

Dave Ledwig

Realtor®

Cell: 617-308-0153

VM: 781-446-7104

Dave.Ledwig@NEMoves.com



**COLDWELL
BANKER**

RESIDENTIAL BROKERAGE

637 Massachusetts Ave
ARLINGTON, MA 02476

ARLINGTON continues to be very strong for most sellers!

All these properties have sold **OVER** asking price in 2008!

<u>Arl. Address</u>	<u>Asking \$</u>	<u>Sale \$</u>	<u>Over by</u>	<u>Arl. Address</u>	<u>Asking \$</u>	<u>Sale\$</u>	<u>Over by</u>
32 Kensington Rd	\$910,000	\$920,000	\$10,000	21 Puritan Road	\$499,000	\$528,300	\$29,300
64 Churchill Ave	\$799,000	\$800,000		20 Walnut Terr	\$499,000	\$517,000	\$18,000
24 Pleasant View	\$759,000	\$775,300	\$16,300	63 Appleton St, 2	\$499,000	\$510,000	\$11,000
16 Avola St	\$745,000	\$746,000		16 Chandler St, 2	\$499,900	\$510,000	\$10,100
20 Magnolia St	\$695,000	\$710,000	\$15,000	70 Buena Vista	\$499,000	\$507,000	\$8,000
120 Thorndike, 1	\$679,000	\$710,500	\$11,500	33 Walnut St	\$499,000	\$529,000	\$30,000
55 Mt Vernon	\$639,000	\$647,000	\$8,000	40 Brattle St, 16	\$484,900	\$497,500	\$14,600
192 Hillside Ave	\$629,000	\$630,000		89 Sunset Rd	\$489,900	\$509,000	\$19,100
20 Menotomy Rk	\$609,000	\$622,000	\$13,000	82 Rhinecliff St	\$489,000	\$500,000	\$11,000
43 Kenilworth	\$599,000	\$615,000	\$16,000	57 Nicod Street	\$489,000	\$515,000	\$26,000
35 Brooks Ave	\$585,900	\$591,000	\$5,100	320 Appleton St	\$480,000	\$510,000	\$30,000
170 Newport St	\$577,500	\$578,000		7 Regis Rd	\$479,900	\$485,000	\$5,100
16 Rockmont Rd	\$575,000	\$584,000	\$9,000	123 Ridge St	\$479,000	\$485,500	\$6,500
148 Waverley St	\$574,900	\$590,000	\$15,100	51 Kenilworth	\$475,000	\$476,500	
58 Aerial St	\$559,000	\$584,900	\$25,900	100 Oakland Ave	\$474,000	\$490,000	\$16,000
31 Wall Street	\$550,000	\$559,000	\$9,000	59 Udine Street	\$465,000	\$475,000	\$10,000
64 Webster St	\$550,000	\$600,000	\$50,000	3 Ivy Circle	\$460,000	\$500,000	\$40,000
23 Rockmont Rd	\$549,900	\$570,000	\$20,100	77 Trowbridge, 2	\$449,000	\$461,000	\$12,000
15 High Haith Rd	\$549,900	\$554,000	\$4,100	14 Highland Ave	\$449,000	\$450,000	
44 Palmer St	\$549,000	\$561,750	\$12,750	270 Park Avenue	\$439,900	\$445,000	\$5,100
8 Windsor Street	\$545,000	\$455,000	\$10,000	136 Wollaston	\$439,000	\$452,500	\$13,500
127 Winchester	\$539,000	\$561,000	\$22,000	90 Rhinecliff St	\$439,000	\$455,108	\$16,108
144 Scituate St	\$529,000	\$535,000	\$6,000	100 Overlook Rd	\$437,000	\$443,500	\$6,500
80 Thorndike, 2	\$529,000	\$540,000	\$11,000	29 Stowcroft	\$429,900	\$452,500	\$22,600
19 Webcowet Rd	\$525,000	\$539,000	\$14,000	21 Newport, 1	\$429,000	\$432,000	\$3,000
35 Russell Place	\$519,000	\$530,000	\$11,000	182 Lowell St	\$424,000	\$433,500	\$9,500
10 Marathon St	\$509,900	\$600,000	\$90,100	140 Lowell St	\$399,900	\$403,000	\$3,100
149 Newport St	\$499,900	\$530,000	\$30,100	348 Mystic St	\$385,000	\$400,000	\$5,000

Sales Jan. 1, 2008 through Sept. 5, 2008

Source: MLS Property Information Network ©2008



Dave Ledwig

Realtor®

Cell: 617-308-0153

VM: 781-446-7104

Dave.Ledwig@NEMoves.com



RESIDENTIAL BROKERAGE

637 Massachusetts Ave
ARLINGTON, MA 02476

Dave is proud to be a 4th generation Massachusetts Realtor®.

Because of his high level of integrity, Dave's great-grandfather was issued License #1 when Massachusetts first licensed real estate brokers.

Dave holds this tradition of integrity above anything else.



(Photo by Gerardo Patricio)

FIRST REALTY LICENSE—Herbert G. Perry, third from left, president, A. W. Perry, Inc., accepts first real estate broker's license from Atty. Joseph J. Mulhern, chairman of the Board of Registration of Real Estate Brokers and Salesmen. Twenty-three thousand licenses to sell real estate were mailed this week.

Sales in Arlington in the last few years by Dave Ledwig



If you are thinking of selling now or next year
please call or email!

If you, as a seller or as a buyer, are currently under a written contract to use another broker exclusively then please disregard this notice. It is not our intention to solicit other real estate broker's clients. We are happy to work with them and cooperate fully. ©2008 Coldwell Banker Real Estate LLC. Coldwell Banker is a registered trademark licensed to Coldwell Banker Real Estate LLC. An Equal Opportunity Employer. Equal Housing Opportunity. Owned and operated by NRT, LLC.