

Happy New Year 2010

To: Bishops Forest Owners, Residents & Investors

From: David Kaloupek 617-794-6283 Direct

Bishops Forest Homeowners' Report 2005-2009
Real Estate Sales Update

Five (5) Years of MLSPIN Sales Activity at Bishops Forest, Waltham, MA**

<u>EVENT</u>	<u>2005</u>	<u>2006</u>	<u>2007</u>	<u>2008</u>	<u>2009</u>
No. Condominiums Sold	20 units	17 units	22 units	14 units	13 units
Average Listing Price	\$540,645	\$536,940	\$524,164	\$499,757	\$518,292
Average Sale Price	\$530,245	\$524,149	\$504,255	\$483,357	\$506,392
Per Sq. Ft. Sale Price	\$206.00	\$216.00	\$206.00	\$193.00	\$197.00
No. Day on Market to Sell	48.1 days	74.5 days	142.7 days	148.6 days	96.31 days



The Best for the Best

Call David with your Questions.

What is the value of my home today, will my home value change in next twelve months or how can I improve the value for the day I want to sell my home?



Call David at 617-794-6283

www.davidkaloupek.com

Presented by David R. Kaloupek, Realtor, Century 21 Adams Realty

(and homeowner at 1 Bishops Forest Drive)

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Data Source: MLSPIN, the largest real estate Multiple Listing Service in New England & one of the largest in the nation.

It offers a database of over 53,000 properties for sale & more than 1 million off-market listings.

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