



YOUR GUIDE TO
home



THE RIEL ESTATE
TEAM

| 774.200.8697

| THERIELESTATETEAM.COM

Each Office Independently Owned & Operated



Nathan Riel

LEAD REAL ESTATE
AGENT, CEO

a little about me...

Nathan became a licensed Realtor in 2013. His first year in real estate Nathan helped 13 families purchase homes. Year over year Nathan's business has grown. In 2018 Nathan started The Riel Estate Team. The Riel Estate Team consists of 4 agents and 1 transaction coordinator, 1 listing manager, and 1 client care coordinator. Having a team that is able to help all clients at any point in the process has helped our clients feel that they are supported every step of the way. There is always someone available to help. The team has helped over 647 clients close successful transactions, in Massachusetts, Connecticut and Rhode Island.

"Your satisfaction is my # 1 priority. Open communication throughout the transaction is always on the forefront of my mind. I work with my clients to understand their individual wants and needs in order to provide the best possible service to them. My goal is to ensure a great experience from your first meeting with me to the closing table."

let's connect



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MEET OUR *Team*



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LEAD AGENT & CEO



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MEET OUR *Admin Team*



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HOME BUYER'S *Roadmap*

Use this roadmap as a quick overview of the buying process. If you have any questions, please reach out to your realtor!



THE RIEL ESTATE TEAM

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REAL ESTATE *Terms*

PRE-APPROVAL

A pre-approval is a preliminary evaluation conducted by the lender to show that the buyer has the funds to purchase up to a certain amount. This is extremely helpful when you find a home you're ready to put an offer on.

OFFER

An agreement between a buyer and a seller to purchase a piece of real estate. This is sometimes referred to as a sales contract.

CONTINGENCY

When an offer is accepted by the seller, but there are certain conditions that must be met before the sale is final.

CLOSING COST

The fees that are paid at the end of the purchase by either the buyer, seller or both. These include taxes, insurance and lender expenses.

EARNEST MONEY

Also known as "good faith" money, this is money put up by the buyer into a trust or escrow account. This action shows the buyer is serious about purchasing the home.

TITLE SEARCH

A title search proves that the property is, in fact, owned by the seller. You can also purchase title insurance to make that no issues that arise later.

APPRAISAL

The appraisal is the value given to a property based on comparable properties that have recently sold. This is typically required by the lender in order to decide if the requested loan amount is in alignment with the value of the property.

HOME INSPECTION

An inspection is a professional examination of the property's condition. Your agent can recommend a qualified home inspector for you.

DISCLOSURES

All seller's are required to fill out a property disclosure stating what they know about the property - good or bad.

CLOSING

This is the final step of your real estate transaction. At closing the funds from the buyer are provided to the seller and the buyer receives the keys. This process typically takes an hour.

“

REAL ESTATE IS AN
IMPERISHABLE ASSET, EVER
INCREASING IN VALUE. IT IS THE
MOST SOLID SECURITY THAT
HUMAN INGENUITY HAS DEVISED.
IT IS THE BASIS OF ALL SECURITY
AND ABOUT THE ONLY
INDESTRUCTIBLE SECURITY.

”

RUSSEL SAGE



ten steps to BUYING A HOME

- 01 FIND A GREAT AGENT
- 02 FINANCIALS
- 03 TOUR HOMES
- 04 MAKE AN OFFER
- 05 NEGOTIATE OFFER
- 06 INSPECTION
- 07 APPRAISAL
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- 09 SCHEDULE YOUR MOVE
- 10 CLOSING

1

FINDING A GREAT AGENT

A real estate agent is a huge asset to you as you go through the home-buying process. This is one of the biggest decisions of your life and you need a skilled professional guiding you through the process.

Your agent will be working with your best interests in mind and can help guide you through all the stages of home buying.



Connect YOU WITH THE PERFECT HOME

Agents often have access to information about homes going on the market before the public. They can also arrange open houses and tours of homes that match your criteria.

Knowledge OF NEIGHBORHOOD

Agents will be able to offer insightful details about the neighborhoods you are considering.

Attention TO DETAIL

The process of buying a home requires a good deal of paperwork. Your real estate agent will help you fill out all documents and get them submitted properly.

Professional NEGOTIATOR

Agents deal with any difficult conversations that need to happen. They will also help you submit a strong offer and negotiate with the seller on your behalf.

Expert GUIDE

Realtors are there to help you with any questions you have along the way. They offer an objective opinion when you're analyzing the features you're looking for.

2

FINANCIALS

Lenders recommend that you spend no more than 3-5 times your annual income on a new home. You can find many mortgage calculators online, which provide a great starting point.

When calculating, don't forget to include extra expenses like attorney fees, home inspection and appraisal costs and money for any home improvements.

While it's ideal if you can put a 20% down-payment on your new home, it certainly isn't necessary. There are many ways to put down much less and with certain types of loans you may need as little as 3.5%.





CREDIT CHECK

It is important to have a credit check done as this will be a factor in determining your mortgage approval and interest rates.

While sometimes a score in the 500's can get you a loan, ideally you want to aim for 620 or above. The higher the score the lower the interest rate.

PRE-QUALIFIED & PRE-APPROVED

Many times these terms can be used interchangeably in different areas. You will want to ask your real estate agent which is more credible in your market and then apply.

Either way, being pre-qualified or pre-approved shows the seller that you're serious and that you most likely have the funds to purchase the home should you choose to place an offer. Pre-approval can also help you budget as you will know exactly what you can afford.

This pre-approval does not guarantee a loan will be offered so you still want to be careful with your spending during this time. Don't make any large purchases, change jobs or apply for new credit cards during this time.

3

TOUR HOMES

Make a list of all the things you need and want in a new home. Think about how many bedrooms and bathrooms you need.

Do you want a big kitchen or is a fenced-in yard more important to you?



We will start touring homes and weigh all the positive and negative aspects of each one.

When you find THE house, your next step will be to make an offer and go through any negotiations.

Home searching tips.....

- Take photos with your phone while visiting each house. Organize the photos at home with the address of the property so you can remember details later.
- Focus on the things you can't change like the neighborhood, lot or size of bedrooms.
- Test things as you walk through the home. Open and close windows, turn faucets on and flush toilets to make sure everything is in working order.



4 MAKE AN OFFER

Once you've found the home you want, the next step is to make an offer. We will look at comparable properties in the area and decide on a strong first offer.

Many owners price a little high expecting to negotiate so we will take that into consideration as well.

5

NEGOTIATE OFFER

Many times after the initial offer is presented the owner will come back with a counter-offer.

As a buyer, don't be afraid to bargain for what you want. Whether that be cost, a new roof or the whole house painted. You don't know what they're willing to do unless you ask.



6

INSPECTION

It's always a good idea to add a contingency clause into your offer stating that you have a certain amount of time to have the property inspected. This gives you the right to back out of the agreement if you and the seller can't agree on repairs.



Plan to attend the inspection and be prepared to ask any questions you have.

You will receive a report of findings, but it's sometimes easier to see the issue and hear the information directly from the inspector.

After the inspection is complete, decide if there are any pressing issues you want to negotiate with the seller.

Be careful to not be too picky, but also not let major concerns go unaddressed.

7

APPRAISAL



Your lender will require an appraisal of the home before finalizing the loan.

The home appraiser will take into account the neighborhood, housing market, age and condition of the home, etc.

A property title search will ensure that the sellers are truly the owners of the property and any liens or judgments are disclosed.

8

LOAN APPROVAL

The loan is only fully complete after the lender approves the loan. You will receive a final approval letter after they review your income, credit report and employment status once more.

Home owners insurance is also required before the mortgage company will finalize the loan.

9

SCHEDULE YOUR MOVE



You will want to get movers scheduled as soon as possible. Make sure to avoid scheduling the move and closing on the same day if possible. If you will be doing renovations, start getting quotes from contractors.

Make sure you set up the transfer of utilities for closing day.

10

CLOSING

Closing is the final step for you to become the legal owner of your home. You will take a final walk-through just before closing to assure that negotiated work has been completed and everything is in working order.

The closing process itself requires a lot of paperwork and patience. Be prepared with your government issued photo ID, cashier's check and any other documents required by the title company or loan officer.

Don't forget to re-key all the locks and change the garage door opener code when the property is officially yours.

Congratulations on your new home!

CUSTOMER *Testimonials*

”

Working with Nate and the Riel Estate Team made our experience as first time home buyers efficient and as stress free as possible during this unpredictable time. From start to finish, Nate was thorough and timely in his communication, and he also made sure that we were comfortable with the process during each step. The entire team was knowledgeable & professional, and we would absolutely recommend them to others looking for a reputable real estate team!

Amy L

”

We worked with Paul and had nothing but a GREAT experience. He was there to answer all questions and address all of our concerns. He is very knowledgeable of the field and ensures that all T's are crossed and all I's are dotted. I would suggest working with Paul for any home purchase either in MA or CT. Thanks again for all your time and dedication.

Amber C

”

Nate and his team are very easy to work with, understanding and upfront about all expectations in the buying and selling process. We worked with Nate specifically, he's very laid back but will share his opinion when asked.

He's not pushy and is very patient with questions and explaining everything. Robin in the office was so very pleasant and very easy to work with!

Samantha B

CUSTOMER *Testimonials*



Very helpful and professional making the overwhelming home buying process as smooth as possible. My first time buying, very patient and was able to show me multiple houses until we found the perfect fit.
Highly recommended.

Matthew M

Nate was a complete professional .aggressive and knowledgeable when I was interested in buying a home .spoke to me about several key things I was not aware of .made me feel very comfortable . Would recommend him and his team to anyone .

Jason E

Made my first time home buying experience a breeze and stress free. I was always able to get in contact when I had questions, and my questions were always answered. I Will definitely be using the Riel team for my next home!

Isban M

HOME TOURING Checklist

ADDRESS OF PROPERTY: _____

DATE VISITED: _____ PRICE: _____

BEDROOMS: _____ BATHROOMS: _____ SQUARE FOOT: _____

LOT SIZE: _____ YEAR BUILT: _____

SCHOOL DISTRICT: _____

CURB APPEAL

1

DISLIKE

2

3

NEUTRAL

4

5

LOVE

INTERIOR

1

DISLIKE

2

3

NEUTRAL

4

5

LOVE

EXTERIOR

1

DISLIKE

2

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NEUTRAL

4

5

LOVE

PRICE

1

DISLIKE

2

3

NEUTRAL

4

5

LOVE

LOCATION

1

DISLIKE

2

3

NEUTRAL

4

5

LOVE

NEIGHBORHOOD

1

DISLIKE

2

3


















NEUTRAL




















4

















5


















LOVE

ADDITIONAL COMMENTS: _____

Photo Thumbnail	MLS #	Status	Address	Town/State/Area	Description	List Price	Sale Price
Single Family Listings							
	72995209	SLD	206 Hannah Dr	Northbridge, MA	13 room, 4 bed, 4f 1h bath Colonial	\$899,900	\$900,000
	72969638	SLD	22 Barry Dri...	Ashland, MA	9 room, 3 bed, 2f 1h bath Colonial	\$749,900	\$860,000
	72958711	SLD	11 Chauncy Cir	Westborough, MA	9 room, 5 bed, 3f 0h bath Cape, Contemporary, Bungalow	\$674,900	\$674,900
	73038157	SLD	7 Michigan Road	Tyngsborough, MA	8 room, 4 bed, 2f 1h bath Colonial, Garris...	\$650,000	\$635,000
	73048371	SLD	49 Jennings Rd	Charlton, MA	8 room, 3 bed, 2f 1h bath Contemporary, Ranch	\$599,900	\$599,900
	72910275	SLD	2 Heywood Street	Boylston, MA	5 room, 3 bed, 3f 0h bath Raised Ranch	\$599,900	\$625,000
	72960022	SLD	14 Chestnut Rd	Westford, MA	7 room, 3 bed, 2f 0h bath Colonial	\$599,000	\$599,000
	72965835	SLD	3 Myrick Ave	Worcester, MA	7 room, 3 bed, 2f 1h bath Colonial	\$579,900	\$660,000
	73054116	SLD	54 Gorham St	Rehoboth, MA	8 room, 4 bed, 2f 0h bath Raised Ranch	\$570,000	\$555,000
	72972844	SLD	24 Pail Factory Rd	Templeton, MA	7 room, 3 bed, 2f 1h bath Colonial	\$499,900	\$510,000
	72978484	SLD	120 Osgood Rd	Charlton, MA : Charlton City	7 room, 3 bed, 2f 1h bath Colonial, Saltbox	\$493,000	\$600,000
	72926313	SLD	15 Sandini Rd	Marlborough, MA	6 room, 3 bed, 2f 0h bath Ranch	\$489,900	\$520,000
	73045064	SLD	182 Chapel Street	Leicester, MA	7 room, 4 bed, 2f 1h bath Cape 	\$489,900	\$475,000
	73042768	SLD	29 FRANKLIN STREET	Auburn, MA	10 room, 4 bed, 3f 0h bath Colonial	\$489,900	\$496,500
	72984290	SLD	208 Wachusett St	Franklin, MA	6 room, 3 bed, 2f 0h bath Ranch	\$489,000	\$500,000
	72967743	SLD	61 Crescent St	Shrewsbury, MA	7 room, 4 bed, 2f 0h bath Cape	\$479,900	\$480,000









	72992842	SLD	83 Middlesex Ave	Worcester, MA	6 room, 3 bed, 3f 0h bath Ranch	\$439,900	\$439,000
	73015523	SLD	14 Cook St	Douglas, MA	7 room, 3 bed, 1f 0h bath Cape	\$429,900	\$415,000
	72954251	SLD	12 PINE HILL RD	Worcester, MA	6 room, 3 bed, 2f 0h bath Colonial	\$425,000	\$445,000
	73026158	SLD	8 Ragina Ave	Webster, MA	6 room, 3 bed, 2f 0h bath Raised Ranch	\$424,900	\$422,400
	72952725	SLD	390 Rochdale St	Auburn, MA	6 room, 3 bed, 1f 1h bath Colonial	\$420,000	\$460,000
	72980302	SLD	46 Sewall Drive	Shrewsbury, MA	5 room, 2 bed, 1f 0h bath Bungalow	\$399,999	\$400,000
	72996784	SLD	1 Shady Ln	Leicester, MA	5 room, 3 bed, 1f 1h bath Colonial	\$399,900	\$420,000
	73012286	SLD	78 Molasses Hill Rd	Brookfield, MA	7 room, 4 bed, 1f 1h bath Colonial	\$399,900	\$395,000
	72953381	SLD	93 Millbury Avenue	Millbury, MA	5 room, 3 bed, 2f 0h bath Cape	\$399,900	\$399,900
	72924232	SLD	35 Potter Farm Rd	Auburn, MA	5 room, 3 bed, 2f 0h bath Ranch	\$390,000	\$428,000
	73015188	SLD	57 Breakneck Rd	Sturbridge, MA	8 room, 3 bed, 2f 0h bath Ranch	\$389,900	\$400,000
	73014056	SLD	105 Loiselle Avenue	Fitchburg, MA	6 room, 3 bed, 2f 0h bath Split Entry	\$379,000	\$395,000
	72995479	SLD	105 Clover St	Worcester, MA	6 room, 3 bed, 1f 1h bath Colonial	\$375,000	\$350,000
	72924759	SLD	36 ELBRIDGE RD	Auburn, MA	8 room, 4 bed, 2f 0h bath Ranch	\$375,000	\$380,000
	72958070	SLD	118 Monroe St	Douglas, MA	5 room, 2 bed, 1f 0h bath Ranch	\$374,900	\$375,000
	72983085	SLD	30 Granite Cir	Millville, MA	5 room, 3 bed, 1f 0h bath Split Entry	\$365,000	\$400,000
	73005390	SLD	197 Union Rd	Wales, MA	4 room, 2 bed, 1f 1h bath Log	\$360,000	\$360,000
	73044521	SLD	77 Holden St	Worcester, MA	7 room, 3 bed, 2f 0h bath Colonial	\$359,900	\$380,000
	72998648	SLD	18 Barbara Ave	Auburn, MA	6 room, 3 bed, 1f 0h bath Ranch	\$359,000	\$355,000
	73053243	SLD	48 Summit Road	Holbrook, MA	7 room, 3 bed, 1f 1h bath Cape, Farmhous...	\$357,000	\$365,000

	73005390	SLD	197 Union Rd	Wales, MA	4 room, 2 bed, 1f 1h bath Log	\$360,000	\$360,000
	73044521	SLD	77 Holden St	Worcester, MA	7 room, 3 bed, 2f 0h bath Colonial	\$359,900	\$380,000
	72998648	SLD	18 Barbara Ave	Auburn, MA	6 room, 3 bed, 1f 0h bath Ranch	\$359,000	\$355,000
	73053243	SLD	48 Summit Road	Holbrook, MA	7 room, 3 bed, 1f 1h bath Cape, Farmhous...	\$357,000	\$365,000
	72946817	SLD	3 Rindge St	Millbury, MA	5 room, 2 bed, 1f 0h bath Ranch	\$350,000	\$370,000
	72962374	SLD	202 Wheeloc... Ave	Millbury, MA	7 room, 6 bed, 1f 1h bath Farmhouse	\$349,900	\$380,000
	72989281	SLD	35 Old Oxfor... Rd	Charlton, MA	5 room, 2 bed, 1f 0h bath Ranch	\$349,900	\$350,000
	72937423	SLD	63 Warner Ave	Worcester, MA : North Worcester	6 room, 3 bed, 1f 0h bath Contemporary, Bungalow	\$342,900	\$362,000
	72922828	SLD	11 Uxbridge Rd	Sutton, MA	4 room, 2 bed, 1f 0h bath Ranch	\$330,000	\$310,000
	72926476	SLD	17 Burncoat St	Leicester, MA	5 room, 3 bed, 1f 0h bath Ranch	\$329,900	\$350,000
	72947858	SLD	8 Pine Ridge Dr	Oxford, MA	8 room, 3 bed, 1f 1h bath Raised Ranch	\$329,900	\$345,000
	72950729	SLD	36 Eagle Rd	Worcester, MA	7 room, 2 bed, 1f 0h bath Bungalow	\$329,900	\$380,000
	72992930	SLD	30 Mill St	Dudley, MA	6 room, 3 bed, 1f 0h bath Cape	\$329,900	\$345,000
	73038170	SLD	97 College St	Worcester, MA	8 room, 4 bed, 2f 0h bath Colonial	\$329,900	\$400,000
	73028689	SLD	18 Hampton Street	Auburn, MA	5 room, 2 bed, 1f 0h bath Cape	\$325,000	\$385,000
	73040471	SLD	49 Barrett A...	Worcester, MA	6 room, 3 bed, 2f 1h bath Colonial	\$324,900	\$360,000
	73047764	SLD	18 Ash St	Spencer, MA	5 room, 3 bed, 1f 0h bath Ranch	\$320,000	\$325,000

	73022581	SLD	6 Ward Farm Cir U:6	Worcester, MA	4 room, 2 bed, 2f 1h bath Colonial	\$319,900	\$315,000
	72925057	SLD	10 Calumet Ave	Worcester, MA	5 room, 2 bed, 1f 0h bath Bungalow	\$319,900	\$333,000
	72933175	SLD	100 Pasadena Pkwy	Worcester, MA	5 room, 3 bed, 1f 0h bath Ranch	\$309,900	\$348,000
	73043490	SLD	12 Woodridg...	Worcester, MA	6 room, 3 bed, 1f 0h bath Cape	\$299,900	\$335,000
	72977283	SLD	24 Heroult Road	Worcester, MA : Greendale	4 room, 2 bed, 1f 1h bath Cape	\$285,000	\$327,500
	73007790	SLD	4 Birch Hill R...	North Brookfield, MA	5 room, 2 bed, 2f 0h bath Ranch	\$280,000	\$280,000
	72965734	SLD	31 Lancaster St	Leominster, MA	7 room, 4 bed, 1f 0h bath Colonial	\$279,000	\$305,000
	72966666	SLD	125 Boutelle St	Fitchburg, MA	6 room, 3 bed, 1f 0h bath Colonial	\$279,000	\$304,000
	72973860	SLD	60 Corcoran Blvd	Springfield, MA	7 room, 3 bed, 1f 0h bath Ranch	\$265,000	\$265,000
	72974284	SLD	125 Granger St	Springfield, MA : Sixteen Acres	5 room, 3 bed, 1f 0h bath Ranch	\$259,900	\$269,900
	73038713	SLD	17 2nd St	Worcester, MA	5 room, 2 bed, 1f 0h bath Ranch	\$259,900	\$282,000
	72995071	SLD	98 Kane St	Springfield, MA	5 room, 3 bed, 1f 1h bath Ranch	\$249,900	\$285,000
	72912233	SLD	104 Elm St	Southbridge, MA	7 room, 3 bed, 1f 1h bath Colonial	\$249,900	\$265,000
	72981925	SLD	2106 Wilbraham R...	Springfield, MA : Sixteen Acres	6 room, 3 bed, 2f 0h bath Colonial	\$249,000	\$239,500
	72928570	SLD	12 Maple Tre... Lane	Worcester, MA	8 room, 4 bed, 1f 1h bath Colonial	\$199,900	\$175,000
	73014033	SLD	7 Spring	Ware, MA	6 room, 3 bed, 1f 1h bath Other (See Remarks)	\$139,000	\$139,000
	72991634	SLD	5 Cherry St	Spencer, MA	3 room, 1 bed, 1f 0h bath Bungalow	\$96,400	\$47,500

Single Family Listings: 68 Avg. Liv. Area SqFt: 1647.91 Avg. List \$: \$393,859 Avg. List \$/SqFt: \$255 Avg. DOM: 20.32 Avg. DTO: 15.22 Avg. Sale \$: \$408,659 Avg. Sale \$/SqFt: \$263













Condominium Listings

	72985271	SLD	17 Steepletree L... U:17	Wayland, MA	6 room, 2 bed, 2f 1h bath Townhouse	\$670,000	\$670,000
	72951077	SLD	6 Mount Vernon St U:...	Worcester, MA	5 room, 2 bed, 1f 1h bath Townhouse	\$229,900	\$225,000
	73018147	SLD	10 Hemans S... U:23	Worcester, MA	4 room, 2 bed, 1f 0h bath Mid-Rise	\$224,900	\$230,000
	73032042	SLD	160 Fremont Street U:204	Worcester, MA	3 room, 1 bed, 1f 0h bath Garden, Loft	\$209,900	\$230,000
	73046710	SLD	75 Huntoon Memorial Hw... U:1-8	Leicester, MA	4 room, 2 bed, 1f 0h bath Garden	\$209,900	\$215,000
	72994282	SLD	593 Main St U:203	Leominster, MA	4 room, 2 bed, 1f 0h bath Mid-Rise	\$209,900	\$212,400
	72970342	SLD	8 Ashland St U:1L	Worcester, MA	4 room, 2 bed, 1f 0h bath Mid-Rise	\$189,000	\$212,550
	72942556	SLD	70 Southbridge U:810	Worcester, MA	1 room, 0 bed, 1f 0h bath High-Rise	\$115,000	\$120,000

Condominium Listings: 8 Avg. Liv. Area SqFt: 927.5 Avg. List \$: \$257,312 Avg. List \$/SqFt: \$273 Avg. DOM: 10.75 Avg. DTO: 10.38 Avg. Sale \$: \$264,369 Avg. Sale \$/SqFt: \$282


Multi Family Listings

	72989386	SLD	63 Henry Street	Framingham, MA	3 unit, 10 total room... 5 total bedrooms 3 Family	\$799,900	\$799,900
	72926677	SLD	58-66 Overlook St	Northbridge, MA : Whitinsville	5 unit, 40 total room... 15 total bedrooms 5+ Family - 5+ Units Sid... by Side	\$759,900	\$620,000
	73038167	SLD	99 College St	Worcester, MA	3 unit, 15 total room... 7 total bedrooms 3 Family	\$649,900	\$850,000
	72987341	SLD	97 Mayfield ...	Worcester, MA	3 unit, 15 total room... 6 total bedrooms 3 Family	\$550,000	\$540,000
	72947240	SLD	120 Main St	Millbury, MA	3 unit, 14 total room... 7 total bedrooms 3 Family	\$499,900	\$582,000
	73020977	SLD	12 A+B Elm Court	Millbury, MA	2 unit, 14 total room... 6 total bedrooms 2 Family - 2 Units Up/Down	\$499,900	\$480,000
	72970093	SLD	76 Homewar... Ave	Uxbridge, MA	2 unit, 10 total room... 4 total bedrooms 2 Family - 2 Units Up/Down	\$489,900	\$520,000
	72909915	SLD	172-174 South St	Fitchburg, MA	5 unit, 20 total room... 10 total bedrooms 5+	\$485,000	\$486,000

	72929775	SLD	5 Dayton Pl	Worcester, MA	Family - 5+ Units Up/Down 2 unit, 13 total room... 8 total bedrooms 2 Family	\$479,900	\$450,000
	72917693	SLD	3-4 W Third St	Sutton, MA	2 unit, 10 total room... 4 total bedrooms 2 Family	\$469,900	\$470,000
	72970744	SLD	21 Maple Ave	Rutland, MA	3 unit, 12 total room... 4 total bedrooms 3 Family	\$450,000	\$430,000
	72961871	SLD	69 Wall Stre...	Worcester, MA : Sunderland	3 unit, 15 total room... 7 total bedrooms 3 Family	\$449,000	\$470,000
	72958283	SLD	201 Main St	Oxford, MA	2 unit, 12 total room... 6 total bedrooms 2 Family	\$425,000	\$420,000
	73011457	SLD	4 Lebanon St	Worcester, MA	2 unit, 10 total room... 5 total bedrooms 2 Family	\$399,900	\$389,900
	73026541	SLD	3 Main St	Spencer, MA	2 unit, 10 total room... 5 total bedrooms 2 Family	\$399,900	\$407,000
	73012089	SLD	5 Vecchia St	Webster, MA	2 unit, 10 total room... 4 total bedrooms 2 Family - 2 Units Up/Down	\$349,999	\$365,000
	72952771	SLD	171 Oak St	Gardner, MA	3 unit, 12 total room... 8 total bedrooms 3 Family	\$339,900	\$352,000
	72908717	SLD	171 Oak St	Gardner, MA	3 unit, 12 total room... 5 total bedrooms 3 Family	\$289,000	\$289,900
	72915338	SLD	262 Lovell St	Worcester, MA	2 unit, 11 total room... 4 total bedrooms 2 Family - 2 Units Up/Down	\$249,900	\$275,000
	73018973	SLD	75 School St	North Brookfield, MA	3 unit, 10 total room... 4 total bedrooms 3 Family	\$125,000	\$95,000

Multi Family Listings: 20 **Avg. Liv. Area SqFt:** 2964.4 **Avg. List \$:** \$458,090 **Avg. List \$/SqFt:** \$164 **Avg. DOM:** 31.4 **Avg. DTO:** 27.85 **Avg. Sale \$:** \$464,585 **Avg. Sale \$/SqFt:** \$167

Commercial Listings

	72991637	SLD	7 Cherry St	Spencer, MA	Commercial Building	\$96,400	\$47,500
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Commercial Listings: 1 **Avg. List \$:** \$96,400 **Avg. DOM:** 20 **Avg. DTO:** 20 **Avg. Sale \$:** \$47,500

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Agent Awards Detail Report

January 24, 2023

Criteria WFMLS is no
 Property Type is one of 'Single Family Sale', 'Condo/Co-Op Sale', 'Multi-Family Sale', 'Residential Rental', 'Lots and Land', 'Business For Sale', 'Commercial Sale'
 State is 'Connecticut'

Date Range: Between 01/01/2022 and 12/31/2022

Paul Cutler (cutlerp) with Keller Williams Realty Gr.Worc (KWGW01)

ML#	Status	Address	# Agents	Side	Units	Volume	Sale Price	Close Date	DOM
170459522	CL	84 Perry Street 217	1	Sell	1.00	\$260,000	\$260,000	03/03/2022	4
170461602	CL	105 State Avenue	1	Sell	1.00	\$235,000	\$235,000	03/21/2022	20
170452403	CL	16 Center Street	1	Sell	1.00	\$304,500	\$304,500	05/10/2022	100
170501911	CL	20 Center Street	1	List	1.00	\$1,300	\$1,300	08/07/2022	37
170501911	CL	20 Center Street	1	Sell	1.00	\$1,300	\$1,300	08/07/2022	37
170501897	CL	18 Center Street	1	List	1.00	\$1,500	\$1,500	08/15/2022	45
Totals:					6.00	\$803,600	\$803,600	Avg DOM:	41
Grand Totals:					6.00	\$803,600	\$803,600	Avg DOM:	41

Agent Awards Detail Report

January 24, 2023

Date Range: Between 01/01/2022 and 12/31/2022

Paul Cutler (44211) with Keller Williams Realty-Gr. Wor (KLRW)

ML#	Status	Address	# Agents	Side	Units	Volume	Sale Price	Close Date	DOM
1299460	SS	18 Meadow Crest Drive	1	Sell	1.00	\$363,000	\$363,000	01/11/2022	7
1311143	SS	335 Morin Street	1	Sell	1.00	\$342,000	\$342,000	06/17/2022	6
1315843	SS	43 Crandall Street	1	List	1.00	\$341,000	\$341,000	09/15/2022	4
Totals:					3.00	\$1,046,000	\$1,046,000	Avg DOM:	6
Grand Totals:					3.00	\$1,046,000	\$1,046,000	Avg DOM:	6

Notes





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