

Three Chimneys Farm: August 2006 – Market Update

Hello Neighbors!

Overall **Three Chimneys continues to have a strong appeal in the market with appreciating prices.** Sales closed through July this year have averaged a sales price of \$429,925, **6% higher than the 2005 average.**

Sales were slow the first few months of the year leading to some inventory increase. BUT, they have rebounded very nicely in June and July with 6 contracts each - very closely matching the numbers from prior years. **We have 17 homes for sale versus 12 at this time in 2005 and 9 in 2004.** This is a small increase considering that new homes were still being built less than two years ago. With the road nearly complete (hopefully open by the time you read this?) and interest rates lower, **people hoping to move this fall have an excellent opportunity for a late summer marketing push.**

Please don't hesitate to contact me with your real estate questions and needs. I look forward to helping you!



A Different World of Service

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Number of Homes for Sale

	<u>2005</u>	<u>2006</u>
May	14	18
June	12	19
July	14	19
August	12	17

Number of Homes "Sold"*

	<u>2005</u>	<u>2006</u>
May	6	3
June	6	6
July	5	6

Average Sales Price

	<u>2005</u>	<u>2006</u>
	\$406,148	\$429,925

* Homes that were put under contract. Some may not have closed yet.

All data is from FMLS. Information is believed reliable but is not warranted

Look for my TCF survey results in the next newsletter. Take it online at www.tcfsurvey.ramonastoner.com.



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