

# Clarks Pond Home Owners' Report\*

## 501 Lexington Street, Waltham, MA

Prepared by David Kaloupek, Realtor 617 794-6283

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### Real Estate Sales Update 2005-2010

Year	2005	2006	2007	2008	2009	2010
Number of Units Sold*	2	4	4	2	5	3
Average Listing Price	\$462,450	\$504,675	\$527,225	\$319,900	\$444,360	\$541,600
Average Sale Price	\$447,000	\$487,500	\$497,250	\$309,500	\$434,500	\$514,470
Price Per Sq. Ft.	\$266.00	\$248.00	\$259.00	\$289.00	\$256.00	\$216.00
Number of Days on Market	53	70	138	59	62	88

\* Data source: Public Report s& Multiple Listing Service Property Information Network , MLPIN. Clarks Pond is an attractive 88 unit townhouse condominium community located near Totten Pond Road, Waltham.

### Call David with Your Questions

What is the current value of my home today?  
Will my home value change in the next twelve months?  
How can I improve my home's value for the day I want to sell?



#### David Kaloupek

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Bishops Forest condominium  
owner since 1995

