



"The Real Estate CPA"
Direct: (609) 203-6856
E-Mail: ed@teamstruz.com
Web: www.teamstruz.com

**RAVENS CROFT/ABBOTT COMMONS/
BRIARWOOD UPDATE**

July 2006 Edition



What makes me different from the rest? It's not just about listing your property... any REALTOR can do that. It's about marketing your property for maximum exposure and getting it closed for maximum value. Realtors and their multiple listing networks are not all the same. Thinking about buying or selling real estate?..... We should talk.

STATUS	LIST	SOLD	DOM	ADDRESS	DIVISION	BED	BATH
A	\$208,000		86	1 Bozarth Ct	Abbott Commons	2	1
A	\$199,000		17	24 Gena Ct	Abbott Commons	2	1
A	\$275,000		79	30 Stafford Ct	Briarwood	2	1.1
A	\$279,900		41	44 Pinedale Ct	Briarwood	2	2.1
A	\$279,500		20	37 Stafford Ct	Briarwood	2	1.1
A	\$289,000		66	2 Fern Ct	Ravenscroft	3	2.1
A	\$283,000		65	7 Hawthorne Ct	Ravenscroft	3	2.1
A	\$199,900		66	52 Pinewood Dr	Ravenscroft	2	1
P	\$190,000		12	32 Gena Ct	Abbott Commons	2	1
P	\$165,000		32	20 Bozarth Ct	Abbott Commons	1	1
P	\$264,900		29	16 Kelly Ct	Abbott Commons	2	2.1
P	\$309,900		30	2 Goldenrod Ct	Ravenscroft	3	2.1
P	\$254,900		131	8 Regal Ct	Ravenscroft	2	1.1
S	\$219,900	\$219,900	33	97 Pinewood Dr	Ravenscroft	2	2



44 Pinedale Ct, Hamilton \$279,900
Gorgeous townhome in pristine move-in condition. Spacious 2 bed 2.5 bath home, eat in kitchen with stainless steel refrigerator, living room with fireplace, ceiling fans, Central Vac System, private yard, full basement and more.



205 Park Lane Hamilton \$159,900
3 bed 1 bath home updated with double hung thermal windows, security system and vinyl siding. Living room with wood burning fireplace, laundry room, mud room, basement and finished attic. L-shaped double lot with shady trees.



	2004	2005		2004	2005		2004	2005
Ravenscroft			Abbott Commons			Briarwood		
Avg List Price	\$209,173	\$234,099	Avg List Price	\$186,600	\$216,018	Avg List Price	\$247,133	\$258,678
Avg Sold Price	\$207,629	\$232,233	Avg Sold Price	\$187,783	\$212,817	Avg Sold Price	\$247,167	\$256,500
% of Asking	99.3%	99.2%	% of Asking	100.6%	98.5%	% of Asking	100.0%	99.2%
Units Sold	14	18	Units Sold	6	12	Units Sold	3	9
Avg DOM	22	34	Avg DOM	22	37	Avg DOM	21	44

I would appreciate your business and welcome the opportunity to represent you, your family and your friends with the professionalism and integrity you deserve on your next real estate transaction. Thank you for your consideration.

Have a Great Summer...and think of me for any real estate service!