



# WINCHESTER SINGLE FAMILY MARKET UPDATE



## July- Sept '09 SINGLE FAMILY Sold Transactions

SOURCE MLS PIN	List Price	Sales Price	SOURCE MLS PIN	List Price	Sales Price
34 Clark St	\$315,000	\$311,400	18 New Meadows Rd	\$769,000	\$724,000
49 Spruce St	\$339,900	\$320,000	53 Westland Ave	\$769,000	\$745,000
93 Sylvester Ave	\$359,900	\$325,000	7 Ardley Place	\$799,900	\$747,500
9 Emerson Ct	\$405,000	\$405,000	50 Myrtle Terrace	\$809,999	\$750,000
78 Forest St	\$424,900	\$410,000	5 Chardon Rd	\$849,999	\$788,749
24 Loring Ave	\$468,800	\$450,000	41 Salisbury St	\$799,900	\$819,500
227 Cross St	\$459,000	\$460,000	Lot 2 Wendell St	\$839,000	\$841,000
185 Cambridge St	\$475,000	\$465,000	464 South Border	\$879,000	\$860,000
141 Ridge St	\$499,000	\$506,000	17 Symmes Rd	\$879,000	\$879,000
21 Ginn Road	\$535,000	\$520,000	6 Cliff St	\$999,000	\$952,000
17 Churchill Rd	\$529,900	\$523,000	17 Sheffield West	\$949,000	\$960,000
161 Mount Vernon St	\$569,000	\$533,000	62 Sunset Rd	\$1,050,000	\$975,000
124 Forest St	\$539,000	\$535,000			
2 Marchant Rd	\$579,000	\$545,000			
2 Thornberry Rd	\$559,000	\$546,500			
19 Myrtle St	\$599,000	\$570,000			
53 Lake St	\$587,500	\$570,000			
45 Hill St	\$599,900	\$575,000			
20 New Meadows	\$574,900	\$583,400			
12 Lockeland Rd	\$629,000	\$600,000			
2 Chestnut St	\$639,900	\$607,000			
116 Wildwood St	\$599,900	\$610,500			
1 Appalachian Rd	\$599,999	\$615,000			
7 Lockeland Rd	\$639,000	\$635,000			
24 Vine St	\$665,000	\$650,000			
5 Parker Rd	\$689,999	\$666,000			
5 Eugene Dr	\$737,500	\$667,000			
155 High St	\$699,900	\$710,000			
14 Kendall St	\$739,000	\$715,000			
316 Highland Ave	\$900,000	\$715,000			
11 Willowdale Rd	\$729,000	\$720,000			

MEDIAN: \$841,000 AVERAGE: \$883,380

### SRES (Senior Real Estate Specialist) Designation

On behalf of our team |The Caci Randazzo Team, we are happy to announce that Bill Caci has earned his SRES (Senior Real Estate Specialist) Professional Designation.

With over 40 years of real estate experience, our focus continues to be on best serving our clients. Our team mission is to be a real estate resource for home buyers and sellers before, during and after every transaction. As we age, we demand specialists in our health needs, so why not in our housing and equity needs as well? The Senior Real Estate Specialist designation shows our commitment to our clients and our willingness to adapt in the face of a changing market.

It's been an exciting start to the New Year in real estate we are enthusiastic and very optimistic that 2010 will be great.

### Tax Credit now benefits Current Homeowners and first time home buyers

#### FIRST TIME BUYERS

**Credit:** Equal to 10 percent of the home's purchase price, up to \$8,000

#### Who Qualifies:

- \* Those who haven't owned property in the last three years
- \* Those with income up to \$225,000 for couples and \$125,000 for individuals (credit phases out for people who make more than these amounts)
- \* Must be at least 18 years of age to claim credit

#### Deadlines:

- \* Have until April 30, 2010, to enter into contract for a home purchase
- \* Have until June 30, 2010, to close on the purchase

#### CURRENT HOMEOWNERS

**Credit:** Equal to 10 percent of the home's purchase price, up to \$6,500  
 Who Qualifies:

- \* Those who have owned and lived in their principal residence for at least five consecutive years during the past eight years
- \* Those with income up to \$225,000 for couples and \$125,000 for individuals (credit phases out for people who make more than these amounts)
- \* Must be at least 18 years of age to claim credit

Call 781-729-6200 for visit

[www.WeSellWinchester.com](http://www.WeSellWinchester.com)



For an Market Analysis on your property:

Call us at 781-729-6200

[team@WeSellWinchester.com](mailto:team@WeSellWinchester.com)

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 REALTOR

LAURIE RANDAZZO  
 REALTOR, ABR

We appreciate your referrals



**Condominium January - December 2009**

**Total Sold Market Statistics - Condo 2009**

Price Range	# of Listings	Avg. Days on Market	Average Sale Price	Average List Price	SP:LP Ratio	Average Orig Price	SP:OP Ratio
	\$0 - \$49,999	0	0	\$0	\$0	0	\$0
\$50,000 - \$99,999	0	0	\$0	\$0	0	\$0	0
\$100,000 - \$149,999	6	125	\$139,167	\$149,401	93	\$154,446	91
\$150,000 - \$199,999	3	29	\$177,500	\$187,967	95	\$187,967	95
\$200,000 - \$249,999	1	50	\$235,000	\$269,000	87	\$269,000	87
\$250,000 - \$299,999	5	79	\$267,300	\$284,560	94	\$296,760	90
\$300,000 - \$349,999	7	75	\$312,214	\$325,357	96	\$325,500	96
\$350,000 - \$399,999	6	46	\$376,900	\$388,333	97	\$390,983	96
\$400,000 - \$449,999	5	141	\$416,890	\$429,560	97	\$447,180	93
\$450,000 - \$499,999	3	145	\$468,333	\$490,967	96	\$515,967	91
\$500,000 - \$599,999	11	173	\$537,091	\$555,973	97	\$604,618	90
\$600,000 - \$699,999	3	66	\$636,500	\$649,633	98	\$672,966	95
\$700,000 - \$799,999	2	105	\$747,500	\$799,000	94	\$799,000	94
\$800,000 - \$899,999	0	0	\$0	\$0	0	\$0	0
\$900,000 - \$999,999	0	0	\$0	\$0	0	\$0	0
\$1,000,000 - \$1,499,999	1	116	\$1,070,000	\$1,199,000	89	\$1,199,000	89
<b>Total Properties</b>	<b>53</b>	<b>Avg. 107</b>	<b>\$401,092</b>	<b>\$419,659</b>	<b>96</b>	<b>\$436,194</b>	

Lowest Price: **\$130,000**  
 Highest Price: **\$1,070,000**

Median Price: **\$390,000**  
 Average Price: **\$401,092**

SOURCE MLS PIN	List Price	Sales Price
200 Swanton St #624	\$134,900	\$130,000
200 Swanton St #621	\$152,731	\$135,000
200 Swanton St #728	\$146,900	\$136,000
200 Swanton St # T11	\$140,000	\$140,000
200 Swanton St #315	\$167,000	\$146,000
200 Swanton St# T15	\$154,876	\$148,000
200 Swanton St #437	\$179,900	\$170,000
200 Swanton St #205	\$199,000	\$180,000
200 Swanton St #235	\$185,000	\$182,500
247 Washington St #30	\$269,000	\$235,000
67 Oak St #67	\$290,000	\$250,000
27 George Rd #0	\$269,900	\$262,000
247 Washington St 328	\$269,000	\$262,000
247 Washington St #10	\$269,000	\$265,000
4 George Rd #4	\$324,900	\$297,500
67 Oak St #69	\$299,999	\$300,000
16 Charles Rd #16	\$309,900	\$305,000
247 Washington St #23	\$315,000	\$307,500
115 Washington St # 2c	\$324,300	\$310,000
7 Cardinal #7	\$329,500	\$318,000
64 Highland Ave #17	\$349,900	\$320,000
60 Lake St #M	\$348,900	\$325,000
7 Conant Rd #16	\$369,000	\$360,000
64 Highland Ave #9	\$375,000	\$360,000
19 Belknap Terrace #19	\$369,000	\$367,400
7 Conant Rd #66	\$419,000	\$390,000
7 Conant Rd #24	\$399,000	\$390,000
400 Cross St #406	\$399,000	\$394,000
171 Swanton St # 61	\$419,000	\$400,000
22 Grove Place #18	\$425,000	\$407,650
171 Swanton Street #1	\$424,000	\$411,900
171 Swanton St# 60	\$439,900	\$425,000
24 Park Rd #24	\$439,900	\$439,900
3 Myrtle Street #2	\$459,000	\$450,000
981 Main St #1	\$484,900	\$475,000
60 Edward Dr #60	\$529,000	\$480,000
22 Grove Place #35	\$529,900	\$500,000
2 Palmer St #2	\$509,000	\$509,000
907 Main St #3	\$549,900	\$510,000
6 Francis Circuit #6	\$538,500	\$528,000
22 Grove Place #33	\$574,900	\$535,000
439 Washington St #0	\$549,900	\$540,000
441 Washington St #0	\$539,900	\$540,000
200 Grove Place #30	\$589,900	\$555,000
42 Edward Dr #42	\$559,000	\$559,000
22 Grove Place #39	\$574,900	\$560,000
8 Nelson St #8	\$599,900	\$572,000
83 Church St #12	\$629,900	\$607,500
19 Brookside Ave #0	\$659,000	\$650,000
37 Brookside Ave #37	\$659,999	\$652,000
21 Garfield Ave #21	\$769,000	\$715,000
7 Wainwright Rd #2	\$829,000	\$780,000
7 Wainwright Rd #5	\$1,199,000	\$1,070,000

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Note: Please disregard this information if your home is presently listed with a licensed real estate agent.

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