

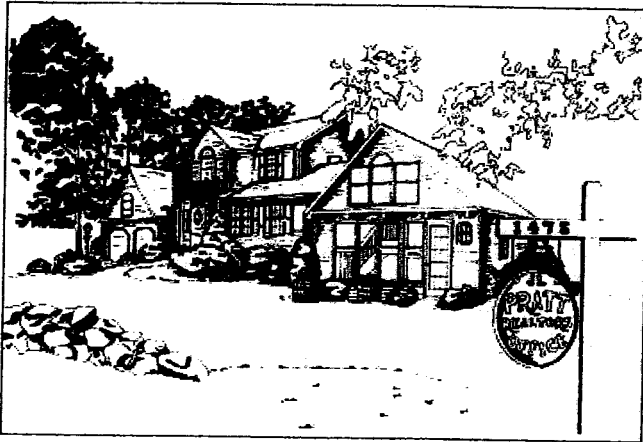
Compliments of:

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**The Pratt Gazette  
Spring 2017**



## **LETTER FROM THE EDITORS**

**Mary Ellen Daly/Lisa K. Berton**

### **IT'S A SELLERS' MARKET – A GREAT TIME TO SELL!**

It has been a very aggressive market these past few years and it looks like this Spring is no different. Homes are coming on the market with 'open house' first showings and 30 to 40 potential buyers are coming through. Many times there are multiple offers and homes are going well over asking price. Buyers are also getting creative with the terms of the sale in an attempt to make their offers more appealing. They are paying cash, waiving home inspections, waiving mortgage contingencies and writing letters to the sellers. It's *great* for the seller but frustrating for buyers when they are competing with so many other offers.

The Spring market is one of the best times to sell your home. Homes will always sell, but once the holidays are over buyers and sellers are looking to make a move. This issue of **THE GAZETTE** includes information on how to get your home ready to put up for sale and the last 6 months of home sales in Canton. If you would like to get an idea of what your home is worth, one of the agents at Pratt Realtors would be happy to help you on your way. Just give us a call for a *free* market analysis and we will come to your home to meet with you. It's that simple!

## PREPARING YOUR HOME FOR THE SPRING MARKET

First impressions are always important, so create positive curb appeal! Make sure the bushes are trimmed, re-mulch stone walks and paths, remove dead foliage, plants, trees, and broken branches left over from Winter. Make sure the exterior of your home, front and back stairs, walkways, driveways, decks, and patios are clean. If not, consider cleaning. If needed, touch up exterior paint, especially the front door.

Buyers love homes that sparkle so if possible refinish hardwood floors. If carpets are worn, replace them or have them professionally cleaned. Inspect interior rooms for scuffed or dirty walls. A fresh coat of paint shows nicer than just touch ups. If you have eccentric or loud wall colors, now is the time to update to a neutral palette. Professional painters say beiges, light grays, and off white colors are more popular today than earthy tones.

Most importantly de-clutter your home! Take the time to go through your garage, attic, basement, and closets. Organize shelving for tools and add inexpensive closet organizers to closets. Remove extra pieces of furniture from your rooms to give them a more spacious look. Take down excess pictures and make sure those kitchen counters aren't overloaded with stuff. Buyers have a difficult time picturing themselves in a home that is cluttered. Taking these extra steps will be well worth it in terms of sale price.

Last, but not least, it's important to call a broker a few months prior to when you are planning on putting your home on the market. Not only will we walk you through the process of preparing your home for sale, but we will discuss with you the particulars of selling your home. We will help you make some decisions and answer your questions!

Below are the names and phone numbers of organizations that will accept donations.

### Donation drop-off locations

Salvation Army Donation Box  
430 Park St  
Stoughton, MA, 02072

Big Brother Big Sister Donation Box  
Norwood Depot Train Station  
14 Hill St  
Norwood, MA 02062

Savers  
560 Boston Providence Highway  
Norwood, MA 02062  
Phone: 781-255-0740

The Society of St. Vincent de Paul  
18 Canton Street  
Stoughton, MA 02072  
Phone: 781-341-4455

### Free donation pick-ups

Habitat for Humanity  
Call or email to schedule a donation pick-up for qualifying items.  
Phone: 617-327-1170  
Email: [ReStore@habitatboston.org](mailto:ReStore@habitatboston.org)  
Website: <http://www.habitatbostonrestore.org/donate.html>

The Salvation Army - Family Stores  
Call or visit their website to schedule a pick-up.  
Phone: 1-800-SA-TRUCK (1-800-728-7825)  
Website: <https://satruck.org/>

Big Brother Big Sister  
No furniture pick-up  
Call or visit their website to schedule a pick-up.  
Phone: 1-800-483-5503  
Website: <https://www.bbbsfoundation.org/DonationPickUp>

Vietnam Veterans of America  
Call or visit their website to schedule a pick-up.  
Phone: 1-800-775-VETS  
Website: <http://scheduleapickup.com/>

## Multiple Listing Services

### CANTON Single Family Listings 7/1/2016 - 12/31/2016

ADDRESS	SALES	ADDRESS	SALES	ADDRESS	SALES
208 Turnpike St	165,000	21 Randolph St	440,000	7 Adrienne Dr	595,000
254 Neponset St	267,000	1224 Pleasant St	445,000	23 Oakdale Rd	590,000
50 Wall St	274,500	16 Wildewood Dr	485,000	7 Wheeler Cir	600,000
16 Lincoln St	275,000	1403 Washington St	480,000	550 Pleasant St	653,000
11 Roberts Rd	325,000	645 Pleasant St	465,000	12 Chief Ln	624,000
21 Howard St	295,000	32 Sutcliffe Ave	451,000	64 Century Dr	634,000
454 York St	270,000	41 Old Randolph St	460,000	7 Mohawk Rd	618,000
180 Neponset St	287,000	1215 Washington St	496,000	6 Snowflake Ln	655,000
35 Walnut Knoll	305,000	4 Beverly Hill	487,500	1894 Washington St	595,000
42 Sherman St	320,000	25 Pleasant Garden	492,000	35 Spruce Ln	675,000
85 Lawrence St	312,500	46 Pleasant Cir	505,000	6 Green Lodge St	705,000
1 Cedar Dr	322,400	9 Old Ridge Rd	480,000	1040 Randolph St	710,000
11 Pond View Rd	320,000	30 Pleasant Garden	527,000	2071 Washington St	742,000
19 Wafford Park	320,000	70 Morton St	508,400	15 Herman Paul Rd	730,000
12 Sassamon St	350,000	3 Pleasant View	525,000	76 Pleasant Cir	715,000
83 Mechanic St	347,000	9 Morse St	514,900	1842 Washington St	751,000
130 Mechanic St	326,400	50 Eliot St	510,000	51 Oak Rd	720,000
21 Hillsview St	349,900	9 Fencourt Rd	499,500	8 South St	750,000
287 York St	360,000	1115 Washington St	492,500	7 Red Tail Run	780,000
91 Walpole St	365,000	1138 Washington St	490,000	180 Culloden Dr	775,000
79 Highland St	390,000	3 Burke Dr	518,000	45 Fern Brook Cir	760,000
245 Neponset St	390,000	37 Pleasant Cir	550,000	Saddleback Ln LOT17	799,000
217 Lawrence St	388,500	2 Springdale Ter	530,000	5 Emerson Rd	760,000
296 Chapman St	390,000	132 Capper Dr	535,000	40 Strawberry Ln	779,500
82 Lawrence St	390,000	66 Indian Ln	512,000	Oak Road LOT1	900,000
4 Belcher St	375,000	79 Pleasant Cir	555,000	154 Bailey St	830,000
27 Walnut Knoll	415,000	10 Colonial Ln	526,000	175 Waterman Rd	862,500
18 Trudy Ter	424,000	178 Mechanic St	510,000	41 Elm St	939,000
280 Norfolk St	410,000	18 Algonquin Rd	576,700	35 Balancing Rock Rd	1,009,393
11 Ridgehill Rd	412,500	21 Patriots Dr	533,000	55 Balancing Rock Rd	961,537
1 Rustlewood Dr	405,000	44 Walpole Ter	590,000	Saddleback Ln LOT14	950,000
5 Casey St	420,000	8 Flintlocke Ln	535,000	35 Aldrich Rd	920,000
768 Turnpike St	415,000	38 Chapman St	550,000	75 Waterman Rd	950,000
1 Burns Ave	425,000	20 Palmer Dr	565,000	75 Balancing Rock Rd	1,149,957
404 Chapman St	411,000	4 Kristin Ln	565,000	10 Balancing Rock Rd	1,145,036
228 Rockland St	439,500	28 Hemlock Dr	591,000	45 Balancing Rock Rd	1,094,664
140 Dedham St	450,000	372 Pleasant St	600,000	40 Balancing Rock Rd	1,286,675
10 Hillcrest Rd	459,000	16 Sunnybrook Ln	566,000	5 Saw Mill Pond Rd	1,381,717
22 Randolph St	440,000	5 Hemlock Dr	575,000	40 Sheffield Dr	1,087,500
371 Pleasant St	470,000	117 Indian Ln	590,000	70 Balancing Rock Rd	1,220,457
868 Pleasant St	441,000	2 Pine Cone Rd	580,000	10 Heartridge Dr	1,140,000
20 Wentworth Rd	455,000	27 Green Lodge St	610,000	35 Eagle Dr	1,250,000
9 Ponkapoag Way	443,750	50 Trayer Rd	595,000	65 Balancing Rock Rd	1,434,225
45 Oakdale Rd	450,000	33 Fairview Rd	590,000	155 Green St	1,499,999
<b>132 LISTINGS</b>		<b>AVERAGE SALE \$596,769</b>			<b>DOM 75.21</b>



Working  
**SMOKE ALARMS**  
**SAVE LIVES**

## Smoke Alarm Requirements

When Selling a One- or Two-Family Residence as of December, 2016

The Board of Fire Prevention Regulation (BFPR) adopted revised smoke alarm regulations that went into effect December 1, 2016. The changes apply only to one- and two-family residences built before January 1, 1975 that have not been substantially altered. If built or altered after that date, the smoke alarm requirements are established by the State Building Code.

Working smoke alarms installed prior to December 1, 2016 (that met requirements) can continue to be used until they are 10 years old or have exceeded the manufacturer's recommended life.

### Minimum Requirements for New Smoke Alarms in One- and Two-Family Residences Built before 1975

Smoke alarms must be installed in accordance with the manufacturer's instructions:

- On every habitable level of residence.
- In the basement.
- On the ceiling at the base of each stairway leading to a floor above including the basement (But not within stairways).
- On the ceiling outside each separate sleeping area.
- Must be photoelectric. Can be in combination with ionization or carbon monoxide alarms.
- Must contain a hush feature to silence nuisance alarms.
- May be battery-powered, hardwired, or a combination of both.
  - New battery-powered alarms must have 10-year, sealed, non-rechargeable, non-replaceable batteries.
  - Battery-powered alarms that are more than 10 years old, or have expired must be replaced (check with the manufacturer) with 10-year, sealed, non-rechargeable, non-replaceable, battery-powered ones.
- In two-family dwellings, smoke alarms are required in common areas shared by residents.

FireFactors: Office of the State Fire Marshal [www.mass.gov/dfs](http://www.mass.gov/dfs) (978) 567-3300

## Successful Yard Sale Tips By Lisa K. Berton

I've held countless yard sales over the years with friends, relatives, and neighbors. The feedback I've received has taught me what does and doesn't work. Here are some tips to help you with your yard sale.

- Plan. Anything you plan ahead of time will make things easier.
- Choose a Saturday because people are more active on Saturdays than on Sundays.
- Make large signs with black bold block letters and an arrow pointing to the next turn. (Remember to take down signs afterward.)
- Advertise! Put ads in the local newspapers, list your yard sale on Craigslist.com and other sites.
- Clean your stuff. You'll make more money and shoppers will stick around longer.
- Organize your tables by putting like items together.
- Clearly mark items with price tags or stickers.
- Be willing to negotiate.
- Have change ready. You'll need plenty of ones and fives as well as loose change.

What will you do with items that didn't sell? Consider donating what's left to local organizations.