



51 Sutherland Road, Arlington

\$629,000



RE/MAX

LEADING EDGE



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A Data Driven approach to real estate

About 51 Sutherland Road, Arlington

You will love coming home to this meticulously maintained charmer perfectly situated on a quiet side street in a popular Arlington Heights neighborhood with curb appeal galore. A stunning, enclosed front porch welcomes you with white beadboard wainscoting and crown molding. The front porch entry leads into the ceramic-tiled foyer through an eye-catching leaded glass door with matching sidelites. The foyer opens to the bright formal living room with gleaming hardwood floors, crown molding, and a gas fireplace with stone surround to add ambiance and style. A functional floor plan offers an easy flow from the living room to both the kitchen and dining room through cased openings. The gorgeous hardwood floors continue to span the home into the formal dining room with chair rail and crown molding. This elegant room is the perfect place for hosting dinner parties with friends and family.

The spacious, updated kitchen is a cheerful place all will want to gather as you prepare culinary delights on the gas stove. Modern white beadboard cabinetry offers storage for all your fine dinnerware and an informal dining area creates the perfect breakfast nook for enjoying your morning coffee. The kitchen also features a white tile backsplash, ceramic floor tiles, and recessed lighting. A sunny window over the sink opens the room to even more light and offers delightful views of the surrounding landscape. Exterior access from the kitchen connects with the mudroom, outfitted with coat hooks and a closet, before further spilling out to the private backyard. An outdoor storage shed provides the perfect place to store all your gardening tools. The enclosed front porch is the perfect place to enjoy a cool breeze or glass of lemonade during summer months. A convenient half bath completes the first level of this wonderful home.

A beautifully crafted staircase leads from the living room to the second level with the master bedroom, two more family bedrooms, and a full bathroom. All of the bedrooms are full of natural light with crown molding, ceiling fans, gleaming hardwood floors, and plenty of closet space. The full bathroom was renovated in 2014 and features walls of white subway tiles, a tub/shower with a frameless glass door and Hans Grohe fixtures, a modern white vanity with a new sink, black and white floor tiles in a basket-weave pattern, and a large linen closet for storage.

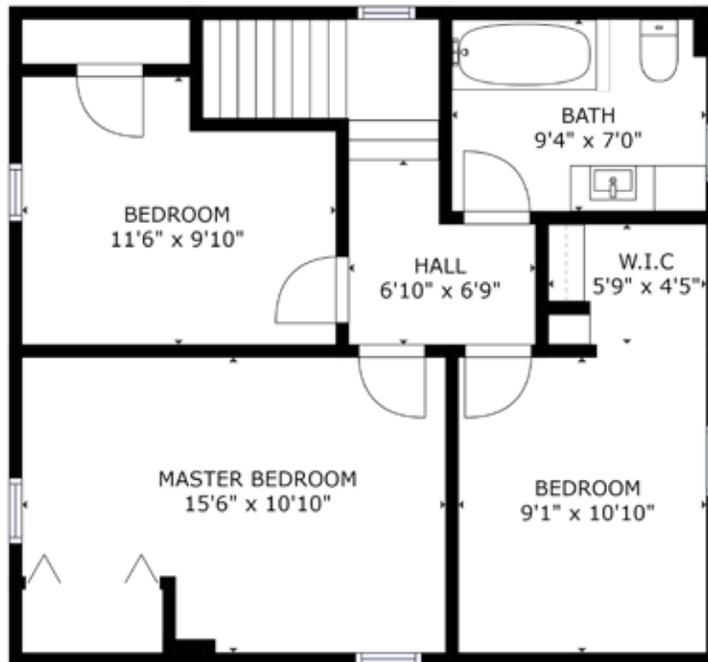
This charming home is perfectly situated in a very desirable, close-knit neighborhood, within the popular Dallin School district, commonly referred to as 'Little Scotland' as most of the streets within the area are named after towns and cities in Scotland. Take advantage of close walking distance to Trader Joe's, Starbucks, and many shopping/dining options within Arlington Heights. Commuting is easy with the nearby Minuteman Bike Path and bus routes to Harvard Square, Alewife, and Boston. Welcome to Arlington!

Information

Total Rooms: 7	Year Built: 1926
Bedrooms: 3	Lot Size: 0.1 Acres
Bathrooms: 1.5	Taxes: \$6,383
Parking: 2 Off Street	Grade School: Dallin ES
Living Area: 1485 Sq Ft	Middle School: Ottoson MS
Heat/Cool: Gas Hot Water Baseboards	High School: Arlington HS

Features

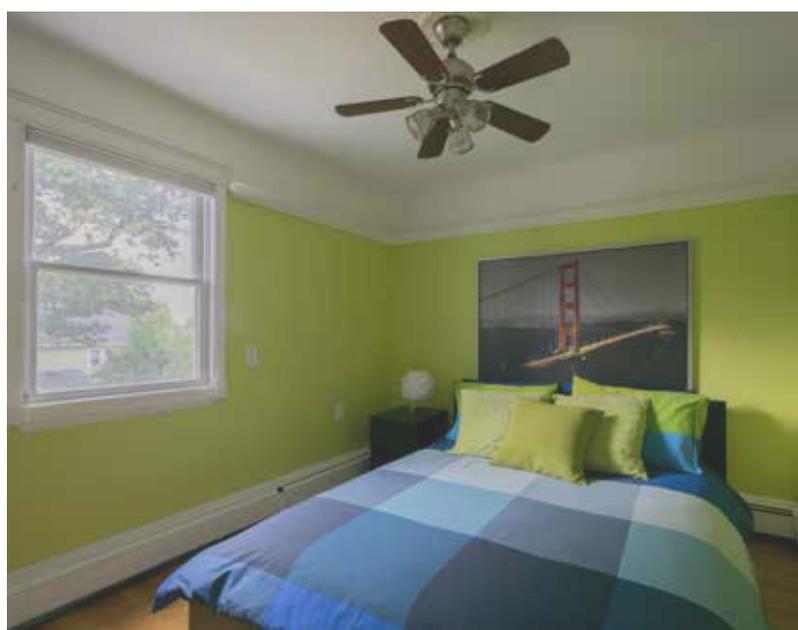
- Lots of Curb Appeal
- Hardwood Floors
- Stunning Finished Front Porch With Beadboard and Crown Molding
- Gas Fireplace With Stone Surround
- Updated Kitchen with Modern White Cabinetry & Informal Dining Area
- Miele Dishwasher (2011)
- Chair Rail in Formal Dining Room
- Washer/Dryer (2010)
- Roof (2011)
- Full Bathroom Renovated in 2014
- Storage Shed in Backyard
- Popular Neighborhood Only a Short Walk to Trader Joe's, Starbucks, and Shopping/Dining in Arlington Heights



SIZES AND DIMENSIONS ARE APPROXIMATE, ACTUAL MAY VARY.

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Arlington Market Summary

Analysis of the Arlington real estate market has one clear finding: **NOT ENOUGH INVENTORY**. Demand was strong with an increasing number of properties getting multiple offers resulting in an average sale to list price ratio of 103%, the highest value seen in recent years. The steady rise in the average sale price we have seen in recent years continued, with the 2016 average now standing at almost \$700,000. The number of properties sold in Arlington rose to a high of 558 with a strong new construction sector.

Inventory



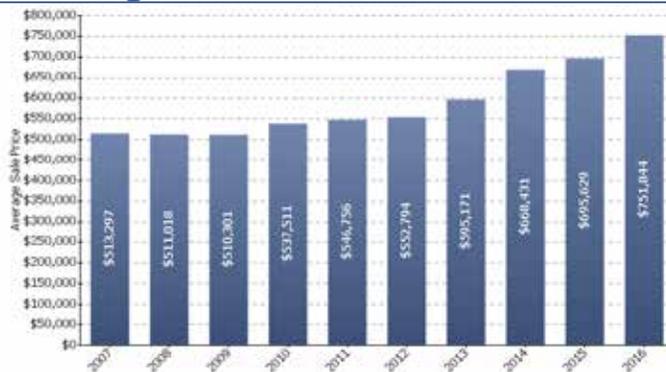
Inventory levels can be used to show us the 'health' of the real estate market in a town. If an inventory level graph shows seasonal fluctuations, then we know that the market is 'healthy' and showing normal activity. If seasonal fluctuations are not obvious then what we are seeing is an 'unhealthy' market where foreclosures and short sales have cluttered and hidden the normal trends of the market. Price trends can be learnt from inventory level data – in a 'healthy' market with demand greater than supply, prices tend to move up. In an 'unhealthy' market where supply far outstrips demand then the trend on prices is down. This follows the normal Supply and Demand market dynamics.

Home Sales



The number of homes sold compared to prior years, can give you valuable insight into how the town is doing overall given market conditions that existed during those periods.

Average Home Prices

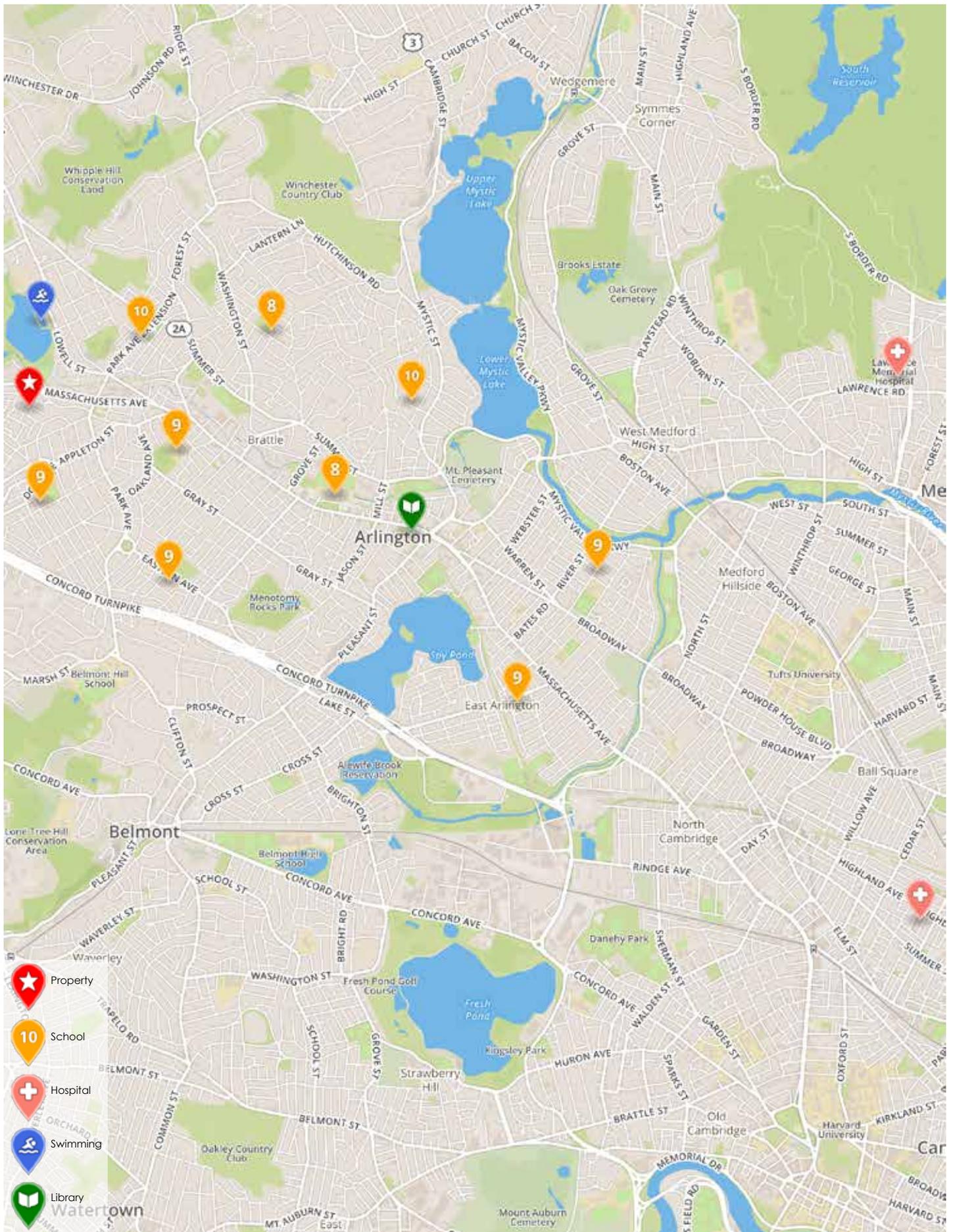


High demand leads to appreciating prices, and average home prices in many towns in Massachusetts are higher than we saw in the prior peak of the market in 2005-2006.

2016 Sales Distribution



By reviewing the price distribution data for a given town you can get an overview of the price characteristics within that town. For example, if you had 1 million dollars to spend, and the price band data showed you that only 3% of homes sold each year were in the million-dollar price band then that tells you a totally different story than one where you can see that 60% of the homes sold were in this price range. Average prices can tell you a certain amount, but to see the spread of how many homes within a given price band compared to other price bands within the town tells you a significant story.





For more information and a 3D tour
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Left to Right: Adam Principato, Jyoti Justin, Dani Fleming, Rachael Ades, and Marcus Collins



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