

Wishing You a  
Happy New Year!



Good Health and  
Prosperity, too!

*If you've resolved that 2014 is the year you're going to buy or sell, call me to see how to save time and money!*

### 2013 Grandview Market Activity

Information Obtained Through MatrixMLS Dec 31, 2013

Bed/ Bath	Sq Ftg	List Price	Sale Price	Days on Market	Sale Type	Escrow Closed	Comments/ Concessions
3/2.5	1386	\$400,366	in escrow	64	short		was \$320,000
2/2.5	1560	\$330,000	in escrow	13	short		offer 10/03/13
3/2.5	1605	\$380,000	in escrow	6	short		offer 07/09/13
3/2.5	1596	\$455,000	\$455,000	7	equity	10/25/13	upgraded
2/2.5	1557	\$444,900	\$435,250	8	equity	10/21/13	upgraded
2/2.5	1556	\$429,000	\$429,000	42	equity	09/27/13	upgraded
2/2.5	1556	\$419,900	\$422,000	28	equity	09/16/13	upgraded
2/2.5	1556	\$379,000	\$401,000	2	equity	07/19/13	<\$4000> buyer
3/2.5	1386	\$405,000	\$405,000	36	flip	06/27/13	fixer*
<b>3/2.5</b>	<b>1386</b>	<b>\$385,000</b>	<b>\$388,888</b>	<b>4</b>	<b>equity</b>	<b>05/17/13</b>	<b>&lt;\$3500&gt; seller</b>
2/2.5	1557	\$379,000	\$352,000	102	short	05/16/13	offer 11/07/12
3/2.5	1605	\$425,000	\$412,500	36	equity	03/19/13	upgraded
3/2.5	1796	\$325,000	\$350,000	5	short	02/25/13	<\$10500> buyer
3/2.5	1386	\$265,900	\$265,900	5	short	01/24/13	relisted/sold*

*After assisting the owner in leasing this property three times over the years, I saw and discussed with him the changing market and he agreed with me that it was the perfect time to sell. With our current tenants still moving, preparing to go on the market, I installed the sign and within that first day, I had shown the property 13 times and we received 9 offers, selling with unique terms!*

**TIMING (AND KNOWLEDGE) IS EVERYTHING!!**

**Put My 28+ Years of Experience and Knowledge to Work for YOU!**

*I am local (live nearby) and I KNOW the market well and have a GREAT reputation for saving my clients time and money!*



## CARRIE PARENT

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