



"THE RIGHT HOME IS NEVER AN ACCIDENT" October - 2007

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Carmen Miller

I wanted to thank all of you again for your support. In the last three weeks I have listed three homes in Lake Shore and sold a home in Heron Harbor. Your support and referrals are making my success possible. I am LOVING my career! Please continue to keep me in mind as you come across friends, neighbors, or relatives who may be in need of a Real Estate Professional. If you haven't had a chance yet please visit my web site

RESALE MARKET VALUE 2006 VS. 2007

LAKE SHORE RESALE MARKET ANALYSIS JANUARY- OCTOBER 15



2006 vs 2007
This information does not include any new construction sales during that time frame. All numbers are based on homes sold and recorded through the Piedmont MLS system.

AVERAGE PRICE
2006- \$351,752
2007- \$412,933

HIGH PRICE
2006- \$588,793
2007- \$803,500

LOW PRICE
2006- \$200,000
2007- \$187,500

MEDIAN PRICE
2006- \$315,000
2007- \$375,000

AVERAGE \$ PER SQFT
2006- \$116.35
2007- \$136.16

AVERAGE SALE PRICE % OF LIST PRICE
2006- 98.27%
2007- \$95.94

Don't Forget



Moving day is typically a high-stress occasion. No matter how organized and prepared you are, there is always a chance for a few things to fall through the cracks. Here are seven things to remember on the day of the big move.

1. Keep all valuables in your possession. This includes important paperwork, collections, family photos, jewelry, heirlooms, checkbooks, wallet/purse and the like. You do not want to hand these over to movers if possible.
2. Charge your mobile phone and keep it with you. In addition, take along your address book. And before the movers depart, be sure to exchange contact information.
3. Remember to ask for a copy of the inventory from the movers. You should also note the condition of your property before they leave.
4. Take out cash for incidentals. You may need to fill the gas tank or need money for lunch on the road. If the move is taking place within one day, you will want to tip the movers if the job is completed to your satisfaction. A good rule of thumb is \$20 per mover.
5. Final payment for the moving company is traditionally due upon

at
www.carmensmiller.com.
I have a virtual tour
posted for my listings
and Market Information
you may find helpful.



1883 Chestnut Hill Dr.
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AVERAGE DAYS ON MARKET
2006- 89 days
2007- 107 days

With so many news stories telling us how much of a downtrend the real estate market has had in the last six months it is encouraging to see that our neighborhood is holding steady. Prices of homes have gone up, the selling price is still within a very short margin of last years numbers and while Days on Market has increased, the increase can be seen as a reflection of the increase on prices and the actual time that it is taking our buyers to sell in other more challanged markets.

If you would like a more comprehensive market analysis on your home please call me 803 322-3479 or e-mail me at csmiller9@comporium.net.

completion of the move.

6. Don't forget medications. Like your valuables, it is better to keep medications for you and your family members or pets with you.

7. Check the house before you leave. Turn off the lights and turn down the thermostat and hot water heater. Give each room a final once over. Lock all the windows and doors.

**CENTURY 21® AND THE
UPROMISE ADVANTAGE**



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