILT IN 1796
- PERIOD DETAIL
- 4 BEDROOMS
- 2 1/2 BATHS
- 3+ ACRES
- BARN
- FENCED PASTURE
- ABUTS CONSERVATION LAND W/RIDING TRAILS

462 Hill Road, Boxborough- \$989,000



Providing a superior level of informed, professional real estate services to buyers and sellers in the Greater Boston Area.

Boxborough Landmark

One of the most admired properties in Boxborough! Sited high on a knoll with commanding views, this gorgeous antique homestead has been meticulously updated and maintained without sacrificing its heritage. The original Parsonage, next to the old town common offers vistas to Mt. Wachusett, Marlborough and lights of Boston on a winters night.

The house was built in 1796, Adams Period, featuring large square rooms, 6 fireplaces, wide pine floors. 3 bedrooms on 2nd- floor with 4th bedroom or office on the third floor. Carriage barn converted to a spectacular great room in 2002, designed with sophisticated lighting, recessed plasma TV, and superb custom cabinetry. The 3.8 acres of land

include a large barn, fenced 3 acre pasture, abuts conservation land with town riding trails. Recently listed in National Register of Historic Places.



On the Web!
ConcordCountryProperties.com

Ginette Brockway

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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

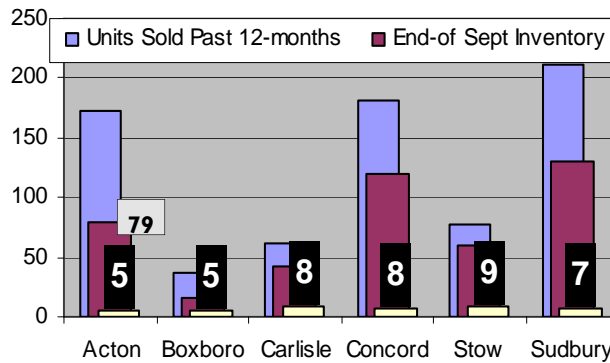
or

[EMAIL ME](#)

Do you know about market inventory. . .

What defines a Buyer's market versus a Seller's market? Market forces can be influenced by a number of factors, one of which is months of inventory. Compare the average number of homes that sell in a 12-month period to a snapshot look at how many homes are on the market. The numbers in the chart show the available inventory at the end of September and how many months it would take to sell off the inventory based on the average of the previous 12-months. Acton, in the last 12 months sold an average of 14 homes per month. At the end of September there were 79 homes on the market-

divided by the average of 14 equals 5. This is how many months it could take to sell off the existing inventory. More than six months generally indicates that there are more sellers than buyers. Buyers have more choices, can take their time and be selective—advantage Buyers. Basic supply and demand principles. **Both Buyers and Sellers need to be aware of current, local market conditions in order to make the right decisions.** Want to know more? Please call or email and I will be happy to give you details.



Average # of homes sold in the past 12-months

October 06-September 07		
	Units Sold	12mo average
Acton	173	14
Boxboro	37	3
Carlisle	62	5
Concord	182	15
Stow	78	7
Sudbury	212	18

Local Single Family Housing Report—The Year to Date

The total number of single-family homes sold to date in 2007 is up over the same period (January-September) last year in five of the six local towns surveyed. The total sales volume for the five towns is up as well. Median prices continue to fluctuate. Buyers are buying, not in the record numbers we saw a few years ago, but they have been out there. Going forward, the impact of the

mortgage industry's issues and lowering of federal prime rates is yet to be seen. Remember, what you hear about the temperature of the real estate market on a national level, doesn't mean we are experiencing the same. **Real estate is local.** Some reasons? - cost of housing and income levels. Greater Boston area can even vary from the suburbs, out to 495, and beyond.

DATA SOURCE: MLSPIN

