



**THE BECHTEL**  
REAL ESTATE SERVICES **GROUP**

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



January  
2009

## Copper Ridge Neighborhood Market Update

### Copper Ridge Facts and Figures (2008 Year to Date)

Average Days on Market - 7 days  
List Price to Sale Price Ratio - 98.6%  
Average Sale Price - \$215,000  
Number of Closed Sales - 1  
Number of Pending Sales - 0  
Number of Active Listings - 0

For statistics on neighboring subdivisions check out the additional south-western subdivisions found at [www.BechtelHomes.com](http://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.



Copper Ridge  
Market Update

### Currently on the Market

At this time there are no active properties listed available for Copper Ridge

Sold and Closed in Copper Ridge - 9/1/2008 to 1/1/2009

For the dates above there were was no sales data for this neighborhood as reported through the Champaign Multiple Listing Service



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!