

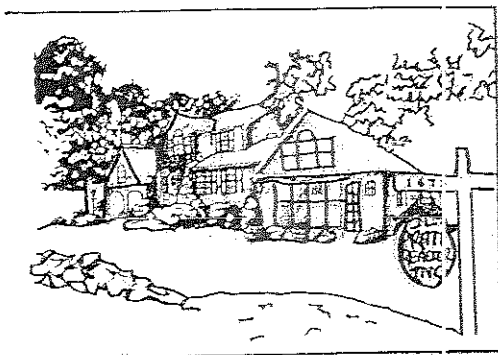
Compliments of:

Pratt REALTORS, Inc.

1475 Washington Street
Canton, MA 02021
781-828-2588

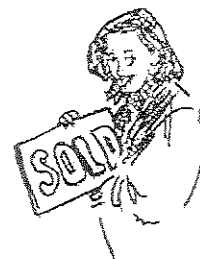
pratt.realtors@verizon.net
www.prattrealtors.com

*The Pratt Gazette
Issue 15, Fall 2011*



LETTER FROM THE EDITOR

Barbara Cohen



Yep, it is that time of year when we must all think about the colder weather and precipitation that is sure to come. In order to be prepared for the unknown, I have reprinted an article from the U.S. Government Department of Energy entitled "Winter Heating Tips" as well as the article "September Roof Maintenance" by Jack Brock of HomeHints enews. If you are anything like me, you may want to hire a roofing specialist to do a preventative maintenance check rather than trust yourself on a ladder.

Because we at Pratt Realtors care about the health and safety of you and your loved ones, I have reprinted an article from the U.S. Consumer Product Safety Commission. This article will give an explanation about the importance of smoke alarms and carbon monoxide detectors. The types that are best suited for your home can be found on the website. If you are unsure, please call our office for assistance.

FYI: you will find a list of home sales gathered from MLS from January 1, 2011 through June 30, 2011. A complete town list will be forthcoming.

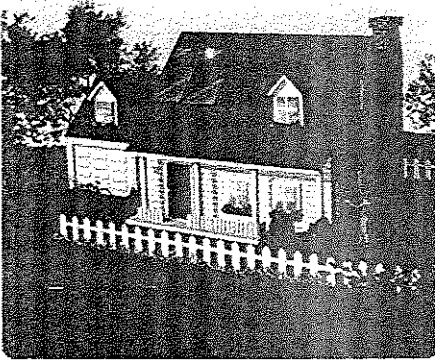
Bob Schwartz of Omega Mortgage, 508.620.9020, has updated me on current rates:
30-year fixed - low 4 percent
5-year or 15-year fixed -- low 3 percent

Division of Energy

Winter Heating Tips

ENERGY SAVERS

Tips on Saving
Energy & Money
at Home



September Roof Maintenance

If your roof isn't too steeply pitched and has material that won't be damaged by walking on it, AND you are mentally and physically fit to do so, carefully inspect it in good weather. Look for broken or missing shingles, missing or damaged flashing and seals around vent pipes and chimneys and damage to boards along the eaves. Shingle damage up-slope will often cause water damage far downhill. Check the chimney cap and screen and look down the flues for obstructions or animal nests. If you can't or don't want to get on the roof, you might want to use a ladder around the perimeter. Pay close attention to valleys and flashings; these are the primary leak-generators. Some simple, easy fixes now can prevent thousands of dollars of water damage later.

Many of the tips below for saving energy at home are adapted from the U.S. Department of Energy's [Energy Savers Consumer Tips](#) website and their [Energy Savers](#) booklet. (For a Spanish language version of the Energy Savers page and booklet, visit [Ahorro de Energía: Energy Savers in Español](#).)

Use Furnaces and Heaters Wisely

- Set your thermostat as low as it is comfortable. Each degree you lower your thermostat can cut your heating costs between one and three percent. A common strategy is to lower thermostat settings to 68 degrees. The lower you set it, the more you'll save.
- Turn your thermostat down 10 to 15 degrees during your sleeping hours or while you're away, to save even more on your heating bill.
- Use a programmable thermostat with your furnace to adjust the setting while you sleep or no one is home.
- Clean or replace filters on furnaces once a month, or as needed.
- Clean warm-air registers, baseboard heaters, and radiators as needed; make sure they're not blocked by furniture, carpeting, or drapes.
- Place heat-resistant radiator reflectors between exterior walls and the radiators.
- Bleed trapped air from hot-water radiators once or twice a season. If in doubt about how to perform this task, call a professional.

Weatherize - air leaks waste energy dollars year-round

- Caulking and weatherstripping keeps warm air in during the winter.
- Add insulation around heat ducts when they are located in unconditioned spaces such as attics, crawl spaces, and garages.
- If you see holes or separated joints in your ducts, hire a professional to repair them.
- Check to see that your fireplace damper is tightly closed, when it is not in use.



U.S. Consumer Product Safety Commission

Test All Smoke Alarms (Detectors) and Annually Replace Batteries Develop and Rehearse an Escape Plan

You can prevent tragedies simply by testing and maintaining your smoke alarms and practicing a fire escape plan. All smoke alarms in your house should be tested once a month, and their batteries replaced annually. Every family should develop a fire escape plan and practice it at least twice a year. The U.S. Consumer Product Safety Commission (CPSC) recommends these measures because working smoke alarms and a fire escape plan will increase your protection in case of a fire.

Every year in the United States, about 3,000 people lose their lives in residential fires. Most fire victims die from inhalation of smoke and toxic gases, not as a result of burns. Most deaths and injuries occur in fires that happen at night while the victims are asleep.

Properly installed and maintained smoke alarms in the home are considered one of the best and least expensive means of providing an early warning of a potentially deadly fire. Smoke alarms save lives, prevent injuries, and minimize property damage by enabling residents to detect fires early in their development. The risk of dying from fires in homes without smoke alarms is twice as high as in homes that have working smoke alarms.

All smoke alarms should be tested at least once a month to make sure they operate properly. If a smoke alarm is battery operated, replace the batteries at least once a year to make sure the alarm will work when it is needed. It's a good practice to make replacement of batteries a seasonal routine, such as when resetting clocks in the fall or spring. Always follow the manufacturer's instructions for testing smoke alarms and replacing the batteries.

If your battery-powered smoke alarm begins to emit a low-power warning, usually a chirping sound, replace the battery immediately with a fresh one. This will ensure that your smoke alarm will continue to provide protection.

Carbon Monoxide Detectors Can Save Lives

The U.S. Consumer Product Safety Commission (CPSC) recommends that consumers purchase and install carbon monoxide detectors with labels showing they meet the requirements of the new Underwriters Laboratories, Inc. (UL) voluntary standard (UL 2034). The UL standard, published in April 1992, requires detectors to sound an alarm when exposure to carbon monoxide reaches potentially hazardous levels over a period of time. Detectors that meet the requirements of UL 2034 provide a greater safety margin than previously-manufactured detectors.

About 200 people die each year from carbon monoxide poisoning associated with home fuel-burning heating equipment. Carbon monoxide is a colorless, odorless gas that is produced when any fuel is incompletely burned. Symptoms of carbon monoxide poisoning are similar to flu-like illnesses and include dizziness, fatigue, headaches, nausea, and irregular breathing. Carbon monoxide can leak from faulty furnaces or fuel-fired heaters or can be trapped inside by a blocked chimney or flue. Burning charcoal inside the house or running an automobile engine in an attached garage also will produce carbon monoxide in the home.

The first line of defense against carbon monoxide is to make sure that all fuel-burning appliances operate properly. Consumers should have their home heating systems (including chimneys and flues) inspected each year for proper operations and leakage. Inspectors should check all heating appliances and their electrical and mechanical components, thermostat controls and automatic safety devices.

Properly working carbon monoxide detectors can provide an early warning to consumers before the deadly gas builds up to a dangerous level. Exposure to a low concentration over several hours can be as dangerous as exposure to high carbon monoxide levels for a few minutes - the new detectors will detect both conditions. Most of the devices cost under \$100. Each home should have at least one carbon monoxide detector in the area outside individual bedrooms. CPSC believes that carbon monoxide detectors are as important to home safety as smoke detectors are.

Single Family Listings

MLS #	Status	Address	Town	Description	DOM	List Price	Sale Price
71209668SLD		476 Washington Street	Canton, MA	6 room, 3 bed, 1 bath Bungalow	51	\$165,000	\$125,000
71115198SLD		169 Mechanic St	Canton, MA	6 room, 3 bed, 2 bath Colonial	3	\$189,900	\$150,000
71186869SLD		4 Belcher	Canton, MA	7 room, 3 bed, 1 bath Ranch	137	\$230,000	\$226,000
71165855SLD		167 Turnpike	Canton, MA	6 room, 2 bed, 2 bath Colonial	1	\$249,000	\$220,000
71177260SLD		1851 Washington St	Canton, MA	7 room, 3 bed, 1 bath Colonial	32	\$279,900	\$258,500
70933326SLD		115 Bolivar St.	Canton, MA	7 room, 3 bed, 1 bath Colonial	509	\$295,000	\$299,900
71185229SLD		7 Pine Cone Rd.	Canton, MA	6 room, 3 bed, 1 bath Ranch	25	\$299,000	\$280,000
71185655SLD		266 Sherman Street	Canton, MA	8 room, 4 bed, 1 bath Colonial	15	\$299,900	\$260,000
71087891SLD		11 Rebecca Road	Canton, MA	6 room, 3 bed, 1 bath Ranch	333	\$299,900	\$285,000
71141417SLD		90 Getchell Way	Canton, MA	6 room, 3 bed, 2 bath Raised Ranch	24	\$309,900	\$302,000
71225174SLD		112 Prospect St	Canton, MA	9 room, 3 bed, 1.5 bath Ranch	35	\$309,900	\$290,000
71162065SLD		44 Randolph St	Canton, MA	9 room, 3 bed, 2 bath Ranch	185	\$339,900	\$335,000
71084201SLD		15 Ponkapoag Way	Canton, MA : Ponkapoag	6 room, 3 bed, 1.5 bath Cape	343	\$349,000	\$349,000
71207298SLD		640 Pleasant St	Canton, MA	7 room, 3 bed, 2 bath Cape	34	\$349,000	\$350,000
71208986SLD		6 Mountian Ave	Canton, MA : Canton Junction	7 room, 3 bed, 1.5 bath Raised Ranch	48	\$349,900	\$349,900
71220750SLD		28 Chapel Street	Canton, MA	7 room, 4 bed, 1.5 bath Colonial	35	\$354,000	\$347,400
71204712SLD		559 Pleasant St	Canton, MA	7 room, 3 bed, 1 bath Ranch	19	\$359,000	\$340,000
71200330SLD		48 Birchcroft Road	Canton, MA	8 room, 3 bed, 2 bath Ranch	31	\$362,900	\$360,000
71136544SLD		610 Pleasant Street U:610	Canton, MA	6 room, 3 bed, 1 bath Raised Ranch	152	\$379,000	\$355,000
71160896SLD		6 Greenwood Road	Canton, MA	9 room, 4 bed, 2 bath Cape	7	\$389,000	\$379,000
71152815SLD		4 Tracywood Rd	Canton, MA	9 room, 3 bed, 2 bath Cape	24	\$399,900	\$370,000
71194051SLD		132 High Street	Canton, MA	8 room, 3 bed, 1.5 bath Colonial	33	\$400,000	\$385,000
71195357SLD		1015 Washington St	Canton, MA	7 room, 3 bed, 2 bath Colonial	39	\$410,000	\$405,000
71178291SLD		7 Mulberry Ln	Canton, MA	7 room, 3 bed, 2.5 bath Colonial	227	\$419,900	\$400,000
71161655SLD		4 Stonewood Drive	Canton, MA	8 room, 3 bed, 2 bath Multi-Level	182	\$419,900	\$399,000
71190302SLD		23 Oakdale Road	Canton, MA	8 room, 4 bed, 2 bath Colonial	53	\$420,000	\$415,000
71177957SLD		18 Sunnysbrook lane	Canton, MA	7 room, 3 bed, 2 bath Ranch	37	\$429,900	\$400,000
71172987SLD		116 Turnpike St	Canton, MA	6 room, 3 bed, 2 bath Cape	49	\$439,000	\$400,000
71128281SLD		28 Blackman Rd.	Canton, MA	11 room, 5 bed, 2 bath Ranch	111	\$439,000	\$415,000
71094939SLD		1 Springdale Terrace	Canton, MA	10 room, 4 bed, 2.5 bath Split Entry	255	\$445,000	\$410,000
71161710SLD		435 York St.	Canton, MA	7 room, 3 bed, 2 bath Colonial	32	\$459,000	\$432,000
71181754SLD		33 Algonquin Road	Canton, MA	11 room, 3 bed, 2.5 bath Multi-Level	7	\$459,900	\$470,000
71221984SLD		9 Longmeadow Dr	Canton, MA	9 room, 3 bed, 2 bath Multi-Level	31	\$470,000	\$452,500
71218276SLD		165 Dedham St	Canton, MA	9 room, 4 bed, 2.5 bath Colonial	58	\$474,900	\$484,900
71200823SLD		55 High Street	Canton, MA	7 room, 3 bed, 2.5 bath Colonial	54	\$475,000	\$465,000
71129495SLD		65 Indian Lane	Canton, MA	10 room, 4 bed, 2 full, 2 half bath Cape	160	\$499,000	\$482,500
71159898SLD		5 Mulberry Ln	Canton, MA	8 room, 3 bed, 3 bath Ranch	97	\$499,900	\$500,000
71041323SLD		22 Morton Circle	Canton, MA	11 room, 5 bed, 3 bath Colonial	210	\$499,999	\$430,000
71160057SLD		297 WALPOLE STREET	Canton, MA	8 room, 4 bed, 2.5 bath Colonial	241	\$524,900	\$495,000
71179449SLD		93 Spring Lane	Canton, MA	8 room, 4 bed, 2.5 bath Colonial	118	\$529,000	\$507,500
71186319SLD		6 Kristen Ln	Canton, MA	9 room, 4 bed, 2 full, 2 half bath Colonial	8	\$539,000	\$515,000
71144273SLD		158 Dedham	Canton, MA	8 room, 4 bed, 2.5 bath Colonial	208	\$550,000	\$525,000
71126259SLD		9 Farm Street	Canton, MA	9 room, 4 bed, 2.5 bath Contemporary	421	\$555,000	\$536,000
71133986SLD		83 Spring Lane	Canton, MA	9 room, 3 bed, 2 bath Colonial	225	\$595,000	\$585,000
71054272SLD		60 York Brook Road	Canton, MA	8 room, 3 bed, 2.5 bath Colonial	313	\$599,900	\$550,000
71168435SLD		265 Mechanic St	Canton, MA	8 room, 4 bed, 3.5 bath Colonial	485	\$624,900	\$615,000
71089997SLD		9 Richard Rd	Canton, MA	8 room, 4 bed, 2.5 bath Colonial	278	\$629,900	\$613,000
71139010SLD		547 Pleasant St	Canton, MA	10 room, 4 bed, 2.5 bath Colonial	41	\$640,000	\$600,000
71204071SLD		15 Draper St	Canton, MA	10 room, 4 bed, 2.5 bath Cape	38	\$650,000	\$625,000
71203357SLD		2 Elm Dr	Canton, MA	10 room, 4 bed, 3 bath Colonial	73	\$665,000	\$645,000
71196029SLD		5 Sioux Dr	Canton, MA	9 room, 4 bed, 2.5 bath Colonial	60	\$679,900	\$640,000
71152063SLD		Lot 14 Mount Vernon	Canton, MA	9 room, 4 bed, 2.5 bath Colonial	163	\$699,900	\$679,000
71168518SLD		30 sheffield	Canton, MA	10 room, 4 bed, 3.5 bath Colonial	33	\$759,000	\$715,000
71191357SLD		12 Weatherwane Rd	Canton, MA	9 room, 4 bed, 3 full, 2 half bath Colonial	203	\$759,900	\$750,000
71160296SLD		50 Strawberry Lane	Canton, MA	12 room, 4 bed, 4 full, 2 half bath Contemporary	193	\$764,900	\$738,000
71186515SLD		15 Evelyn Way	Canton, MA	11 room, 4 bed, 3.5 bath Colonial	254	\$799,000	\$760,000
71149960SLD		15 Beaver Brook Rd	Canton, MA	10 room, 4 bed, 3.5 bath Colonial	165	\$799,900	\$758,500
71139080SLD		16 Raven Road	Canton, MA	8 room, 4 bed, 2.5 bath Contemporary	143	\$898,000	\$850,000
71149106SLD		40 Crisileo Way	Canton, MA	13 room, 6 bed, 5 bath Colonial	174	\$1,150,000	\$1,125,000
71156184SLD		2 Navaho Drive	Canton, MA	11 room, 5 bed, 4.5 bath Colonial	123	\$1,399,000	\$1,225,000

Single Family Listings: 60 Average List Price: \$500,525 Average Sale Price: \$477,160 Average Market Time: 127.30