



**"The Real Estate CPA"**  
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## SOCIETY HILL II UPDATE

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***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	\$238,500		23	68 Chambord Ct	Society Hill II	2	2.1
A	\$212,000		28	74 Chambord Ct	Society Hill II	2	2
A	\$234,900		30	54 Versailles Ct	Society Hill II	2	2.1
A	\$219,900		44	109 Versailles Ct	Society Hill II	2	2
A	\$234,900		86	87 Cheverny Ct	Society Hill II	2	2.1
A	\$217,900		14	83 Cheverny Ct	Society Hill II	2	2
A	\$199,900		109	16 Chambord Ct	Society Hill II	2	2
A	\$199,900		108	42 Cheverny Ct	Society Hill II	2	2
S	\$238,500	\$232,500	71	23 Chambord Ct	Society Hill II	2	2.1
S	\$209,900	\$204,000	18	82 Versailles Ct	Society Hill II	2	2
W	\$214,900		56	77 Lehave Ct	Society Hill II	2	2

As your REALTOR, I will provide you and your family with expert and efficient service in a pressure free environment. Professionalism and integrity will guide me as I work tirelessly to market and sell your home at the best obtainable price. Your needs will be heard and be of paramount concern. As a local professional who specializes in marketing properties within your neighborhood, I have specific knowledge of the issues that will help maximize the selling price of you home while minimizing your frustration and cost. If you want an agent who does what's expected, call anyone. If you want a seasoned professional who will go above and beyond for you, call **"The Real Estate CPA"** at (609) 203-6856.



**44 Pindeale 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.



**14 Covington Ct, \$259,900**  
3 bed 2.5 bath "Washington" model in Williamsburg Village. Spacious kitchen and dining area leading to generous sized living room. Sliding glass doors leading to a private fenced yard. Master bedroom with walk-in closet. 1 car garage and more.



Society Hill I	2003	2004	2005	Society Hill II	2003	2004	2005
Avg List Price	\$139,163	\$162,351	\$189,098	Avg List Price	\$153,144	\$176,612	\$211,293
Avg Sold Price	\$137,777	\$161,423	\$188,231	Avg Sold Price	\$152,370	\$176,083	\$209,325
% of Asking	99.0%	99.4%	99.5%	% of Asking	99.5%	99.7%	99.1%
Units Sold	49	39	44	Units Sold	27	33	28
Avg DOM	32	21	40	Avg DOM	24	30	34

***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!***