



# Real Estate Newsletter

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## ~TIP OF THE WEEK~

Since fires account for a large number of (and expensive) homeowners insurance claims, many insurers will provide discounts for factors that reduce the risk of fire – such as being close to a fire hydrant or fire department.

## What Do Homebuyers Usually Want?

Real Simple Magazine highlighted some trends in this year's buyer market. Here's what many buyers are looking for:

- Easy care Landscaping
- Electric car charging station
- Shiplap walls
- Quartz countertops
- Matte black hardware - doors, cabinets
- Smart Home features - thermostats, lights, sprinkler systems
- Shaker cabinets
- Luxury vinyl flooring

With list prices remaining high comparatively, buyers are looking to do less work in their next home!



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## ~FUN FACT~

Chanel 10 Boston says: According to census data, between 2010 and 2020, more than 400,000 people moved to Massachusetts, **but only 164,000 units of housing were built in that time.**

# MARKET SPOTLIGHT

-BASED ON AUGUST SALES-

## SHREWSBURY

### SINGLE FAMILY HOMES

- Number of Homes Listed - 24
- Number of Homes with Accepted Offers or Sold - 47
- Average List Price - \$632,527
- Average Sale Price - \$756,644
- Average Days to Accepted Offer - 29.5

### CONDOS

- Number of Units Listed - 17
- Number of Units with Accepted Offers or Sold - 23
- Average List Price - \$420,606
- Average Days to Accepted Offer - 7.7

## MILFORD

### SINGLE FAMILY HOMES

- Number of Homes Listed - 17
- Number of Homes with Accepted Offers or Sold - 36
- Average List Price - \$474,641
- Average Sale Price - \$578,125
- Average Days to Accepted Offer - 21

### CONDOS

- Number of Units Listed - 11
- Number of Units with Accepted Offers or Sold - 11
- Average List Price - 333,040
- Average Sale Price - \$405,933
- Average Days to Accepted Offer - 21

## Mortgage Minute

Would you like to have a stronger offer when buying a home?  
Do you want your offer to be accepted over other buyer's offers?

You can! With our complimentary Pre-Purchase Commitment (PPC) program. Most loan officers will issue a preapproval letter without any underwriting review.

At HUNT Mortgage, we take it a step further with our PPC Program. Under this program your loan is underwritten by an underwriter and your income, assets, and credit are all verified. We then issue a commitment letter you can use when making offers. This letter is much stronger than a preapproval, and will make your offer shine in this competitive marketplace. If your offer is accepted, the remaining conditions for underwriting are primarily both appraisal and clear title, which then speeds up your ability to close.



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**WE LEND HERE.**

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