



SCOTT BECHTEL & The Bechtel Group
 Realtor/Broker GRI, ABR
 scott@bechtelhomes.com
 217-239-7202



January 2009 **The Trails at Chestnut Grove Neighborhood Market Update**

The Trails at Chestnut Grove Facts and Figures (2008 Year to Date)

- Average Days on Market - 114 days
- List Price to Sale Price Ratio - 97.8%
- Average Sale Price - \$420,830
- Number of Closed Sales - 11
- Number of Pending Sales - 1
- Number of Active Listings - 11

For statistics on neighboring subdivisions check out the additional southwestern subdivisions found at www.BechtelHomes.com, select the "Neighborhoods" tab.

As we start a new year in 2009 and you are thinking of selling your home keep in mind the importance of pricing your home. Remember the location has already been chosen, but you still have power over effective pricing and pristine condition. Call me and we can discuss how most effectively to market your home to bring you the highest price in these current real estate market conditions.



The Trails at Chestnut Grove Market Update

Currently on the Market



1602 English Oak - 4 Bdrms - 2275 sq. ft.
Listed at \$310,000



4704 Sandcherry Dr. - 4 Bdrms - 2665 sq. ft.
Listed at \$494,900



Listed by Keller Williams Realty
 4807 Sandcherry - 5 Bdrms - 2681 sq. ft.
Listed at \$379,900



4816 Sandcherry Dr. - 4 Bdrms - 2541 sq. ft.
Listed at \$399,900



1607 Crabapple Ln. - 5 Bdrms - 3248 sq. ft.
Listed at \$339,900



4806 Sandcherry - 5 Bdrms - 3066 sq. ft.
Listed at \$794,900



4803 Sandcherry Dr. - 6 Bdrms - 2927 sq. ft.
Listed at \$409,900



1614 Sandcherry Ct. - 4 Bdrms - 2410 sq. ft.
Listed at \$450,000



5021 Chestnut Grove - 6 Bdrms - 4717 sq. ft.
Listed at \$639,900



4801 Sandcherry Dr. - 5 Bdrms - 2482 sq. ft.
Listed at \$409,900



4804 Chestnut Grove - 3 Bdrms - 2058 sq. ft.
Listed at \$376,900

Sold and Closed in The Trails at Chestnut Grove - 9/1/2008 to 1/1/2009



1605 English Oak - 4 Bdrms
2256 sq. ft.
Listed at \$389,900
Sold at \$379,000



5009 Sandcherry Dr.
2513 sq. ft.
Listed at \$438,000
Sold at \$444,334



Ask about my exclusive
HASSLE FREE HOME SELLING SYSTEM
and how you can put more money
in your pocket when you're ready
to sell your home!