



January 2009

## Ironwood Neighborhood Market Update

### Ironwood

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

Average Days on Market - 69 days  
List Price to Sale Price Ratio - 90.0%  
Average Sale Price - \$296,521  
Number of Closed Sales - 39  
Number of Pending Sales - 0  
Number of Active Listings - 16

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. **A good tip to include in your home marketing: "Ironwood has a great park maintained by the Champaign Park District"**

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.



### Ironwood Market Update

#### Currently on the Market in Ironwood



4307 Doverbrook - 5 Bdrms -  
2939 sq. ft.  
**Listed at \$339,000**



4706 Horse Creek Dr. - 5 Bdrms -  
2600 sq. ft.  
**Listed at \$349,706**



4716 Watermark - 6 Bdrms -  
2263 sq. ft.  
**Listed at \$349,900**



**Listed by  
Keller Williams Realty**  
4802 Watermark - 5 Bdrms -  
2654 sq. ft.  
**Listed at \$356,900**



2001 Mullikin - 4 Bdrms -  
2378 sq. ft.  
**Listed at \$289,900**



2102 Wiggins - 4 Bdrms -  
2676 sq. ft.  
**Listed at \$319,900**



4311 Creston - 5 Bdrms -  
2680 sq. ft.  
**Listed at \$295,000**



2306 Mullikin - 5 Bdrms -  
2997 sq. ft.  
**Listed at \$445,000**



4807 Allison - 3 Bdrms -  
1740 sq. ft.  
**Listed at \$199,900**



2306 Milan Ct. - 2 Bdrms -



4405 Doverbrook - 5 Bdrms -  
3294 sq. ft.  
**Listed at \$309,900**



2314 Verona - 3 Bdrms -  
2974 sq. ft.  
**Listed at \$289,900**



4513 Ironwood - 5 Bdrms -  
2400 sq. ft.  
**Listed at \$369,900**



2211 Savanna - 3 Bdrms -  
2321 sq. ft.  
**Listed at \$316,900**



**Listed by  
Scott Bechtel**  
4303 Creston - 4 Bdrms -  
2411 sq. ft.  
**Listed at \$264,900**



4404 Ironwood - 4 Bdrms -  
2950 sq. ft.  
**Listed at \$319,900**



4705 Stonebridge - 4 Bdrms -  
3300 sq. ft.  
**Listed at \$389,999**

**Sold and Closed in Ironwood - 9/1/2008 to 1/1/2009**



4613 Copper Ridge - 3 Bdrms  
1456 sq. ft.  
**Listed at \$179,900**  
**Sold at \$173,000**



2319 Blanche Ln. - 4 Bdrms  
1740 sq. ft.  
**Listed at \$209,900**  
**Sold at \$202,000**



2111 Emerald - 4 Bdrms  
2688 sq. ft.  
**Listed at \$299,900**  
**Sold at \$290,000**



2315 Savanna - 4 Bdrms  
2332 sq. ft.  
**Listed at \$319,900**  
**Sold at \$316,000**



2006 Emerald Dr. - 5 Bdrms  
2338 sq. ft.  
**Listed at \$309,900**  
**Sold at \$300,000**



2106 Emerald - 4 Bdrms  
3084 sq. ft.  
**Listed at \$339,000**  
**Sold at \$324,000**



**Listed by Scott Bechtel**  
3207 Stonebridge Ct. - 4 Bdrms  
4835 sq. ft.  
**Listed at \$439,900**  
**Sold at \$427,000**



2106 Vale - 5 Bdrms  
2560 sq. ft.  
**Listed at \$329,900**  
**Sold at \$321,000**



**Listed by Keller Williams Realty**  
4805 Allison - 3 Bdrms  
1781 sq. ft.  
**Listed at \$199,900**  
**Sold at \$221,500**



2311 Naples Ct. - 2 Bdrms  
1838 sq. ft.  
**Listed at \$243,000**  
**Sold at \$243,000**



4309 Ironwood Ln. - 4 Bdrms  
2554 sq. ft.  
**Listed at \$317,500**  
**Sold at \$305,000**



1913 Savanna Dr. - 5 Bdrms  
2626 sq. ft.  
**Listed at \$350,000**  
**Sold at \$340,000**



2305 Mullikin - 5 Bdrms  
3396 sq. ft.  
**Listed at \$434,900**  
**Sold at \$415,000**



2318 Milan Ct. - 3 Bdrms  
1786 sq. ft.  
**Listed at \$299,900**  
**Sold at \$290,460**



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!