

Eagle Heights

Market Update

One of the Southtowns Most Beautiful Neighborhoods.

Presented by Kathi Holder and Nancy Reimann,
Your Neighborhood Realtors.

It's a new year! Let's welcome our neighbors at Eagle Heights West who are now a part of our newsletter. Our 2010 resolution to you: Expect More From Us! This year the Holder Reimann Team is committed to making sure your homes go up in value and when it's time to **sell- you will call or email us to get it sold FAST and at the Best Price!** We truly are your Neighborhood Real Estate Experts.

The housing market is correcting itself but *you still need to make those necessary maintenance improvements* just to maintain your full market value. We advise that every year you choose at least one upgrade: replace a few windows, get new insulation, high efficiency furnace, upgrade to an A/C unit or hot water tank. Check and make sure your electric has been updated and here's one most people miss: check that your bathroom exhaust vents out of your home and NOT into your attic.

Email us if you would like our Top 10 recommended home upgrades.

We'd love some feedback! Are these newsletters valuable to you? Would you like us to continue monitoring and tracking this data specific to your home and neighborhood? Are you happy with the quality of research and information we've been providing you?

Please email us- we'd love to hear from you! Know anyone moving - we'd appreciate it if you mentioned us- all you need to do is give our email or number and we'll take great care of them. Referrals are what keep us in business and we are here for you!

Now let's look at last year's sales [keep in mind this data is a combination of Eagle Heights and our West neighbors]. 18 homes sold last year and they averaged 37 days! BUT 21 homes tried to sell and did not. They expired and still haven't been sold. There may be various factors- but if your home was one of them- call us we can help.

We will be brutally honest: **Stop thinking like a seller and start thinking like a BUYER!**

2009: Homes Sales Annual Report

Address	Sold Price(\$)	Days on Market	Sq ft
77 Middlebury	305,000	14	2986
23 Redbrick	358,500	0	3755
57 Knob Hill	422,500	44	3489
14 Redbrick	499,900	163	3486
101 Knob Hill	265,000	23	2676
76 Briar Hill	299,000	17	2629
15 Hampton Court	500,000	132	4554
23 Pine Terr	208,000	21	2508
17 Tanglewood E.	240,000	2	2216
19 Pine Terr	280,000	21	2616
61 Deer run	307,500	62	2837
25 Pine Terr	304,900	11	2659
2 Hampton	345,000	35	2801
25 Deer Run	540,000	6	4799
8 Chase	205,000	52	2624
12 Kent	215,700	26	2366
17 Timberlake	249,900	7	2232
11 Timberlake	200,100	31	2192

Neighborhood Averages

Average Sale Price (\$)	319,222.22
Average Days on Market	37
Average sq. ft.	2668



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