



Broker, Owner, Realtor

Kenwood Realty



MULTIPLE LISTING SERVICE

MLS

Member, Multiple Listing Service



Equal Housing
Opportunity

Our Kenwood Neighborhood

a free monthly neighborhood service
serving our Kenwood Neighborhood since 1985
Issue Number 267, September 2009
Distribution: 1000 homes

Current Home Values based on 13 Kenwood homes sold in 2009:

- The range of sales prices was \$135,000 to \$250,000.
- The average sales price was \$222,146.
- The range of prices per square foot was \$64.29 to \$125.33.
- The average price per square foot was \$109.48.
- The average number of days on market was 96.

Kenwood Homes for Sale by Kenwood Realty:

| Address | BR | BA | Park | Sq Ft | List Price | Features |
|---------------|----|-----|------|-------|------------|----------------------------------|
| 951 Don | 3 | 2.5 | 2CG | 2116 | \$275,000 | Built in 1987; beautiful setting |
| 25 Cinderella | 3 | 2 | 2CG | 1850 | \$199,000 | Two living areas; nice backyard |
| 7 Wedgewood | 4 | 2.5 | 2CG | 2630 | \$1400 | For rent |

Market Update:

Thirty-two Kenwood homeowners have entered the market this year. Thirteen of them have sold and closed their sales and another six are under contract waiting to close. Five sellers have given up and taken their houses off the market. Eight sellers are still on the market. The average time on market for these 32 homeowners has been 190 days, compared to 96 average days on market for just those who have sold and closed.