

The Franklin Antique Home Report

As Prepared by 02038.com

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FRANKLIN, MA
MARKET TRENDS

ANTIQUÉ HOME REPORT 2009

Antique Home Real Estate Market Report

Antique Homes are an Important Part of the Franklin, MA Housing Stock

▶ **17.0%**
Percentage of all single family homes in Franklin that are antiques (built before 1930)

According to records maintained by the Town of Franklin Assessors, 17% of the single family housing stock in Franklin are antiques (defined for the purposes of this report as homes built prior to 1930). There currently are 7543 single family homes in Franklin; 1286 of them are antiques.

With a seemingly endless array of architectural styles and regional variants (including New England Colonial, Dutch Colonial, Federal, Greek Revival, Victorian, and Queen Anne) it can be difficult for a home buyer (and sometimes even the home owner) to accurately identify the correct style of an antique home.

Click here to access a [good resource describing the architectural styles typically encountered](#) with American antique homes.

For the purposes of this report, an antique home is any residential structure built before 1930 and has two main stylistic expressions:



Colonial - In New England, the term typically refers to wood or brick structures with a rectangular shape, 2 to 3 stories high with a gable or hipped roof, usually with attic space and a cellar. Cellars in older colonials may have a dirt floor.



Victorian - Period Victorian homes were built in the mid-to-late 19th century. New building techniques freed builders from the traditional "boxy" shape of colonials. Factories produced elaborate decorative woodwork. Victorian homes feature asymmetrical designs, porches, and lots of details (e.g. spindles, round shingles, railings, and brackets), so fanciful designs are common.

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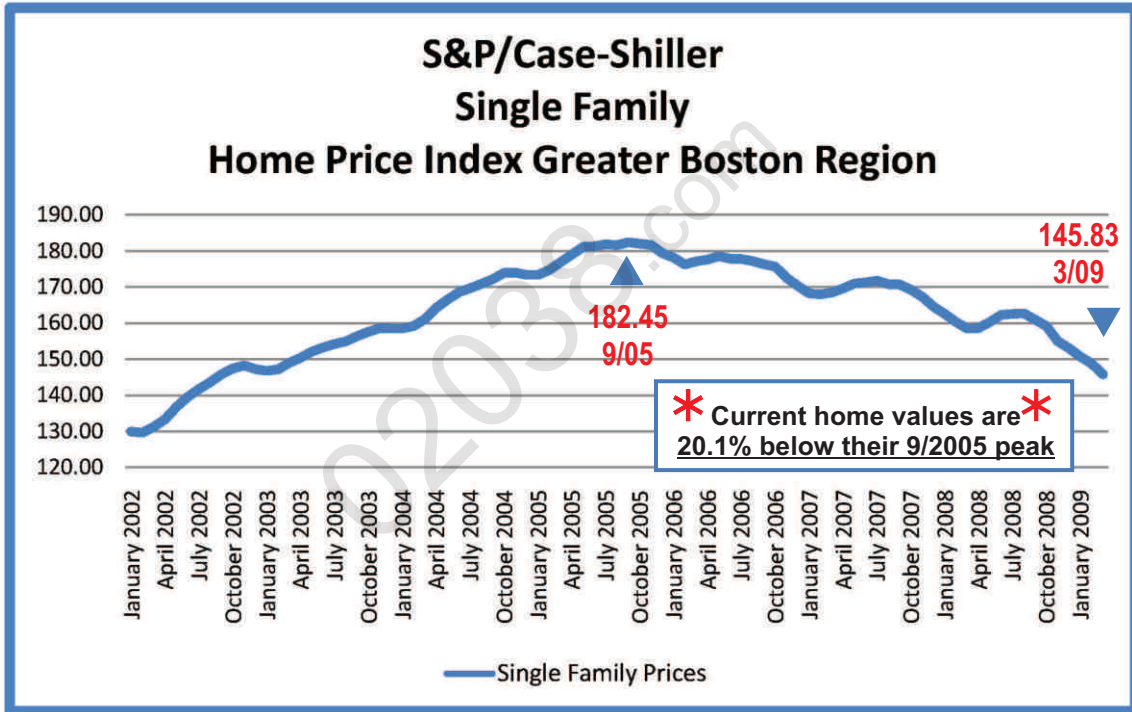
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MA Home Prices are Down - But Not by That Much Relatively

Median sale prices for housing in Massachusetts have slipped over the last few years.

To help put the MA home price decline into context, we'll look at some important data from the good folks at Standard and Poor's:



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Standard and Poor's publishes a series of indices tracking home values for a total of 20 large US metropolitan regions, including Greater Boston. Collectively known as the S&P/Case-Shiller Home Price Indices, each Index is issued on a monthly basis with a 2 month lag. At the publication date of this report, the most recent Greater Boston Metropolitan Index reflects the performance of Greater Boston home prices as of March 2009.

▶ **-20.1%**
Sept 05 - Mar 09
Greater Boston Region

Down 20.1% - that's how far single family home prices in the Greater Boston market have fallen since their highs in September 2005 (to an Index reading of 145.83 in March 2009 from 182.45 back in September 2005) according to the S&P/Case-Shiller Home Price Index for the Greater Boston region.

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Greater Boston's 20.1% home price decline since the 2005 peak looks benign compared to conditions in the hardest hit regional US real estate markets covered by Standard & Poor's.

▶ **-53.0%** Phoenix
Jun 06 - Mar 09
Phoenix

Single family home values in Phoenix have fallen a whopping 53.0% since they peaked back in June 2006 according to the S&P/Case-Shiller Home Price Index for the Phoenix region. The Phoenix Index hit 227.42 back in June 2006 and stood at 106.83 in March 2009, the latest Index reading available.

▶ **-50.4%** Las Vegas
August 06 - Mar 09
Las Vegas

A 50.4% decline is what has happened to Las Vegas single family homes since their peak back in August 2006. The S&P/Case-Shiller Home Price Index for the Las Vegas region read 234.78 in August 2006 and now is at 116.42 as of March 2009.

▶ **-46.1%** San Francisco
May 06 - Mar 09
San Francisco

San Francisco home prices are 46.1% off their highs set in May 2006 according to the S&P/Case-Shiller Home Price Index for the San Francisco region (to an Index reading of 117.77 in March 2009 from 218.37 back in May 2006).

So compared with what has happened in the heavily damaged regional real estate markets in America, the Greater Boston real estate market (and by extension all of Massachusetts) is relatively stable.

▶ **-20.1%** Boston
Sept 05 - Mar 09
Greater Boston Region

Now we'll look at the price performance of single family homes in the Greater Boston metro market in further detail . . .

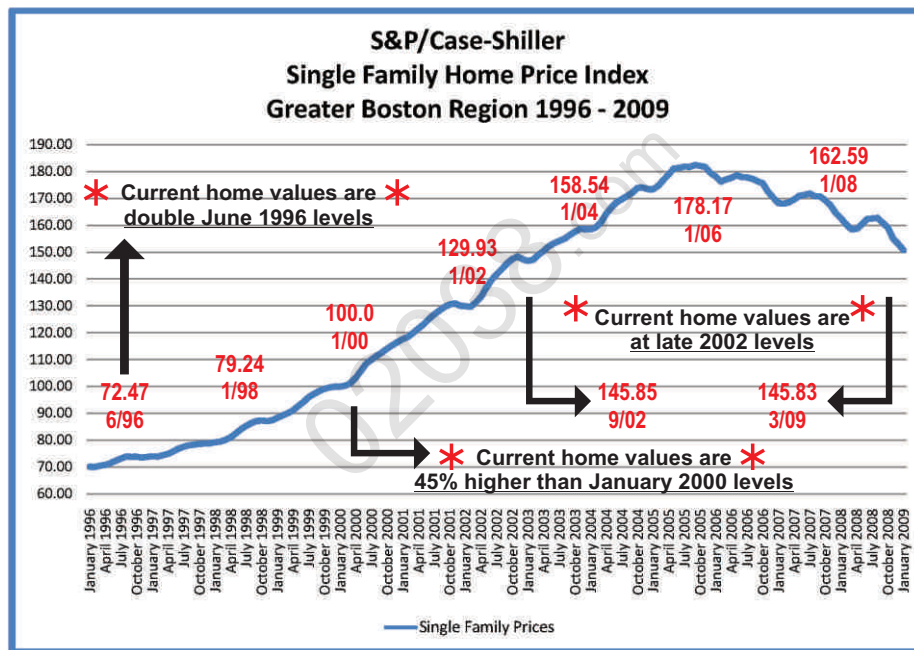
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You Might Sell at a Nice Profit Today if You Bought Your Home Before 2002

Below is the S&P/Case-Shiller Boston Index taking a longer-range view of Greater Boston home prices looking back to January 1996. As we have seen, current home values are at late 2002 levels.

Yet they are 45% *higher than they were in January 2000* and fully *double what they were in June 1996!*

So if you bought your Franklin home before 2002, you may have valuable equity in your property.



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Current home values are 45% higher than January 2000 levels
Current home values are double June 1996 levels

▶ **+45%**
Jan 00 - Mar 09
Greater Boston Region

As of March 2009 (the most recent reading available on the S&P/Case-Shiller Home Price Index), single family home values in the Greater Boston metropolitan area are 45% higher than they were at the start of 2000.

▶ **+100%**
Jun 96 - Mar 09
Greater Boston Region

If you are fortunate to have bought your home prior to 1996, your home very likely has more than doubled in value as of March 2009, according to the S&P/Case-Shiller Home Price Index for the Greater Boston region.

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Franklin Median Prices Show Some Strength in 2009

Median single family home sale prices in Franklin, MA generally tracked the S&P/Case-Shiller Home Price Index for Greater Boston. In Franklin, home prices peaked in 2006, then declined.

But note how Franklin home prices showed some buoyancy in the 1st quarter of 2009, rising 10.9% compared to the 1st quarter of 2008. One quarter does not make a trend, so don't read too much into the 1st quarter 2009 figures. But the statistical price uptick demonstrates that the Franklin market does have strengths.

Franklin Median Prices Single Family Homes – 1st Quarter Each Year

Franklin Median Home Prices Single Family		
Year	1st Quarter Median	Percent Change
2009	\$397,500	+10.9%
2008	\$358,500	-15.0%
2007	\$421,500	-11.2%
2006	\$474,532	+30.0%
2005	\$366,000	-6.3%
2004	\$390,450	+7.3%
2003	\$364,000	-

Source: MLSPIN. Copyright 2009 02038.com

As shown in the chart above, median prices in Franklin had fallen sharply for 2 years in a row in 2007 and 2008 after a strong 30% rise in 2006.

After two down years in 2007 and 2008, it makes sense that median prices would bounce back in a community such as Franklin that enjoys so many inherent strong points. Excellent schools, relatively low property taxes and a high quality of life make Franklin a very popular choice among buyers. Such firmly rooted demand would tend to support Franklin home values over the long run. So while home prices are still down from their highs, prospective home sellers in Franklin have reason for guarded optimism as we head deeper into 2009.

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\$8000 1st Time Home Buyer Tax Credit Spurs Market

1st Time Home Buyer Credit



A screenshot of a website page titled "First-Time Home Buyer Tax Credit". The page has a blue header with navigation links: Home, Tax Credit at a Glance, Frequently Asked Questions, The Law's Other Provisions, and Home Buyer Resources. The main content area is white with a blue border. It features a small image of a person moving boxes. Below the image is a "Print this page" button. The text on the page lists key points about the tax credit, such as it being for first-time home buyers only, not requiring repayment, and being equal to 10% of the purchase price up to \$8,000. At the bottom, there is a disclaimer and the NAHB logo with the address: 1201 15th Street, NW, Washington, DC 20005. Copyright © 2009 National Association of Home Builders. All rights reserved.

First time home buyers are rushing to buy homes in 2009 to take advantage of very low interest rates and [the \\$8,000 first time buyer tax credit](#).

The first time home buyer credit is set to expire at the end of 2009. This presents you, as the owner of an antique home, with an important limited time opportunity.

Antique homes typically are lower priced than comparably-sized newer houses; they offer more living area for the dollar. Antiques appeal to first time buyers who often seek the largest home that's within their budget. So antique homes are prime first time home buyer properties.

Additionally, if your antique is a multi-family home, your property is especially suitable for first time home buyers. Many first time buyers purchase multi-family properties as the ideal way to "boot strap" they way into home ownership. They live in one unit and rent out the other units as a way to help pay the mortgage.

By appealing so much to first-time buyers, antique single and multi-family homes stand to benefit greatly from the 1st time home buyer tax credit. The credit expands the pool of ready buyers looking to buy now and cash in on the tax credit. More buyers competing for a property for sale likely mean a higher home selling price.

The tax credit currently is scheduled to end at the close of 2009 so first time buyers must act this year.

Owners of antique homes can take advantage of that urgency by putting their properties on the market in 2009; they can sell into that new, temporary market strength created by the tax credit and very well may end up selling for more than they would have gotten if the tax credit did not exist!

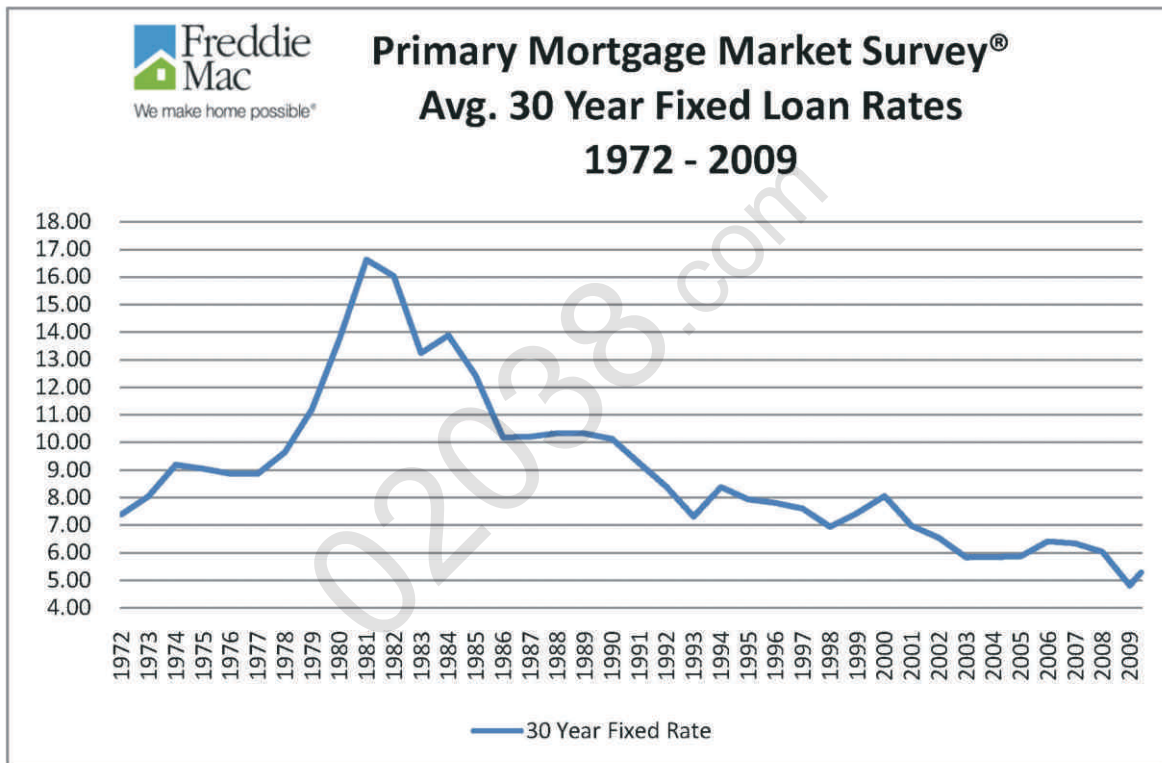
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Mortgage Interest Rates are at Record Lows

Mortgage interest rates are extremely low. Mortgage interest rates are at levels not seen since their historic lows of 2003. This is helping support the local real estate market.

The Federal Reserve is taking remarkable steps to keep borrowing costs low. In March 2009, the Fed announced plans to purchase \$750 billion in mortgage securities backed by Fannie Mae and Freddie Mac and another \$300 billion of long-term government bonds. The expectation is that these purchases will help keep mortgage interest rates low in 2009.

Low rates help home sellers by spurring buyer demand. And low rates increase your home buying power as well!



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**Mortgage Rate Are at Historic Lows,
Increasing Your Options as both a
Home Seller and Home Buyer**

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You May Have Greater Options Today than You Think



If you're like many homeowners who've owned their current home a long time, you might like to move to a different size or style of home that will better meet your present (and future) needs.

Or maybe your circumstances have changed and you'd like to move to another part of Massachusetts (or another region of the US).

All of the bad real estate and financial news of the past year has made some long-term homeowners feel that now

is not a good time to make a change in their housing situation.

But as we have seen, there are many advantages long-terms homeowners in Franklin enjoy that may make current market conditions favorable to making a move.

Why Now Might be a Good Time to Change Your Housing Situation

- As we have seen, if you bought your antique home in Franklin before 2002, you may have good equity in the property.
- The first time home buyer tax credit is spurring buyers to buy homes as soon as possible before the credit expires at the end of 2009. Since antique single and multi-family homes appeal to first time buyers, your antique may be poised to sell more quickly (and for more money) in 2009 because of the tax credit.
- With home prices down both in Massachusetts and across the US, the next home you may want to buy very likely costs a lot less than it would have back in the heady days of 2006.
- Today's extremely low rates further give you additional financial flexibility and enhance your ability to make a move to a new home (or geographic location) that better suits your needs and lifestyle.

So the question becomes what might your antique home in Franklin be worth in 2009?

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What are Antique Homes Selling For in Franklin?

That's the key question for every owner of an antique home in Franklin.

Starting below and continuing on the next several pages, we'll look at recent sales of antiques homes in Franklin . . .



Sales of Franklin Antiques
June 2008 - Present

Sales \$149,999 and Below

Single Family Listings					
	MLS #: 70653648 83 Alpine Pl Franklin, MA 02038 Style: Detached - Colonial Remarks: NOT A SHORT SALE Sold as is. Pre-quals on all offers. Any and all offers are contingent upon receipt of a fully executed and mutually acceptable Purchase & Sale agreement. Including any and all of the seller's addendums. The acceptance of good faith monies in escrow without an executed P&S Agreement does not bind the seller. SELLER MAY ...	Status: SLD DOM: 233 Rooms: 7 Acres: 0.12 (5167 sq.ft.)	Sale Price: \$125,000 Bedrooms: 3 Garage: 0 Tax: \$2339 List Price: \$144,900	Sale Date: 7/23/2008 Baths: 1 / 0 Year Built: 1880 Parking: 0 Fy: 2007 Off Mkt. Date: 6/29/2008	
	MLS #: 70724092 281 Union St Franklin, MA 02038 Style: Detached - Colonial Remarks: BRING YOUR INVESTORS, HANDYMEN, OR ANYONE LOOKING FOR A GREAT DEAL. ANTIQUE COLONIAL WITH 3 BEDROOMS ON 2ND FLOOR, LIVING ROOM, DINNING ROOM, AND OFFICE ON 1ST FLOOR, AND KITCHEN, BATH, FAMILY ROOM IN WALK OUT BASEMENT. BRING AN OFFER. HERE IS THE BEST DEAL IN FRANKLIN FOR 2008. BUY NOW AND FLIP IN THE SPRING MARKET.	Status: SLD DOM: 65 Rooms: 8 Acres: 0.39 (17184 sq.ft.)	Sale Price: \$125,000 Bedrooms: 3 Garage: 0 Tax: \$2473 List Price: \$175,000	Sale Date: 5/9/2008 Baths: 1 / 0 Year Built: 1900 Parking: 2 Fy: 2007 Off Mkt. Date: 3/14/2008	






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Sales \$150,000 - \$199,999

Single Family Listings					
	MLS #: 70793662 269 Cottage St Franklin, MA 02038 Style: Detached - Cottage Remarks: Nice house in with a ton of potential and a large back yard. Convenient to the Franklin services... There is a ton of living space in this house.... Seller shall not be bound until both parties execute the sellers purchase and sale. All offers must be accompanied by a preapproval and \$1000 deposit.	Status: SLD DOM: 46 Rooms: 6 Acres: 0.19 (8160 sq.ft.)	Sale Price: \$150,000 Bedrooms: 2 Garage: 0 Tax: \$2912 List Price: \$189,900	Sale Date: 12/19/2008 Baths: 1 / 0 Year Built: 1925 Parking: 3 Fy: 2008 Off Mkt. Date: 11/3/2008	
	MLS #: 70706750 17 Farrington St Franklin, MA 02038 Style: Detached - Antique Remarks: Seller will pay buyer 10, 000 back at closing to help you update this adorable cozy 1/2 bedroom home. It sits on a beautiful yard for you to enjoy all your family cookouts. Located off of Beaver Street in a great neighborhood. Some cosmetic work to do but what a value for Franklin. Don't pay another months rent, quick close!!	Status: SLD DOM: 110 Rooms: 4 Acres: 0.2 (8968 sq.ft.)	Sale Price: \$160,000 Bedrooms: 1 Garage: 0 Tax: \$2657.11 List Price: \$180,000	Sale Date: 6/30/2008 Baths: 1 / 0 Year Built: 1913 Parking: 1 Fy: 2008 Off Mkt. Date: 5/23/2008	
	MLS #: 70679796 287 Cottage St Franklin, MA 02038 Style: Detached - Other (See Remarks) Remarks: Bank owned property being sold as-is where is. Pre-approval or proof of funds required with all offers, \$1, 000.00 Deposit (certified funds). Upon accepted offer, P&S and Addendum must be returned within 48 hours or asset will be returned to active status. A copy of the addendum is available for buyer review prior to issuance of P&S. Ins...	Status: SLD DOM: 233 Rooms: 8 Acres: 0.25 (10904 sq.ft.)	Sale Price: \$161,000 Bedrooms: 4 Garage: 0 Tax: \$2596.87 List Price: \$174,900	Sale Date: 7/31/2008 Baths: 2 / 1 Year Built: 1890 Parking: 4 Fy: 2007 Off Mkt. Date: 7/7/2008	
	MLS #: 70627214 14 Ray Hill Road Franklin, MA 02038 Style: Detached - Colonial Remarks: NOT A SHORT SALE Sold as is. Pre-quals on all offers. All offers are contingent upon receipt of a fully executed and mutually acceptable Purchase & Sale agreement. Including any and all of the seller's addendums. The acceptance of good faith monies in escrow without an executed P&S Agreement does not bind the seller. SELLER MAY TAKE 3 TO...	Status: SLD DOM: 285 Rooms: 6 Acres: 0.08 (3920 sq.ft.)	Sale Price: \$178,000 Bedrooms: 3 Garage: 0 Tax: \$1973 List Price: \$182,900	Sale Date: 11/21/2008 Baths: 2 / 0 Year Built: 1890 Parking: 2 Fy: 2004 Off Mkt. Date: 9/25/2008	
	MLS #: 70729077 229 Bent Street Franklin, MA 02038 Style: Detached - Colonial Remarks: This old style home would be great for first time buyers or investors. First floor features a eat in kitchen, living room and two bedrooms on second floor. New 1 1/2 year old furnace.	Status: SLD DOM: 2 Rooms: 6 Acres: 0.42 (18531 sq.ft.)	Sale Price: \$186,000 Bedrooms: 2 Garage: 0 Tax: \$2769 List Price: \$219,900	Sale Date: 4/10/2008 Baths: 1 / 0 Year Built: 1900 Parking: 4 Fy: 2008 Off Mkt. Date: 3/21/2008	
	MLS #: 70883923 254 Summer St Franklin, MA 02038 Style: Detached - Bungalow Remarks: Estate sale - Spacious Bungalow with 3 bedrooms, front sitting room, kitchen with pantry and 3-season rear porch. Shared driveway/carport. Pest treatment 1 year ago, roof and siding approximately 10-15 years.	Status: SLD DOM: 24 Rooms: 7 Acres: 0.17 (7535 sq.ft.)	Sale Price: \$195,000 Bedrooms: 3 Garage: 0 Tax: \$2911 List Price: \$242,900	Sale Date: 4/29/2009 Baths: 1 / 0 Year Built: 1925 Parking: 3 Fy: 2009 Off Mkt. Date: 3/27/2009	

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Sales \$200,000 - \$249,999

Single Family Listings					
	MLS #: 70791483 19 Geb St Franklin, MA 02038 Style: Detached - Bungalow Remarks: Charming bungalow with front porch situated on a large, level lot, convenient to I-495, commuter routes, train and shops. Hardwood floors, sunny kitchen, gas heat. Priced to sell fast, so be sure to visit and make an offer.	Status: SLD DOM: 43 Rooms: 4 Acres: 0.23 (9884 sq.ft.)	Sale Price: \$213,000 Bedrooms: 2 Garage: 0 Tax: \$2628 List Price: \$219,900	Sale Date: 8/29/2008 Baths: 1 / 0 Year Built: 1921 Parking: 2 Fy: 2008 Off Mkt. Date: 8/1/2008	
	MLS #: 70677427 6 Sugarbeet Franklin, MA 02038 Style: Detached - Colonial Remarks: With many updates from new kitchen and bathroom flooring, refaced cabinets in the kitchen, new counter top in kitchen, newer carpet in dining room., most lighting fixtures replaced, freshly painted, hardwood, most windows updated, heating system is approx. 7 years old with new zone on 2nd floor to be installed, plus vinyl siding. Walk to center a...	Status: SLD DOM: 158 Rooms: 7 Acres: 0.19 (8409 sq.ft.)	Sale Price: \$225,000 Bedrooms: 3 Garage: 0 Tax: \$2614 List Price: \$239,900	Sale Date: 5/28/2008 Baths: 1 / 0 Year Built: 1890 Parking: 3 Fy: 2007 Off Mkt. Date: 5/6/2008	
	MLS #: 70699590 13 Queen St Franklin, MA 02038 Style: Detached - Colonial Remarks: Desirable In Town Location *Charm and Character Abounds in this Antique Colonial *French Doors *Wood Floors *Wrap Around Farmers Porch *Inviting Screened Porch *Updated Heating *Two Car Detached Garage *Walk to Common, Downtown and Train!	Status: SLD DOM: 70 Rooms: 7 Acres: 0.22 (9492 sq.ft.)	Sale Price: \$236,000 Bedrooms: 3 Garage: 2 Tax: \$2538 List Price: \$249,900	Sale Date: 6/13/2008 Baths: 1 / 0 Year Built: 1900 Parking: 4 Fy: 2007 Off Mkt. Date: 3/27/2008	
	MLS #: 70700877 39 MCCARTHY STREET Franklin, MA 02038 Style: Detached - Colonial Remarks: SELLER WANTS OFFERS. THIS IS YOUR CHANCE TO LIVE IN FRANKLIN AT GREAT PRICE. REHABBED PROPERTY, ALL THE WORK IS DONE, JUST MOVE IN. WONDERFUL IN TOWN LOCATION OF LIKE HOMES. SHORT WALK TO TOWN AND TRAIN. QUIET NEIGHBORHOOD, NICE LEVEL YARD, & 1 CAR GARAGE. ENCLOSED HEATED PORCH ADDS ADDITIONAL S.F. GLEAMING HARDWOOD FLOORS, NEW CARPETING, TO...	Status: SLD DOM: 118 Rooms: 7 Acres: 0.18 (8169 sq.ft.)	Sale Price: \$237,500 Bedrooms: 3 Garage: 1 Tax: \$2565.86 List Price: \$249,999	Sale Date: 3/7/2008 Baths: 2 / 0 Year Built: 1900 Parking: 3 Fy: 2007 Off Mkt. Date: 2/16/2008	
	MLS #: 70895969 11 Landry St Franklin, MA 02038 Style: Detached - Colonial Remarks: Fantastic opportunity to own in Franklin at a great price! Renovated turn key home featuring new windows, doors, flooring, paint, carpeting & bathrooms. Roof is only 4 years old. Close to commuter rail & major routes.	Status: SLD DOM: 54 Rooms: 4 Acres: 0.17 (7381 sq.ft.)	Sale Price: \$249,900 Bedrooms: 2 Garage: 1 Tax: \$2881 List Price: \$249,900	Sale Date: 6/1/2009 Baths: 1 / 1 Year Built: 1890 Parking: 3 Fy: 2009 Off Mkt. Date: 5/24/2009	

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Sales \$250,000 - \$299,999

Single Family Listings					
	MLS #: 70624518 574 Pond St Franklin, MA 02038 Style: Detached - Antique Remarks: Beautiful Antique Cape, Modern Conveniences, First Floor Laundry, Detached Garage, One Bedroom has Fireplace, French Doors in Dining Room to 4 Season Porch, Wide Pine Floors! Beautiful Private Deck and Fenced Yard. Sheds and Fountain complete the Yard!! *** Sold as is. Pre-approvals with all offers. Any and all offers are contingent upon receipt...	Status: SLD DOM: 503 Rooms: 8 Acres: 1.29 (56192 sq.ft.)	Sale Price: \$250,000 Bedrooms: 4 Tax: \$3313 List Price: \$265,000	Sale Date: 5/8/2008 Baths: 1 / 0 Year Built: 1750 Parking: 4 Fy: 2007 Off Mkt. Date: 3/1/2008	
	MLS #: 70746131 1385 Pond St Franklin, MA 02038 Style: Attached - Colonial Remarks: Wonderful opportunity to own this substantial size home on large lot. This hidden gem boasts plenty of curb appeal; front porch with pillars, walk out bay window, crown moldings, circular driveway, newly connected to town sewer, town water and plenty of parking. Currently being used as a single family, but is legal two family. Unfinished third f...	Status: SLD DOM: 47 Rooms: 12 Acres: 0 (1.04 sq.ft.)	Sale Price: \$258,500 Bedrooms: 4 Tax: \$3496.61 List Price: \$275,000	Sale Date: 6/27/2008 Baths: 2 / 0 Year Built: 1900 Parking: 8 Fy: 2008 Off Mkt. Date: 4/24/2008	
	MLS #: 70796754 123 Cottage St Franklin, MA 02038 Style: Detached - Colonial Remarks: Family Home for Generations, First Time Offered for Sale *Full of Character and Charm *Beautiful Wood Built-In's *Very Spacious Throughout *Gorgeous Hardwood Flooring *First Floor Bedroom *Lovingly Maintained *Enclosed Back Patio for Entertaining *Unbelievable Over sized Two Car Garage *Great In Town Location *Convenient to Major Routes, Shoppin...	Status: SLD DOM: 178 Rooms: 9 Acres: 0.24 (10429 sq.ft.)	Sale Price: \$265,000 Bedrooms: 4 Tax: \$3112 List Price: \$270,000	Sale Date: 3/6/2009 Baths: 1 / 1 Year Built: 1903 Parking: 2 Fy: 2008 Off Mkt. Date: 1/17/2009	
	MLS #: 70895806 68 N PARK STREET Franklin, MA 02038 Style: Detached - Colonial Remarks: This Antique Village Colonial is the perfect home for first-time buyers. Updated kitchen & baths, new moldings & freshly painted interior, hardwood floors through-out and many extras. There are two staircases - one leading to the master bedroom, and a front hall staircase. The lot is 19,700 sf and potential exists for an addition, in-la...	Status: SLD DOM: 53 Rooms: 7 Acres: 0.45 (19700 sq.ft.)	Sale Price: \$274,900 Bedrooms: 3 Tax: \$2979.04 List Price: \$274,900	Sale Date: 5/27/2009 Baths: 2 / 0 Year Built: 1909 Parking: 6 Fy: 2009 Off Mkt. Date: 5/26/2009	
	MLS #: 70719881 48 West St Franklin, MA 02038 Style: Detached - Colonial Remarks: Charming FOUR Bedroom Federal Hip Roof Colonial within walking distance to Commuter Rail**Home Warranty**Open Floor Plan**Open Foyer**Newly Refinished Hardwoods**Newly Painted**Updated Heating, Electric, and Plumbing**Bright, Spacious Front to Back Great Room**French Door to Eat-in Kitchen**Solid Counters**Pantry w/French Door**Mud Room**Flat-to...	Status: SLD DOM: 89 Rooms: 8 Acres: 0.12 (5227 sq.ft.)	Sale Price: \$278,500 Bedrooms: 4 Tax: \$2790 List Price: \$295,000	Sale Date: 6/25/2008 Baths: 1 / 0 Year Built: 1918 Parking: 3 Fy: 2007 Off Mkt. Date: 5/30/2008	
	MLS #: 70862006 271 Main St Franklin, MA 02038 Style: Detached - Colonial Remarks: Location, Location, Location! Charming Antique Colonial just steps away from Town Common and Church Square. Character and charm of yesterday show from your first step on the Farmer's Porch to the wide pine flooring on the second story. Updated kitchen & baths, spacious bedrooms, walk-in closets, private deck overlooking large, level yard as ...	Status: SLD DOM: 194 Rooms: 7 Acres: 0.32 (14088 sq.ft.)	Sale Price: \$288,600 Bedrooms: 3 Tax: \$3022 List Price: \$289,900	Sale Date: 2/9/2009 Baths: 1 / 1 Year Built: 1890 Parking: 2 Fy: 2008 Off Mkt. Date: 1/19/2009	
	MLS #: 70875334 281 Union St Franklin, MA 02038 Style: Detached - Colonial Remarks: This home has just about everything new. Fabulous rehab with new siding, 40 year roof shingles, insulation, Low-E high performance windows, 92.6% efficient heating system, cent a/c, 200 amp electrical, child proofed electrical outlets, 1 & 1/2 new baths, custom cherry kitchen with granite, island hardwood...and more! Set on over 17,000 feet ...	Status: SLD DOM: 37 Rooms: 7 Acres: 0.39 (17184 sq.ft.)	Sale Price: \$297,000 Bedrooms: 3 Tax: \$2717.66 List Price: \$299,900	Sale Date: 5/4/2009 Baths: 1 / 1 Year Built: 1900 Parking: 4 Fy: 2009 Off Mkt. Date: 3/21/2009	

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Sales \$300,000 and Higher

Single Family Listings					
	MLS #: 70749371 435 Chestnut St Franklin, MA 02038 Style: Detached - Cape Remarks: Immaculate, charming 3 BR home, fenced yard, beautifully landscaped, unattached barn, has 2 car parking with garage door opener, side entrances, loft, work room, kennel in rear. This home features two 3 season rooms. A great home for first time buyers. Move right in. A one year home warranty available. Room measurements to come.	Status: SLD DOM: 28 Rooms: 7 Acres: 0.5 (21981 sq.ft.)	Sale Price: \$300,000 Bedrooms: 3 Living Area: 1354 Garage: 2 Tax: \$3048 List Price: \$299,500	Sale Date: 5/28/2008 Baths: 1 / 0 Year Built: 1900 Parking: 4 Fy: 2008 Off Mkt. Date: 5/21/2008	
	MLS #: 70782737 90 Summer St Franklin, MA 02038 Style: Detached - Colonial Remarks: Charming 3 bdrm col. w/front wrap around porch and rear enclosed porch overlooking a lovely fenced in back yard. This home boasts a large updated eat-in kitchen w/lots of cabinet/counter space. Hardwoods thruout most of the home. Above the 1 car detached garage is a partially finished room that can be completed as office or rec. room. Just minut...	Status: SLD DOM: 97 Rooms: 7 Acres: 0.13 (5596 sq.ft.)	Sale Price: \$300,000 Bedrooms: 3 Living Area: 1352 Garage: 1 Tax: \$3094 List Price: \$300,000	Sale Date: 11/14/2008 Baths: 1 / 1 Year Built: 1880 Parking: 5 Fy: 2008 Off Mkt. Date: 9/29/2008	
	MLS #: 70696449 77 Crescent Street Franklin, MA 02038 Style: Detached - Colonial Remarks: Offers considered between \$299-310K! Freshly painted exterior. Victorian w/gingerbread and original details! Absolutely wonderful upgrades to make the "newer" home buyer envious too! OAK hardwood floors 1st&2nd, Newer windows, water heater, furnace .Oak cabinet kitchen with Corian counters/sink & stainless dbl oven range, DW&...	Status: SLD DOM: 287 Rooms: 6 Acres: 0.08 (3818 sq.ft.)	Sale Price: \$300,000 Bedrooms: 3 Living Area: 1123 Garage: 0 Tax: \$2861 List Price: \$310,000	Sale Date: 3/20/2008 Baths: 1 / 1 Year Built: 1880 Parking: 4 Fy: 2007 Off Mkt. Date: 2/15/2008	
	MLS #: 70459790 115 Summer St Franklin, MA 02038 Style: Detached - Colonial Remarks: Drastic Price Reduction!! Priced 36K below assesment. Wonderful in town antique with 5 yr old garage and master suite addition. Major updates; furnace, wiring, plumbing. Huge private back yard with brick patio, garage and house access to basement, two staircases, wonderful wrap around 3 season porch. Walk to the NEW Franklin center, commuter rai...	Status: SLD DOM: 535 Rooms: 8 Acres: 0.59 (25785 sq.ft.)	Sale Price: \$303,000 Bedrooms: 4 Living Area: 1991 Garage: 1 Tax: \$2934 List Price: \$309,000	Sale Date: 5/9/2008 Baths: 2 / 1 Year Built: 1880 Parking: 6 Fy: 2006 Off Mkt. Date: 3/7/2008	
	MLS #: 70650594 14 Mechanic St Franklin, MA 02038 Style: Detached - Colonial Remarks: Great value on nice antique with large lot. Amenities include: hardwoods, built-ins, acre+ backyard with apple trees, great garden, cherry cabinet kitchen, tin ceiling & beadboard in dining room, updated bath, wood stove, newer windows, town water & sewer. Located on quiet dead-end street. Walk-up attic with skylight. Furnace replaced in...	Status: SLD DOM: 153 Rooms: 7 Acres: 1.06 (46304 sq.ft.)	Sale Price: \$310,000 Bedrooms: 4 Living Area: 1666 Garage: 1 Tax: \$2956 List Price: \$319,900	Sale Date: 3/28/2008 Baths: 1 / 1 Year Built: 1860 Parking: 4 Fy: 2007 Off Mkt. Date: 2/19/2008	
	MLS #: 70815906 395 Lincoln Street Franklin, MA 02038 Style: Detached - Colonial Remarks: Exciting tile & granite kitchen, gorgeous wood floors, modern tile baths, and vaulted ceilings w/ skylights are just some of highlights of this beautifully appointed & updated hip roof colonial within easy walk to Franklin's high-performing Keller Elementary & Sullivan Middle schools. 3 bedrms, 2 1/2 baths (2nd full bath in ...	Status: SLD DOM: 26 Rooms: 7 Acres: 0.46 (20148 sq.ft.)	Sale Price: \$321,000 Bedrooms: 3 Living Area: 1536 Garage: 0 Tax: \$3049 List Price: \$319,900	Sale Date: 10/9/2008 Baths: 2 / 1 Year Built: 1926 Parking: 6 Fy: 2008 Off Mkt. Date: 9/30/2008	

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Sales of Franklin Antique Multi-Family Homes June 2008 - Present

Multi-Family Listings					
	MLS #: 70726231 Status: SLD 8 Hillside Road Franklin, MA 02038 Type: 2 Family Units: 2 Remarks: Wonderful opportunity for home ownership! Very nice 2 family in excellent condition. Perfect for the owner occupant. New laminate flooring, spacious updated kitchens. Conveniently located close to Dean College and Commuter rail. Move from that rental situation and call 8 Hillside Road your home!	DOM: 253 Rooms: 3 / 3 / / Acres: 0.08 (3405 sq.ft.)	Sale Price: \$210,000 Bedrooms: 1 / 1 / / Tax: \$3163.91 List Price: \$250,000	Sale Date: 7/25/2008 Baths: 1 / 1 / / Year Built: 1900 Parking: 4 Fy: 2007 Off Mkt. Date: 5/8/2008	
	MLS #: 70831690 Status: SLD 42-44 Worsted Street Franklin, MA 02038 Type: 2 Family Units: 2 Remarks: PRICED ALMOST \$100,000 BELOW ASSESSED VALUE!! Come and see this large 2 family on a nice corner lot, featuring 6 bedrooms, 2 baths, new windows on 2nd and 3rd floor, hardwood floors throughout, 2 car detached garage with separate elec panel, and large yard. Separate utilities for each unit with 1st floor vacant and good rent possibilities! Will...	DOM: 50 Rooms: 4 / 7 / / Acres: 0.16 (7292 sq.ft.)	Sale Price: \$212,000 Bedrooms: 2 / 4 / / Tax: \$3232.68 List Price: \$225,000	Sale Date: 12/31/2008 Baths: 1 / 1 / / Year Built: 1900 Parking: 4 Fy: 2008 Off Mkt. Date: 11/26/2008	
	MLS #: 70719277 Status: SLD 12 Garden Street Franklin, MA 02038 Type: 2 Family Units: 2 Remarks: Don't miss your opportunity to buy this great investment property. Nice 2 family, each unit with 2 beds, 1 bath, and hardwoods. Quiet side street, walking distance to Dean College. This property is sold and inspected in as is condition. Call for sellers addendum prior to writing offer. Buyers must be pre-approved with seller to submit offer. Sel...	DOM: 4 Rooms: 5 / 5 / / Acres: 0.2 (8830 sq.ft.)	Sale Price: \$265,000 Bedrooms: 2 / 2 / / Tax: \$3300 List Price: \$279,900	Sale Date: 3/31/2008 Baths: 1 / 1 / / Year Built: 1906 Parking: 3 Fy: 2007 Off Mkt. Date: 3/4/2008	
	MLS #: 70679815 Status: SLD 13 East St Franklin, MA 02038 Type: 3 Family Units: 3 Remarks: Great 3 family in center of town. All units in good shape. Good opportunity for professional to operate business. Walk to train and shopping. Off street parking. Building zoned for commercial or residential use.	DOM: 247 Rooms: 5 / 4 / 3 / 0 Acres: 0.13 (5559 sq.ft.)	Sale Price: \$295,000 Bedrooms: 2 / 2 / 1 / 0 Tax: \$3294 List Price: \$325,000	Sale Date: 5/28/2008 Baths: 2 / 1 / 1 / 0 Year Built: 1800 Parking: 6 Fy: 2007 Off Mkt. Date: 4/21/2008	
	MLS #: 70703890 Status: SLD 17 Alpine Place Franklin, MA 02038 Type: 2 Family Units: 2 Remarks: This 2 family is being offered as a short sale subject to 3rd party lender approval and acceptance. Large fenced yard, tranquil pond with waterfall, 1 car garage, dog kennel. Many upgrades including new furnaces, 1st. fl. apt. has built in washer, dryer, & dishwasher. Downtown location is convenient to shopping and commuter rail station.	DOM: 108 Rooms: 5 / 6 / / Acres: 0.26 (11326 sq.ft.)	Sale Price: \$305,000 Bedrooms: 2 / 4 / / Tax: \$0 List Price: \$319,900	Sale Date: 7/2/2008 Baths: 1 / 1 / / Year Built: 1900 Parking: 4 Fy: 0 Off Mkt. Date: 5/15/2008	
	MLS #: 70605229 Status: SLD 11-13 Church AVENUE Franklin, MA 02038 Type: 2 Family Units: 2 Remarks: Mint 2 fam.on quiet st. House was gutted in 01 & totally redone. Walls, ceilings, insul, electric, furnaces, kits, floors, baths, vinyl siding, porches. Windows about 8 years old. Large kits w/pantries, two awesome porches, 2 new driveways, walk to train, Dean and downtown. 2 miles to 495. 2nd & 3rd fl. unit is owner occupied. What a per...	DOM: 321 Rooms: 4 / 6 / / Acres: 0.12 (5428 sq.ft.)	Sale Price: \$331,660 Bedrooms: 2 / 3 / / Tax: \$2979 List Price: \$347,500	Sale Date: 5/29/2008 Baths: 1 / 1 / / Year Built: 1850 Parking: 4 Fy: 2007 Off Mkt. Date: 5/13/2008	
	MLS #: 70878552 Status: SLD 57-59 EAST STREET Franklin, MA 02038 Type: 4 Family Units: 4 Remarks: A rare find! A fully rented 4 family money maker in nice downtown area. 17rms, 9brs, separate utilities. Each apartment rehabbed 18 years ago. Gas heat and hot water. Landlord elec hot	DOM: 370 Rooms: 3 / 4 / 5 / 5 Acres: 0.37 (16210 sq.ft.)	Sale Price: \$359,000 Bedrooms: 1 / 2 / 3 / 3 Tax: \$3674	Sale Date: 6/1/2009 Baths: 1 / 1 / 1 / 1 Year Built: 1900 Parking: 8 Fy: 2008	

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Your Home's Current Value

Where does your home fit in the price ranges documented by the above sales?

You may be surprised to learn that getting a reliable answer to that question can be a challenge.

During a recent six month period, [almost 2700 home listings expired on the Massachusetts MLS after more than 365 days on market](#). The owners of these homes seriously overpriced their properties and the homes sat unsold for one year or more before the seller gave up!

All those expired home listings attest to the difficulty of accurately forecasting what a home will sell for. Despite all the resources of modern technology available on the Internet to help homeowners determine the value of their property, people still frequently misjudge the market value of their homes!



1000s of web sites offer free, over-the-net home price estimates. Many use computer programs using mathematical formulae and public records. Others farm value inquiries out to less-established real estate agents who pay handsomely for the “lead”. Both types of web-based home value estimators tout themselves as accurate predictors of home values.

However engaging and visually impressive most of these web sites are, the programs or people they rely on can produce some very misleading value estimates.

This is especially true in states like MA. Here, home values differ widely by township, subdivisions and neighborhoods tend to be small, and there is a great diversity of housing existing close together.

[Click here to get a value analysis of your home](#)

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All of this hampers the ability of computer programs and non-local or inexperienced real estate agents to reliably derive the market value of individual homes.

This means that getting an accurate fix on your home's current market value remains part logical analysis, part intuition and part REALTOR savvy based on long experience pricing homes in the local market.

So to get a reliable fix on the likely selling price of your Franklin home, get a home value analysis from a [true Franklin expert](#): Warren Reynolds, Esq., GRI, e-PRO!



Warren has a strong background in real estate law and an [impressive track record of successfully pricing and selling homes](#) in the Franklin, MA market.

Please feel free to click here to [learn more about Warren](#).

You can view excerpts of some of the [many rave letters of recommendation](#) clients have written on behalf of Warren by clicking on the link above or the image at left.

There's always an active market for antique homes, especially since antique single family and multi-family properties make ideal homes for first time buyers. Since this group is currently providing substantial local housing demand, you may want to take advantage of this and start your home-sale planning now.

Call or email Warren for a free home value analysis. See how Warren's innovative marketing techniques and cutting-edge technologies will provide you with a quick, smooth, and more profitable sale for your home!

Click here to [request a home value analysis](#) or call Warren at 508-613-2889 . . . it's free, no cost or obligation!

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For additional information about the quality of life and real estate investment opportunities afforded by the greater Franklin region of Massachusetts, please visit

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