I Love Wellfleet

A NEWSLETTER PROVIDING USEFUL NEWS AND INFORMATION TO THOSE WHO LIVE IN OR LOVE THE TOWN OF WELLFLEET, MA - ISSUE #1 - JANUARY 2018

Why We Love Wellfleet

Most people come to Wellfleet for vacations, but we love it so much, we now call it home.

Like many of you reading this, for many years our home in Wellfleet was our vacation home, our home away from our home, a place to get away and relax, and a place to entertain and enjoy the wonderful beaches and restaurants. But, 3 years ago, we sold our Sharon, MA home and moved here full time. Here are 10 reasons why we love it here:

1) **It is beautiful all year.** Breathtaking views of the ocean, the bay, and the marshes are all alive and sparkle year-round. No chain stores here. It's the real Cape.

2) **People are nicer.** I often say, it's like a little Mayberry here. It is a small town where many know one another and are just more pleasant to be around than their off-Cape counterparts. The cashiers at local stores, the wait staff at restaurants, and the carpenters, plumbers, and electricians are all more pleasant. People aren't in a constant rush. Everyone is not staring at their smartphones. Life here takes place at a slower pace.

3) **The seasons.** The summer and the winter here are both magical. The changes are wonderful. Even when this was just our second home, we would often come in the winter.

4) **The constantly changing bay.** Our neighborhood has a great view of a salt marsh that fills up with water from the bay during high tide and empties out during low tide.

5) **Things to do:** During the summer, Wellfleet and the outer Cape have it all. Great restaurants, movies, theater, the beaches, you name it, and it's here. During the off-season, there is still plenty to do. Although my wife and I prefer quiet nights cooking our favorite meals and lighting a fire, some restaurants are open all year. We discovered the outer-Cape's Nauset Newcomers Club. It has 1200 members, mostly active retirees who engage in all types of activities (e.g., wine tasting, cooking, eating out, hiking, biking, photography, bridge, gardening, and much more.) Visit **www.NausetNewcomers.org.**

6) **People like to visit us.** We love to entertain and our family and friends love to come here. It is a destination with lots to see and do.

7) **The beaches –** Our favorites our Newcomb Hollow, Mayo Beach, and Duck Creek Harbor. When our children were younger, we frequented Gull Pond.

8) **The sunsets –** Our favorite place to watch is the small beach on Lieutenant's Island. We can walk there and often bring wine and appetizers to watch the sun set after a full day on the beach.

9) **The restaurants –** There are so many great restaurants here. We are partial to Pearl and Mac's Shack, but it's hard to get a bad meal in Wellfleet. Even the food trucks have delicious food.

10) **The fresh seafood –** We love to grill fresh seafood and you can't get it any fresher than here all year. We start off with smoked scallops or bluefish from Hatch's and then grill vegetables and fish. Salmon, bluefish, and swordfish are our favorites.

11) **One more reason we love it here: Willy's Gym –** It has practically everything you would want in a gym you would find off-Cape (without the crowds). I spin, use the exercise equipment, take a Pilates class, and play tennis. There is also a pool, rock climbing, massage, and many other classes.

For these and many more reasons, we love Wellfleet. If you love it as well, I invite you to watch the 90-second video my sister-in-law, created for me. I know you'll like it. **www.tinyurl.com/ILoveWellfleet**

Also, of course, email me to tell me you want to subscribe to the electronic version of this newsletter.

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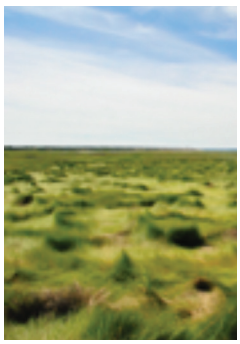
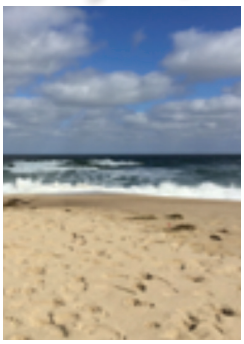
Images from Wellfleet



The Cow-Licked Grasses of Lieutenant's Island



LeCount Hollow Beach

View of Marsh from Bayberry Lane

Dune collapse at the Beachcomber

News Headlines

Beachcomber copes with Cahoon Hollow dune collapse

No worries. I spoke with the owner, Todd LeBart, at the last Wellfleet Chamber of Commerce meeting and the repairs have been completed.

Read about it here:
http://wellfleet.wickedlocal.com/news/20170825/beachcomber-copes-with-cahoon-hollow-dune-collapse

Will your street be plowed this winter?

Maybe, but maybe not. The town requires roads to have the proper signage, pruned trees, cut back shoulders, repaired road surfaces, width enough for the snow plows to traverse, and adequate access for emergency vehicles. Visit the town's website to see if your street will be plowed this winter or why not at: **http://www.wellfleet-ma.gov/home/news/2017-%E2%80%93-2018-private-paved-road-snow-plowing-list** (Our street was on the list not to be plowed but the neighbors all pitched in to have the trees and shoulders pruned.)

Listen to Wellfleet's very own Robert Finch reading his essay "Cranberries in the Dunes."

I love listening to him read his essays on WCAI, the public radio station. If you haven't heard him, I know that you will like it. **http://www.bit.ly/2hx7dH8** Robert Finch is a nature writer living in Wellfleet. 'A Cape Cod Notebook' won the 2006 New England Edward R. Murrow Award for Best Radio Writing. He has lived on and written about Cape Cod for forty years. He is the author of six collections of essays, including "The Iambics of Newfoundland" (Counterpoint Press), and co-editor of "The Norton Book of Nature Writing." His new book, "The Outer Beach: A Thousand-Mile Walk Along Cape Cod's Atlantic Shore," will be out in May. His essays can be heard on WCAI every Tuesday at 8:30am and 5:45pm.

Wellfleet: Study offers hope of solution to dolphin strandings

The idea of this was prevention," said Woods Hole Oceanographic Institution biologist Laela Sayigh, the study co-leader, of the potential use of dolphin sounds to predict – and avert – a mass stranding. 11/19/27 Cape Cod Times.

http://www.capecodtimes.com/news/20171119/study-offers-hope-of-solution-to-dolphin-strandings

A good Scout's vision restores an old cemetery in Wellfleet

The cemetery is privately owned by the South Wellfleet Cemetery Association. Its upkeep in recent years has been sporadic at best. Many gravesites were overgrown with shrubs and trees, to the point that you could barely see them.

11/25/17 Wicked Local
http://truro.wickedlocal.com/news/20171125/good-scouts-vision-restores-old-cemetery-in-wellfleet

Construction has started on Ten Pin Eatery

It is a 25,000-square-foot entertainment complex at Cape Cod Mall that will feature 11 bowling lanes (and three private lanes for parties), more than 20 TVs and six laser screen projection screens, a full bar and a restaurant serving food from the Chapin Restaurant Group.

11/22/27 Wicked Local
http://wellfleet.wickedlocal.com/news/20171122/lower-cape-business-briefs

Excerpts from the Wellfleet Board of Selectman Minutes

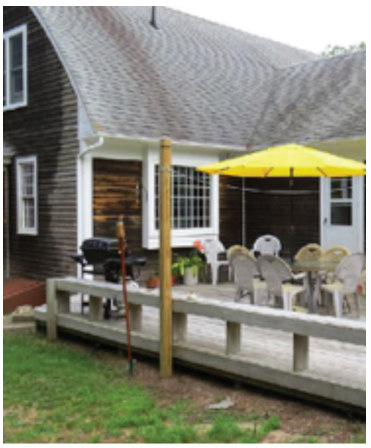
APPROVED - The request by Phillipe Rispoli to close PB Boulangerie Bistro from January 2, 2018 through February 6, 2018.

APPROVED - The request by Russell Swart to close Marconi Beach Restaurant after Veteran's Day with an anticipated opening date in mid to late winter 2018.

APPROVED - Annual liquor licenses: All Alcohol Restaurant - Bookstore, Chap & Wags, C Shore, JB's Pizza Bar & Grill, Marconi Beach Restaurant. PB Boulangerie Bistro, and Wicked Oyster; All Alcohol Package Store - Seaside Liquors and Wellfleet Spirit Shoppe; All Alcohol General Premises - Wellfleet Harbor Actor's Theater and Wellfleet Preservation Hall; Wine & Malt Package Store - Blackfish Variety, Wellfleet Marketplace, and Wellfleet Mobil.

(View the minutes of the most recent Board meetings at **http://www.wellfleet-ma.gov/node/2526/minutes)**

This Month's Featured Real Estate Listing

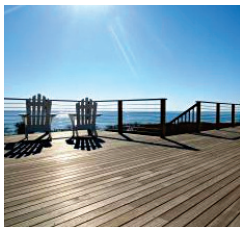


100 Portanimicut Road (AKA The Mayflower House), Orleans, MA $815,000 - A spacious, bow roof house with a colonial flare located on a scenic, quiet, country road within walking distance of Paw Wah Landing. Master bedroom on first floor and a second master and 2 other over-sized bedrooms on second floor. Custom wood work and wide wood flooring throughout home. Central air conditioning. Outdoor shower, patio area, and deck. The 1.58-acre lot borders conservation land and has a lovely view of grassy meadow. Two driveways, large 2-car garage. Lots of storage and attic space. 5-bedroom septic to be inspected and brought to Title V requirements by seller. Separate in-law apartment attached with private entry and separate deck. Year-round apartment and main house summer rentals have produced more than $30,000 in rental income in past year. This is a must-see property for year-round, second-home, or investor buyers. For information and showings contact **Bruce Katcher at 508-349-0477 or BruceKatcher@KW.com.**

Homes for Sale in Wellfleet and Cape Cod

There are approximately 34 homes currently for sale in Wellfleet. To find one that is right for you or one in any other town on the Cape, you can use the search engine at **www.ILoveWellfleet.com** or **www.BruceKatcher.KW.com**

Recent Wellfleet Home Sales

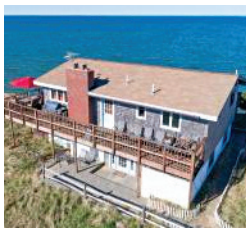


780 Ocean View
LP: $799,000
SP: $700,000

60 Amy's Way
LP: $849,000
SP: $806,438

90 Holbrook Ave.
LP: $899,000
SP: $899,000

10 Spence Way
LP: $1,100,000
SP: $1,000,000



100 2nd Ave.
LP: $1,250,000
SP: $1,076,000

120 Billingsgate Rd.
LP: $1,350,000
SP: $1,400,000

Some of the New Listings in Wellfleet

(Contact me if you are interested in any of these or other Cape properties.)

ADDRESS	PRICE	BR	BA	SQ FT	ACRES	GARAGE	STYLE	MILES TO BEACH	WATER FRONT
15 Harding Lane	$249,000	2	1	528	.6	N	Cottage	.5 to 1	N
49 King Phillip Rd	$399,000	3	1	1248	.18	N	Cottage	.3 to. 5	N
180 Briar Lane	$449,000	3	1	1072	.77	N	Colonial	.5 to 1	N
190 Holbrook Ave	$500,000	6	3	1679	.47	N	Antique	.3 to .5	N
46 Hiram Hill Rd	$569,000	4	1.5	2604	.26	N	Other	.1 to .3	N
70 Browns Neck Rd	$599,000	5	2.5	2000	.51	Y	Cape	1 to 2	N
2101 Old Kings Hwy	$699,000	4	2.5	3375	1.26	N	Contemp	.5 to 1	N
225 Long Pond Road	$830,000	5	5.5	3388	1	Y	Ranch	.3 to .5	N
40 Leilla Rich Drive	$1,295,000	5	5	4049	.7	Y	Cape	1 to 2	N

Free Stuff

To view my 90-second video (created by my very talented sister-in-law Pat Snyder who could create a video for you as well) visit, **www.tinyurl.com/ILoveWellfleet**

To find properties for sale on the Cape and elsewhere, visit my website at **www.BruceKatcher.KW.com** or download my free mobile app at: **http://app.kw.com/KW2KPWLFA**

To receive a FREE "Step-By-Step Guide to Buying a Vacation Home on Cape Cod," use: **http://bit.ly/2aAAi3F**

For a free estimate of the value of your home, contact me at **BruceKatcher@KW.com**

Wellfleet Real Estate Facts

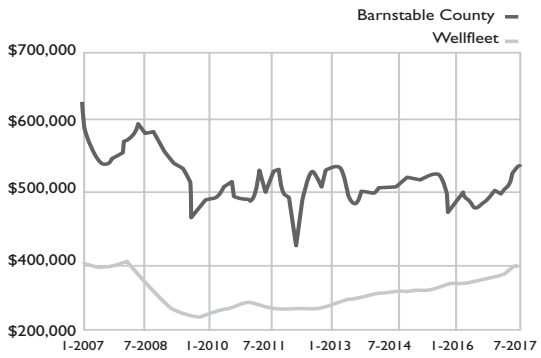
Single-Family Properties	October			Year to Date		
Key Metrics	**2016**	**2017**	**+/-**	**2016**	**2017**	**+/-**
Pending Sales	9	**3**	-66.7%	85	**53**	-37.6%
Closed Sales	8	**6**	-25.0%	76	**53**	-30.3%
Median Sales Price*	$524,063	**$593,500**	+13.2%	$500,000	**$530,000**	+6.0%
Inventory of Homes for Sale	54	**45**	-16.7%	-	**-**	-
Months Supply of Inventory	7.2	**9.0**	+25.0%	-	**-**	-
Cumulative Days on Market Until Sale	145	**134**	-7.6%	148	**135**	-8.8%
Percent of Original List Price Received*	98.9%	**93.0%**	-6.0%	93.4%	**90.8%**	-2.8%
New Listings	2	**5**	+150.0%	112	**86**	-23.2%

*Does not account for seller concessions. | Activity for one month can sometimes look extreme due to small sample size.

So, what do all these statistics mean?

- While Wellfleet may be one of the nicest places to live on the Cape, it is not the most expensive. The average median sales price in October in Wellfleet of $593,500 ranks 5th among the 15 towns tracked by the Cape Cod & Islands Multiple Listing Service. Topping the list were Provincetown, Orleans, Truro, and Chatham.
- Inventory was lower this past October than October of 2016. Therefore, the fall and winter are good times to sell (if, of course, you want to leave our wonderful town).
- Prices rose from October 2016 to October 2017. This is not surprising given the lower inventory.
- Homes are selling a little faster than they were last year.
- Sellers received 93 percent of their asking price this past October which was down from a very high 98.9% in October of last year.

Median Sales Price – Single-Family Properties
Rolling 12-Month Calculation



About this Newsletter

NOTE: In a few months, this newsletter will be available only ***online***. To subscribe to it or to sign up a friend, visit **www.mailchimp.com/????????????**, or email me at **BruceKatcher@KW.com** and I will happily sign you up. I will not sell or provide your email address to anyone and you will be able to unsubscribe at any time.

UPCOMING ISSUES: *"Winter in Wellfleet," "How to Get Rid of all the Stuff You Have Accumulated," and "Must-Have Links to Useful Wellfleet Websites."*

NOTE: If you no longer wish to receive this newsletter, simply email me at **BruceKatcher@KW.com** and I will sadly take you off my mail list.

YET ANOTHER NOTE: If you have a brokerage relationship with another agency, this newsletter is not intended as a solicitation.

About Me

Interested or know anyone interested in buying, selling, or investing in real estate on Cape Cod? I can help. If so, I can help. Just contact me at:

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