

TRADITIONS

January 2012



Wayne Reuter



Teresa Reuter



Melissa Johnson



Mary Reuter

THE REUTER TEAM

I am Melissa Johnson with the Reuter Team, a team among top real estate agents in the Fox Valley. Over the years I have sold many homes in Traditions.

I have found that most of us enjoy keeping a pulse on the neighborhood property values where we live. This newsletter includes a market update on your area.

If you or someone you know is planning a move in the near future, please give me a call. You can count on me as your neighborhood real estate resource.

Call me today at 630-513-3184 for a free market analysis of your home!

Homes in YELLOW are short sales/foreclosures.

Annual Review— Homes Sold Since 1/1/2011

Street #	Street Name	List Price	Sales Price	Model	Beds	Baths	Basement	MT	Closed Date
539	Valley View	\$234,000	\$220,000	Richards	3	2.1	Unfinished	122	7/28/2011
538	Valley View	\$259,900	\$230,000	Baker Crft	3	2.1	unfinished	70	6/1/2011
244	Pleasant Plains	\$250,000	\$235,000	Baker	4	2.1	Unfinished	28	7/7/2011
257	Valley View	\$279,900	\$267,000	Richards	3	2.1	Finished	16	4/5/2011
264	Valley View	\$279,900	\$268,000	Baker	3	2.1	Finished	59	7/12/2011
278	Pleasant Plains	\$278,900	\$268,000	Baker	3	2.1	Crawl	60	10/7/2011
306	Valley View	\$279,900	\$270,000	Baker	4	2.1	Partially fin	31	7/27/2011
527	Horizon Dr. West	\$289,900	\$281,000	Norris	5	3.1	Unfinished	454	2/28/2011
575	Horizon	\$299,900	\$285,000	Norris	4	2.1	Partially fin	50	5/27/2011
260	Valley View	\$334,900	\$315,000	Norris	4	2.1	Unfinished	9	4/21/2011
3240	Pleasant Plains	\$334,900	\$325,000	Norris	4	2.1	Unfinished	17	6/15/2011
531	Valley View	\$333,000	\$329,500	Norris	4	2.1	Unfinished	102	8/16/2011
503	Horizon	\$354,900	\$340,000	Farnsworth	4	3.1	finished	148	9/30/2011

Average List Price: \$293,076

Average Sale Price: \$279,500

Average Market Time: 89 Days

Homes Currently Listed For Sale

Status	Street #	Street Name	List Price	Model	Beds	Baths	Basement	MT
ACTV	423	Red Sky	\$240,000	Farnsworth	4	2.1	Unfinished	492
A/I	442	Valley View	\$250,000	Norris	4	2.1	Unfinished	512
ACTV	3208	Pleasant Plains	\$299,000	Farnsworth	4	2.1	Finished	385
ACTV	262	Pleasant Plains	\$315,000	Norris	4	2.1	Unfinished	59
PCHG	510	Red Sky	\$319,800	Norris	4	2.1	Finished	23
ACTV	270	Fairhaven	\$359,900	Norris	4	2.1	Unfinished	78

Average List Price: \$297,283

Average Market Time: 207 Days



THE REUTER TEAM

Re/Max Excels

1772 S. Randall Rd, Ste 100

Geneva, IL 60134

630-513-3184

Website:

www.reuterteam.com

E-mail:

melissajohnson@remax.net

*This data supplied by the Fox Valley Association of Realtors and compiled by The Reuter Team. If your home is currently listed, please disregard this notice.