

TEMPE

Market Trends

Tempe Unscathed from Foreclosure Fallout?

Foreclosed Homes In Phoenix Metro (on 5/25/07)

| | # of Houses | Av. Price | Av. Bed | Av. Bath | Av. Sq Ft |
|--------------|-------------|------------------|----------|-------------|--------------|
| Ahwatukee | 1 | \$224,900 | 2 | 2 | 1,716 |
| Tempe | 2 | \$268,900 | 4 | 1.88 | 1,863 |
| Scottsdale | 13 | \$534,169 | 3 | 2.46 | 2,369 |
| Chandler | 23 | \$338,643 | 3 | 2.43 | 2,179 |
| Gilbert | 32 | \$328,062 | 3 | 2.39 | 2,214 |
| Mesa | 53 | \$288,100 | 3 | 2.2 | 1,792 |
| Phoenix | 146 | \$281,694 | 3 | 2.21 | 1,864 |
| | 270 | \$319,210 | 3 | 2 | 2,000 |

The Feeding Frenzy

As more and more homes are foreclosed upon in the areas surrounding Tempe, many individuals and families are struck with the chance to attain homeownership when they couldn't afford to before. If you're thinking of buying or investing, and you'd like to explore foreclosed homes in the Tempe, Scottsdale, Ahwatukee, Chandler, and Gilbert area, please visit this web portal I've created at <http://armlistings.marketlinx.com/portal/?PID=829296&MID=PW172>. If you'd like a personalized search for foreclosed homes, contact me and I'd be happy to help!

Meet the Walsh Team!



Patrick Walsh



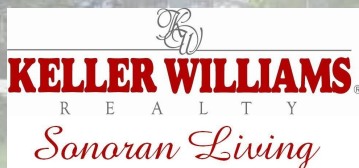
Lois Tiedemann

Have a Friend in Financial Trouble?

As interest rates spike for their Adjustable Rate Mortgages, many homeowners find it increasingly difficult to pay all of their bills. Debt counseling and budget planning are the first steps to getting one's finances back on track. If home foreclosure looms in the future, it's important to talk with one's Lender; often, this dire situation can be avoided simply by communication and compromise. If all other options are exhausted, speak with a Realtor. For the sake of credit and financial stability, it's important to get out from under the indebted property before foreclosure, as painful as it may be. If you know someone who is nearing foreclosure, give them my name and number, and I'd be happy to provide them with advice on dealing with Lenders, saving their home, and avoiding foreclosure.

Want More Info On *Your* Neighborhood?

Call me for your personal **Market SnapShot**, which provides an up-to-date market status report for your current or future neighborhood. It allows you to view what's going on in your neighborhood, such as recent and current sales prices of comparable homes, along with other useful information. Or, if buying a new home is in your future, this complimentary program allows you to see what homes are selling for in the area that you're interested in. Contact my office today and Sara, our Market SnapShot coordinator, will work with you to provide your personal report!



And by the way... if you know of someone who would appreciate the level of service I provide, please call me with their name and contact information. I'd be happy to follow up with them and take care of their real estate needs!

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