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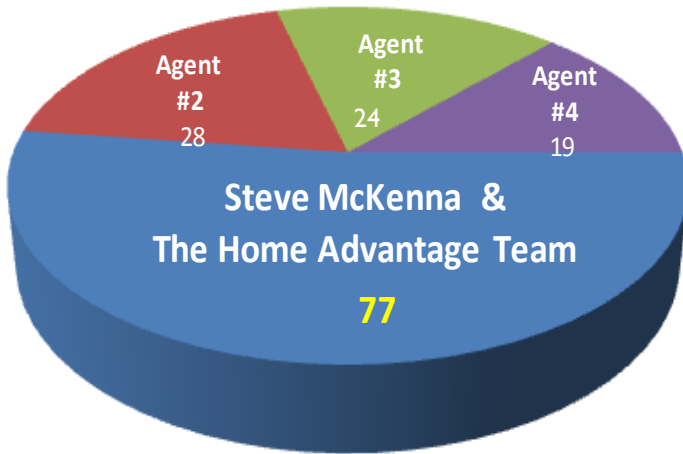
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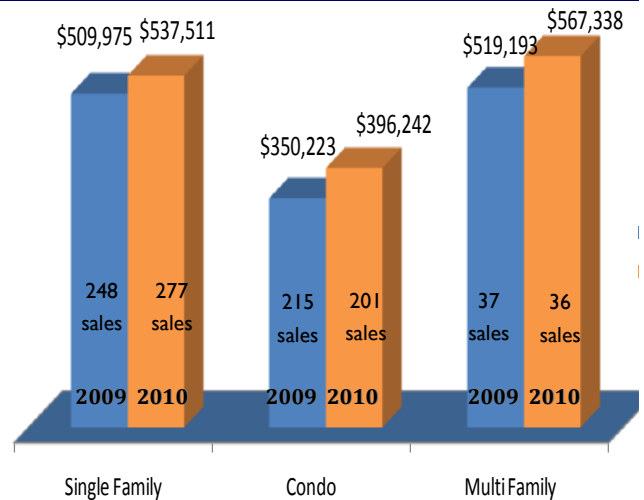
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Steve McKenna & The Home Advantage Team

**HAPPY NEW YEAR!**  
 Great news about 2010 brings great expectations for 2011!



Data Source: Multiple Listing Service  
 \*Agent(s) Closed Transactions For Arlington Only



Data Source: Multiple Listing Service (MLS)  
 \*\*Average sales price for properties sold in Arlington through MLS

In 2010 Arlington property values held steady and, based on the sales data for 2010, the average sale price for single family homes, condominiums and multi-family homes were higher than 2009. This good news comes despite the fact that nationally the real estate market is facing many challenges including diminishing values and increasing foreclosures and short sales.

While this is encouraging for Arlington, and we have every reason to be optimistic, the reality is that the economy is in a slow recovery and values do fluctuate. Over the past year many homeowners refinanced and were concerned about their appraised value as well as the town assessment and neither of these may reflect the true market value of your home.

If you are concerned about the value of your home and would like to know its current market value please contact me for a free, confidential 2011 Market Analysis. As **Arlington's #1 Realtor** for more than a decade, I will provide you with unparalleled service for all your real estate needs.



Steve McKenna

Erika Pereira

## Steve McKenna & The Home Advantage

1010 Massachusetts Avenue  
Arlington, MA 02476

Tel: 781.645.0505

Fax: 781.641.3282

E-mail: [steve@yourhomeforsale.com](mailto:steve@yourhomeforsale.com)



## CARBON MONOXIDE DETECTORS

### HOW SUCH A SMALL INVESTMENT COULD SAVE YOUR LIFE

The following carbon monoxide safety information is from the Official Website of The Executive Office of Public Safety and Security (EOPSS). Visit the website for more information about carbon monoxide regulations ([www.mass.gov](http://www.mass.gov)).

**Heating equipment is the leading cause of CO incidents.** Forty percent (40%) of CO calls occur between the months of November and February when home heating systems are in use.

**Most CO calls occur between 5 p.m. and 10 a.m.** This is the time when most heating equipment is being used at home.

**97% of all CO incidents occur in residential buildings.**

#### Nicole's Law:

Carbon Monoxide (CO) is known as the *Odorless Killer* because it is a poisonous gas that has no visible color, taste, or odor. Each year many people die or are injured from accidental carbon monoxide poisoning. CO alarms are intended to provide the early warning signs that smoke alarms provide in fires. Nicole's Law was passed to protect the people of Massachusetts from the danger of carbon monoxide gas and to prevent carbon monoxide related deaths and injuries. Since the enactment of Nicole's Law in March 2006, between 2005-2006 there was a 93% increase of CO related calls to fire departments.

#### Main Components of the law:

The law requires carbon monoxide alarms be installed on every level of the home, including habitable portions of basements and attics, in most residences. On levels with sleeping areas, carbon monoxide alarms should be installed within 10-feet of bedroom doors.

Levels of the home that do not have habitable living spaces are not required to have CO alarms. Nicole's Law also requires landlords to install and maintain CO alarms in every dwelling unit that has a source of carbon monoxide. Large apartment buildings, where there is no source inside the individual apartments, may use an alternative method to detect CO near the furnace or boiler rooms.

When purchasing a CO alarm, be sure to look for the approval label of an independent testing company, such as Underwriter's Laboratory (UL) or International Approval Service/Canadian Standards Association (IAS/CSA). Most CO alarms that are sold in Massachusetts meet these standards, but it is a good idea to check before purchasing your CO alarm.

#### The CO alarms may be:

- Battery operated with battery monitoring or;
- Plug-ins with battery back-up; or
- Low voltage system; or
- Wireless; or
- Qualified combination (smoke/carbon monoxide alarm)

Last heating season there were many stories of lives saved because of carbon monoxide alarms. The Department of Fire Services has long suspected that the true number of non-fatal carbon monoxide poisoning cases has been underestimated. People who may have felt unwell or thought they had the flu in the past, may find out now that they had been exposed to unhealthy levels of CO.

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