



Stoneridge Estates Homeowners' Report
Real Estate Sales Update 2005-2009

Five (5) Years of MLSPIN Sales Activity at Stoneridge Estate, Waltham, MA**

| <u>EVENT</u> | <u>2005</u> | <u>2006</u> | <u>2007</u> | <u>2008</u> | <u>2009</u> |
|----------------------------------|-------------|-------------|-------------|-------------|-------------|
| No. Condominiums Sold | | | | | |
| <i>Casey Circle</i> | 3 units | 0 | 2 units | 2 units | 1 units |
| Lincoln Street | 1 unit | 1 unit | 0 | 1 unit | 0 |
| Average Listing Price | | | | | |
| <i>Casey Circle</i> | \$393,862 | \$0 | \$380,500 | \$358,900 | \$386,900 |
| Lincoln Street | \$439,900 | \$409,000 | | \$359,900 | |
| Average Sale Price | | | | | |
| <i>Casey Circle</i> | \$391,300 | \$0 | \$377,500 | \$347,500 | \$382,000 |
| Lincoln Street | \$435,000 | \$395,000 | | \$355,000 | |
| Per Sq. Ft. Sale Price | | | | | |
| <i>Casey Circle</i> | \$229.00 | \$0.00 | \$260.00 | \$223.00 | \$193.00 |
| Lincoln Street | \$206.00 | \$284.00 | | \$250.00 | |
| No. Day on Market to Sell | 52/10 days | 57days | 52 days | 76/185 days | 42.0 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, Waltham 02452)
www.davidkaloupek.com 617-794-6283 Direct

Data Source: MLSPIN, the largest real estate Multiple Listing Service in New England & one of the largest in the nation. If offers a database of over 53,000 properties for sale & more than 1 million off-market listings. 4-Jan-10