



Wellington Crossing Homeowners' Report

Clocktower Dr. & Bartlett Way, Waltham, MA
Real Estate Sales Update 2006-2009

Pulte closed its sales office in 2009. The data below represents only those townhouses & garden units that were listed on MLSPIN and sold by Pulte or individual unit owners. Total homeowner units at Wellington Crossing is 19 townhouses and 268 garden condominiums.

Five (5) Years of MLSPIN** Sales Activity at Wellington Crossing, Waltham

<u>EVENT</u>	<u>2006</u>	<u>2007</u>	<u>2007</u>	<u>2008</u>	<u>2009</u>
	<u>Townhouse</u>	<u>Townhouse</u>	<u>Garden</u>	<u>Garden & Townhouse</u>	<u>Garden & Townhouse</u>
No. Condominiums Sold					
<i>Clocktower Drive</i>	0 units	0 units	9 units	23 units	26 units
<i>Bartlett Way</i>	4 unit	1 unit	3 units	2 unit	1 unit
Average Listing Price					
<i>Clocktower Drive</i>	\$0	\$0	\$463,234	\$374,757	\$357,210
<i>Bartlett Way</i>	\$614,250	\$653,330	\$351,000	\$593,758	\$365,000
Average Sale Price					
<i>Clocktower Drive</i>	\$0	\$0	\$430,922	\$364,301	\$351,096
<i>Bartlett Way</i>	\$612,250	\$607,295	\$347,666	\$557,500	\$363,500
Per Sq. Ft. Sale Price					
<i>Clocktower Drive</i>				\$289.00	\$277.00
<i>Bartlett Way</i>	\$300.00			\$269.00	\$281.00
No. Day on Market to Sell	37 days	92 days	94/141 days	69/186 days	86/20 days



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Call David with your Questions.

What is the value of my home today, will my home value change in the 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)

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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.

4-Jan-10