

Village East Real Estate Update

from *The Village East Experts!*



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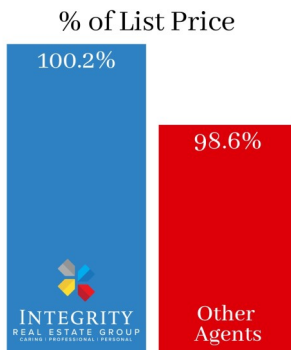
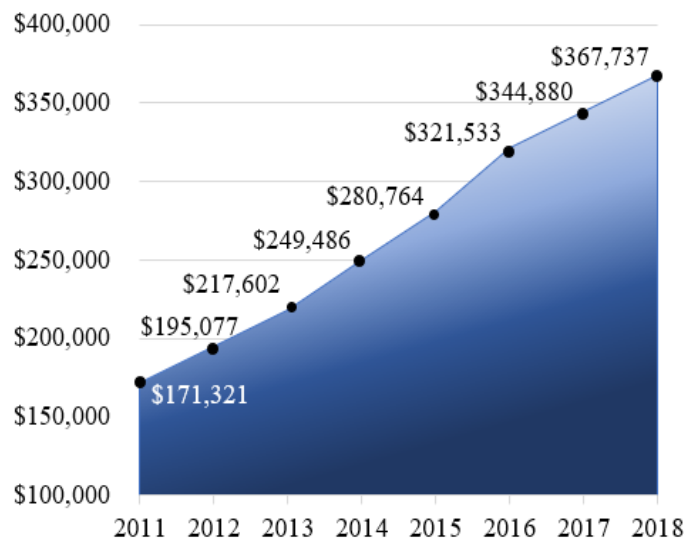
Dear Friends,

2018 again brought significant price increases to Village East. We anticipate that prices will increase at a slower pace and the average number of days on market will also be higher in 2019. Although we expect to see higher interest rates, creative and properly marketed homes will still successfully sell this year.

As you can see on the right, Village East home values have more than doubled in the past seven years. These average figures include homes from west and east of Peoria, so your home may be worth significantly more.

Although we don't expect the same rate of growth as we saw coming out of the recession, 2019 should be another good year for Village East home sales. 98 homes sold in Village East in 2018, and the average number of days on the market was 26. Integrity Real Estate Group's homes sold 54% quicker at only 14 days.

Village East Average Sales Price



As shown to the left, the average seller sold their home for 98.6% of the original listed price in 2018. Sellers who listed with Integrity Real Estate Group however, received 100.2% - 1.6% more. This means that, on average, our Village East clients would receive \$5,884 more for their home than if they had listed it with another agent.

At Integrity Real Estate Group, we use creative, proven and results based methods to produce exceptional results for our clients.

Also, check out our redesigned Village East website at www.VillageEastHomes.com

Happy New Year!

Ed and Michael

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2018 Village East Home Sales

Ranch Style 962– 2067 Square Feet

Sold Prices: \$272,000 - \$445,000 20 homes sold
of Bedrooms: 3-5 # of Baths: 2-3

2-Story 1569– 2364 Square Feet

Sold Prices: \$300,500 - \$540,000 33 homes sold
of Bedrooms: 2-5 # of Baths: 2-4

Bi-Level 1636 - 2712 Square Feet

Sold Prices: \$310,000 - \$419,000 9 homes sold
of Bedrooms: 3-4 # of Baths: 2-3

Multi-Level 1309 - 2563 Square Feet

Sold Prices: \$280,000 - \$435,000 36 homes sold
of Bedrooms: 3-7 # of Baths: 2-4

*The information above is taken from REcolorado and reflects sales from all real estate agents and real estate companies.

When you're ready for more information, call *The Village East Experts* to find out what your specific home is worth in today's market! Our passion is helping people with their real estate needs, and we're ready with the proven strategies and insight you need to make great real estate decisions. *How may we help you?*

Our clients say...

"Ed's expert knowledge of the homes in the area and recommendations regarding a successful sale saved our family thousands of dollars."

-Randall K.

"Ed was exactly the right person to help us find our new Colorado home. He knew the neighborhoods, understood our wants and needs and helped us see the best homes that fit our family."

-Frank T.

"He goes above and beyond to make the selling experience as stress free as possible. He is extremely knowledgeable about the business and gives his kind and caring approach to all aspects of the sale."

-Cynthia L.

(This is not intended as a solicitation if your home is currently listed with another broker. All information is deemed reliable but not guaranteed.)



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