



"The Real Estate CPA"

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WILLIAMSBURG VILLAGE & CLIFTON MILL 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	\$345,000		11	14 Wyndham Ct	Clifton Mill	3	2.1
A	\$524,900		13	1 Brighton Ct	Clifton Mill	4	3.1
A	\$354,900		46	25 Andover Ct	Clifton Mill	3	2.1
A	\$369,900		4	6 Farmington Ct	Clifton Mill	3	2.1
A	\$229,999		19	11 Salisbury Ct	Williamsburg Village	2	1.1
A	\$259,900		56	14 Covington Ct	Williamsburg Village	3	2.1
P	\$339,900		23	30 Windingbrook Rd	Clifton Mill	3	2.1
P	\$239,500		9	5 Hattaras Ct	Williamsburg Village	3	1.1
S	\$349,900	\$349,900	58	9 Oxford Ct	Clifton Mill	3	2.1
S	\$239,500	\$234,000	54	15 Hanover Ct	Williamsburg Village	2	1.1
S	\$234,999	\$234,900	27	13 Covington Ct	Williamsburg Village	2	1.1
S	\$235,500	\$235,500	13	8 Berkshire Ct	Williamsburg Village	2	1.1
S	\$239,000	\$230,000	64	6 Pamlico Ct	Williamsburg Village	2	1.1
S	\$239,500	\$235,000	97	14 Fairfax Ct	Williamsburg Village	2	1.1
S	\$259,900	\$242,000	102	10 Tioga Ct	Williamsburg Village	3	2.1
W	\$389,900		15	1 Dorset Ct	Clifton Mill	3	3.1



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.



Williamsburg Village	2003	2004	2005	Clifton Mill	2003	2004	2005
Avg List Price	\$174,848	\$210,058	\$233,715	Avg List Price	\$287,113	\$326,304	\$350,266
Avg Sold Price	\$174,074	\$206,770	\$231,938	Avg Sold Price	\$286,429	\$322,522	\$346,803
% of Asking	99.6%	98.4%	99.2%	% of Asking	0.9976177	98.8%	99.0%
Units Sold	31	34	24	Units Sold	31	36	33
Avg DOM	30	30	41	Avg DOM	50	44	50

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!