



Tamela Roche, Realtor®
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Market Pulse April 2010

How's The Market? *By Tamela Roche, Realtor®*

The Cambridge residential market is in full Spring Market mode...just in time for flowers to bloom and **homebuyer tax credit deadline just a few weeks away**. Qualified homebuyers must have a binding contract signed on/before April 30th; closing on/before June 30th. The comparison below shows a strong first quarter for Condo and Single Family properties:

Cambridge	Q1 2010	Q1 2009
Condominium		
Total # Sold	100	62
Ave. Days on Market	107	79
Ave. Sale Price	\$ 512,054	\$ 441,041
Median Sale Price	\$ 420,500	\$ 410,000
Total Volume	\$51,205,422	\$27,344,550
Single Family		
Total # Sold	20	12
Ave. Days on Market	93	108
Ave. Sale Price	\$ 1,338,370	\$ 1,215,875
Median Sale Price	\$ 932,500	\$ 927,500
Total Volume	\$26,767,393	\$14,590,500
Multi-Family		
Total # Sold	11	15
Ave. Days on Market	92	88
Ave. Sale Price	\$ 609,091	\$ 685,563
Median Sale Price	\$ 665,000	\$ 695,000
Total Volume	\$6,700,000	\$10,283,446

Source: MLS Pin 4/7/2010

Curious about other markets? Contact me!

THANK YOU! Thank you everyone who attended Mardi Gras & helped raise \$ 55,000 for "Our Place"!

Special Thanks to Mike Bavuso, Terry Cappuccio and Big Foot Moving & Storage, Inc. for their amazing support again this year!



www.bigfootmoving.com

Special Thanks Jim Manning of Jungle Jim's for this Mardi Gras balloon sculpture donated to help raise funds for "Our Place" and for donating his time & entertainment at the monthly Birthday Parties for the children!

www.JungleJimBoston.com



APPLIANCE REBATE PROGRAM

Starting Earth Day, April 22nd reservations are available for up to **\$250 rebate** for exchange of old refrigerator, dishwasher, clothes washer or freezer when you buy a new energy efficient model that saves on electric bills for years to come. [These rebates are only available for limited two week period](#) so start planning now to take advantage of this offer!

To find eligible models and participating retailers, visit www.masssave.com/residential for the online tool or call 877-627-9721. Obtain a reservation number and rebate form to use after purchasing eligible appliances and exchanging with old ones.

Visit www.masssave.com/residential for details such as:

- Program runs from April 22nd through May 5th
- Reservation numbers for rebates will be available starting on April 22nd
- Rebates available for energy efficient refrigerators, dishwashers, clothes washers and freezers (click links on website above to find eligible models).
- To get the rebate you need a reservation number for each kind of appliance you plan to exchange.
- [You can exchange up to 4 different appliances](#) and get a rebate for each but you need separate reservation numbers for each kind of appliance.
- Reservations obtained 3 ways—visit a participating retailer; visit website www.masssave.com/residential or call 877-627-9721.

Old appliances must be turned in and recycled to be eligible for the rebate. Participating retailers can make arrangements for pickup of the old appliance at the time of delivering the new appliance.

Lilah Glick, Community Outreach Manager for Cambridge Energy Alliance: CambridgeEnergyAlliance.org



THANK YOU!

Brian Jurgens, W.T.Kenney & Co. Painting Contractors, donated a GC Raffle Prize at Open House!
www.wtkenney.net

Pictured with Jenny Willig of Jules Catering delivering treats!



Tamela Roche, Realtor®

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#1 Coldwell Banker Office in New England



Do You Have An Emergency Fund?

By Christopher Grande, MSIM, Principal, Walnut Hill Advisors, LLC
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One of the most overlooked basic financial planning tenets is the idea of having an emergency fund. Having a grossly underfunded pool of emergency resources is especially acute among first-time homebuyers. Think twice if a down payment leaves little or nothing in an emergency fund.

Often times people mentally assign credit card or 401(k) loan capacity as a pseudo emergency fund not realizing that credit can be taken away or the volatility of aggressive 401(k) investments can reduce the available loan amount tremendously. Interestingly, it's not just individuals but corporations that do this; Chesapeake Energy (CHK) had little cash on the balance sheet going into 2008 – relying on a \$1 Billion credit line which disappeared when they needed cash later in the year and forcing asset sales at discount prices.

Take this part of your financial plan seriously. Don't put yourself in Chesapeake's 2008 predicament – you never know when an expense, or an investment opportunity will arise. If a major home repair—such as roof leak or heater replacement arises—where will that money come from?

What amount of emergency funds is right for you? Often, financial advisors interviewed on TV recommend 'six months income.' Is this enough to cover your current budget? Without a sizable emergency fund you may find

- HOME FACTS**
- 78.8% Highest ROI mid-range improvement
Replace vinyl siding (mid-range cost \$11k)
 - 76.8% 2nd highest ROI mid-range improvement
Wood deck addition (mid-range cost \$11k)
 - 4.4% Difference in ROI for Wood vs. Vinyl
Window replacement (up-scale cost \$18k)

Source: Remodel Magazine New England Averages 2009

Ask me about ROI for home improvement projects!

family affair
The Independent Film Festival Boston
www.iffb.org
is proud to host Somerville resident,
Chico Colvard and his film, **family affair**
Somerville Theater
Saturday, April 24th at 5:00pm
C-LineFilms | www.c-linefilms.com

Congratulations Chico & C-LineFilms!
Official Selection SUNDANCE FILM FESTIVAL 2010

Welcome Home!

Exclusive Listings by Tamela Roche, Realtor®

45 Sacramento Street #3 Cambridge



Janet Koenig Picinich Photography

Walk to HARVARD SQUARE
Light abounds from treetop views in this Agassiz gem with classic 1920's pocket doors, decorative mantel, built-in pantry & transom windows. Many updates and parking includes full driveway. Enjoy Alfresco dining with exclusive rights to the roof deck! Offered for \$ 479,000

17 Otis Street #511 Cambridge



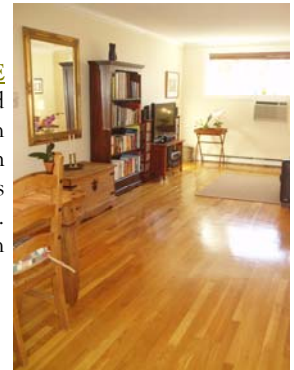
Janet Koenig Picinich Photography

Walk to downtown BOSTON
Rarely available corner residence with sky views and curved wall of windows. 3 bedrooms, study, 2 full bath, 1 half bath, Concierge, garage parking, central air, in-unit laundry, elevator access, common courtyard and roof deck steps to Lechmere T and walking distance to downtown. Offered for \$ 899,000

22 Laurel Street #12 Somerville

Walk to PORTER SQUARE

From crown moldings to gleaming hardwood floors, high ceilings, open living/dining/kitchen and custom framed windows, this 2 Bedroom Condo has been renovated with meticulous detail. Includes one deeded off-street parking. Walk to Porter Square, Union Square or even Harvard via Park Street! Offered for \$ 295,000



50 Bow Street Penthouse C, Somerville

Steps to UNION SQUARE

Loft-style penthouse Condo with contemporary sophistication in the heart of vibrant Union Square in historic treasure with panoramic views from the exclusive roof deck. Designed by Urbanica with 2 Bedrooms, 2 Full Bath, cherry cabinetry, mahogany floors, lighting by Philippe Starck, central a/c, in-unit laundry, elevator access and off-street deeded parking. Offered for \$ 585,000



Janet Koenig Picinich Photography

More Details: www.CambridgeAgents.com