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## Ironwood Neighborhood Market Report

### Ironwood

#### Facts and Figures (2009 Year to Date)

Average Days on Market - 77 days  
List Price to Sale Price Ratio - 97.2%  
Average Sale Price - \$279,237  
Number of Closed Sales - 18  
Number of Pending Sales - 4  
Number of Active Listings - 23

**Exciting News in the Market:** Locally, sales for the last 3 months were better than in 2008. September was 17.6% better than last year!

**Why the change?** Interest rates are low and an \$8,000 tax credit for 1st time homebuyers! In my opinion, it is mostly due to the **low interest rates**. I think many of us will look back in 3-4 yrs. and wonder why we didn't buy in 2009. Haven't we all wished we had bought Microsoft stock in 1990? It's the same thing, so please share this information with everyone you know and let's get this real estate market moving again. Call me to get information about our local real estate market or for a free Comparative Market Analysis on your home. Your neighbor, Scott Bechtel



### Ironwood Market Report

#### Currently on the Market in Ironwood



1909 Mullikin - 4 Bdrms -  
2461 sq. ft.  
**Listed at \$274,900**



2105 Emerald - 5 Bdrms -  
2300 sq. ft.  
**Listed at \$379,900**



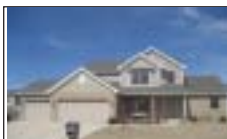
4307 Doverbrook - 5 Bdrms -  
2939 sq. ft.  
**Listed at \$319,000**



4509 Crossgate - 4 Bdrms -  
2667 sq. ft.  
**Listed at \$359,900**



2316 Verona Ct. - 2 Bdrms -  
1806 sq. ft.  
**Listed at \$244,900**



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



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



4503 Ironwood - 5 Bdrms -  
3869 sq. ft.  
**Listed at \$464,900**



4706 Horse Creek Dr. - 5 Bdrms -  
2573 sq. ft.  
**Listed at \$342,000**



4501 Ironwood - 4 Bdrms -  
3384 sq. ft.  
**Listed at \$364,500**



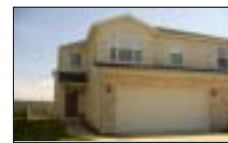
**Listed by  
Keller Williams Realty**  
2108 Strand - 4 Bdrms -  
2925 sq. ft.  
**Listed at \$364,900**



**Listed by  
Keller Williams Realty**  
4512 Doverbrook - 5 Bdrms -  
2930 sq. ft.  
**Listed at \$337,500**



2309 Blanche Ln - 3 Bdrms -  
1824 sq. ft.  
**Listed at \$224,900**



4621 Copper Ridge - 3 Bdrms -  
1535 sq. ft.  
**Listed at \$187,000**



2312 Savanna - 4 Bdrms -  
1710 sq. ft.  
**Listed at \$299,900**



4513 Ironwood - 5 Bdrms -  
2437 sq. ft.  
**Listed at \$350,000**



2115 Mullikin - 6 Bdrms -  
3536 sq. ft.  
**Listed at \$475,000**



4705 Stonebridge - 4 Bdrms -  
3300 sq. ft.  
**Listed at \$364,900**

## Currently on the Market in Ironwood



2306 Naples Ct. - 3 Bdrms -  
2116 sq. ft.  
**Listed at \$259,900**



2111 Savanna - 5 Bdrms -  
2814 sq. ft.  
**Listed at \$415,000**



2312 Blanche - 3 Bdrms -  
1740 sq. ft.  
**Listed at \$204,900**



**Listed by**  
**Keller Williams Realty**  
2203 Savanna Dr. - 4 Bdrms -  
2648 sq. ft.  
**Listed at \$335,000**



2306 Milan Ct. - 2 Bdrms -  
1818 sq. ft.  
**Listed at \$239,900**

## Sold and Closed in Ironwood - 1/1/09 to 9/30/2009



**Listed by**  
**Keller Williams Realty**  
4802 Watermark - 5 Bdrms  
2654 sq. ft.  
**Listed at \$356,900**  
**Sold at \$330,000**



4404 Ironwood - 4 Bdrms  
2950 sq. ft.  
**Listed at \$319,900**  
**Sold at \$300,000**



4305 Crossgate - 4 Bdrms  
2519 sq. ft.  
**Listed at \$289,900**  
**Sold at \$289,900**



4807 Allison - 3 Bdrms  
1740 sq. ft.  
**Listed at \$199,900**  
**Sold at \$193,000**



4311 Creston - 5 Bdrms  
2588 sq. ft.  
**Listed at \$289,900**  
**Sold at \$279,900**



**Listed by**  
**Keller Williams Realty**  
4803 Stonebridge - 4 Bdrms  
2676 sq. ft.  
**Listed at \$329,900**  
**Sold at \$316,250**



4405 Doverbrook. - 5 Bdrms  
3294 sq. ft.  
**Listed at \$279,000**  
**Sold at \$251,000**



**Listed by**  
**Keller Williams Realty**  
2306 Mullikin - 5 Bdrms  
2997 sq. ft.  
**Listed at \$400,000**  
**Sold at \$385,000**



**Listed by**  
**Keller Williams Realty**  
4803 Allison - 3 Bdrms  
1740 sq. ft.  
**Listed at \$199,900**  
**Sold at \$190,000**



**Listed by**  
**Keller Williams Realty**  
4303 Creston - 4 Bdrms  
2411 sq. ft.  
**Listed at \$264,900**  
**Sold at \$260,000**



2316 Savanna - 3 Bdrms  
1780 sq. ft.  
**Listed at \$264,900**  
**Sold at \$285,000**



**Listed by**  
**Keller Williams Realty**  
2002 Emerald - 5 Bdrms  
3303 sq. ft.  
**Listed at \$369,000**  
**Sold at \$365,000**



2314 Verona - 3 Bdrms  
2974 sq. ft.  
**Listed at \$284,900**  
**Sold at \$275,000**



2310 Blanche Ln - 3 Bdrms  
1701 sq. ft.  
**Listed at \$209,900**  
**Sold at \$205,000**



4308 Doverbrook Ct- 4 Bdrms  
2727 sq. ft.  
**Listed at \$197,500**  
**Sold at \$200,000**



2311 Savanna - 3 Bdrms  
2321 sq. ft.  
**Listed at \$316,900**  
**Sold at \$306,000**



2204 Strand - 4 Bdrms  
2937 sq. ft.  
**Listed at \$362,500**  
**Sold at \$353,000**



2304 Savannah - 3 Bdrms  
1681 sq. ft.  
**Listed at \$234,720**  
**Sold at \$242,216**



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to sell your home!