

Robert Wagner

Subject: Laurel Highland Property Update 11-15-2005



Dear Broker, agent, or client with an **active** interest in the Laurel Highlands real estate market. You are on the private "property update" e-list of "Abe" and "Wags" Wagner, Realtors and resort property specialists, Prudential Preferred Realty. If this comes to you in error or is a duplicate our apologies, just let us know and we will take you off this group. ***This update is not an attempt to solicit the offerings of other brokers and is for informational purposes only. Properties referred to are those listed or represented by our team and do not represent all properties in market area.*** If you are a hot buyer/seller contact us for daily updates, you will need them in this market. For previous reports go to our market reports page at www.AbeAndWags.com. To contact us e-mail RWagner@topproducer.com.

Buyers agents, you can download sellers disclosure and property information 24/7 from our property information page on our web site at www.AbeAndWags.com This is a service to you to help you present complete offers in this hot market. For us to accept an offer you must submit a complete sales agreement (new edition), complete sellers disclosure, copy of deposit check, and related addendum. All property showings must be scheduled through our showing coordination center E-showings. Review the MLS information on our website for the showing requirements and criteria for placing an offer. Thank you for meeting our legal and MLS requirements.

Buyer demand has reduced DOM, especially at Hidden Valley in the \$125K to \$200K range as we close in on the start of winter. With less inventory we are seeing at and above asking price offers for clean and ready to occupy homes. New addition to sold reports are properties from MLS and courthouse records to better show market results in all areas. Review our newsletters on www.AbeandWags.com for the update of news events in this area influencing property values.

GO TO OUR WEB SITE www.AbeandWags.com TO VIEW PHOTOS AND VISUAL TOURS OF THESE PROPERTIES

NEW LISTINGS ON MARKET.

MLS 588181 2120 Oak Ridge 6 BR, 3 1/2B contemporary. **NEW HIGH END CONSTRUCTION.** Just 8 miles from 7 springs, **healthy air house**, get in for ski season. Be in before Christmas. \$429,900.00.

MLS 584540 Lot 21 OakRidge 2.4 acres level, wooded, corner, in nice community with covenants. UG utilities and well. \$52,500.

MLS 577879 2158 OakRidge, vacant lot, 2.38 acres level, wooded, beautiful home around this lot. UG utilities and well. \$49,500.

There were several additional listings in this period but have gone UA or SOLD since our last report. In the last 60 days the majority of new listings have closed.

CURRENT PROPERTIES ON MARKET

MLS 581475 A 42 AB StoneRidge, Seven Springs 4BR, 3B condo, slopeside, furnished, new paint, carpet, Keystone loft lockout with garage. Above average condition. \$329,500.

MLS 583407 1417 Ream Road. 3BR 1B house in the woods. Close to Laurel Stream, new laminate floors, paint, full basement, built 99. Private area with vacation homes surrounding. This will go quick. \$89,900.

MLS 561073 1755 Greenfield, Hidden Valley 3BR, 2 1/2 B Townhome with garage, on the fairway. Fireplace, contemporary furnishings, well maintained, quiet street. \$254,500.

MLS 563184 D21 A/B StoneRidge, Seven Springs 3BR, 2B Condo. Lockout for guests or to rent. Rental potential, upgraded furnishings, ski in and out, at top of slopes, killer view. \$327,000.

MLS 551442 5 Deer Ridge, 7 Springs. House, 4BR, 3 1/2 B, 2 FP, 2 car garage, showcase model, beautifully furnished and landscaped. \$749,900. Will be featured in Whirl December issue. This is one of a kind at 7 Springs.

PROPERTIES UNDER AGREEMENT

MLS 565938 568 Laurel Court, Hidden Valley 3BR, 2B Townhouse, unfurnished, skylights, appliances, woodburner, carpets cleaned, detailed. \$109,000.

RECENT SALES LAST 60 DAYS OR LESS

MLS 587156 1508 Tailor Way, Hidden Valley, 4BR, 2.5B, Furnished, end unit, close to slopes. SOLD \$215,000, **100% of LIST, 2 DOM.**

MLS 582590 1141 Tanyard, Hidden Valley 2BR, 2B Never rented, very nice, furnished, fireplace, walk to slopes. SOLD \$127,000, **100% of LIST, 46 DOM**

MLS 573268 139 Roy Stout Road, Champion 3BR, 2B log cabin in the country. Completely restored, new carpet, drywall, paint, appliances, washer dryer. Went UA in 1 day, fall thru, back on market. SOLD, \$146,500, **99.3% of LIST, 59 DOM.**

MLS 575882 1128 Gristmill, Hidden Valley 2BR, 1 1/2 B, immaculate, new berber, ceramic tile, furnished. SOLD, \$119,000, **99.5% of LIST, 6 DOM.**

MLS 574752 8124 StoneGate, Seven Springs 2BR, 2B, furnished, walk to slopes, fireplace, garage, very nice. SOLD, \$335,000, **98.8% of LIST, 21 DOM.**

MLS 568054 9003 Aspen Drive, Seven Springs 3BR, 3 1/2 B, first floor living, garage, ski in, eastern Somerset view, recently painted, unfurnished. SOLD, \$345,000, **95.8% of LIST, 76 DOM.**

MLS 570312 1757 Greenfield Drive, Hidden Valley 3BR, 2 1/2 B, Townhome with garage, on the fairway. Fireplace, mountain decor, furnished, good condition. SOLD, \$243,000, **94% of LIST, 19 DOM.**

MLS 550918 1804 Eagles Ridge, Hidden Valley. 3BR, 2 1/2 B, Townhouse, furnished, stack w/d SOLD, \$156,900, **100% of LIST, 186 DOM.**

Selected sales in resort areas not represented by us personally from MLS and courthouse records:

HIDDEN VALLEY RESORT

MLS 579018 576 Laurel Court, 2BR, 1B, \$103,000, **100% of LIST, 32 DOM**

MLS 536002 52 Valley View 3 BR, 1.5 B, \$101,000, 91.9% of LIST, 325 DOM

MLS 580539 2008 South Ridge, Furnished, 2BR, 2B, \$129,000, **100% of LIST, 0 DOM**

MLS 572237 1471 Gebhart Lane, 2BR, 1.5B, \$135,000, **100% of LIST, 86 DOM**

MLS 578170 2012 SouthRidge Terrace, 3BR, 2B, Furnished end unit, \$150,000, **100% of LIST, 14 DOM**

MLS 583356 1465 Gebhart Court, 4BR, 2.5B, Furnished end unit, \$177,500, **99.7% of LIST, 25 DOM**

MLS 573826 2709 Powder Ridge Road, Home, 4BR, 2B, Furnished, \$220,000, **97.7% of LIST, 9 DOM**

MLS 574336 5032 SummitView, 3BR, 3B, Ski in and out, \$260,000, **100.3% of LIST, 11 DOM**

MLS 555815 1316 WestRidge, New Construction, 3BR, 2.5B, \$280,000, **101.4% of LIST, 112 DOM**

MLS 569630 1766 GreenField Terrace, Home, end lot, 4BR, 3.5B, \$277,000, **98.9% of LIST, 22 DOM**

MLS 555039 1315 WestRidge, New Construction, 3BR, 2.5B, \$313,000, **99.3% of LIST, 146 DOM**

MLS 518644 2426 SouthRidge Plaza, Home, New Construction, Garage, \$345,000, **108.4% of LIST, 191 DOM**

MLS 558341 698 Gardner Road, Home, 2 car Garage, 4BR, 3.5B, \$308,000, 91.1% of LIST, 178 DOM

MLS 573163 410 Imperial Road, Home, 3700 sq. ft., 2 car garage, 4BR, 3B, \$370,000, **93.6% of LIST, 10 DOM**

SEVEN SPRINGS RESORT AND LOCAL AREA

MLS 564568 9152 Aspen, WoodRidge, 3BR, 3B, \$285,000, 95% of LIST, 128 DOM

9066 WoodRidge, \$345,000

9152 WoodRidge, Condo, \$285,000

9014 WoodRidge, Condo, \$320,000

2408 Swiss Mountain, Condo, \$188,000

3801 Swiss Mountain, Condo, \$175,000

9017 WoodRidge, Townhome, \$360,000

I-12 SunRidge, Condo, \$192,500

8124 StoneGate, Condo, \$335,000

T-2 SunRidge, Townhouse, \$325,000

9144 WoodRidge, Condo, \$405,000

8062 MeadowRidge, \$360,000

6916 Swiss Mountain, \$253,000

MLS 547074 715 Nebo Road Ext, Cottage, 2BR, 1B, stream frontage, \$83,000, 83% of LIST, 245 DOM

We need properties to sell. Today, there is no bubble in this market. Properly priced and prepared properties are selling within days at asking. To see how your home could do in this market place call me direct at 412-551-1859 or reply to this e-mail. If you are currently under contract with another broker this is not a solicitation of your business.

You are authorized to forward this update in entirety to other interested parties. If you have parties who would like to get this e-update directly please have them e-mail me with **"LH UPDATE REQUEST"**.

Note, please ask specifically for Abe or Wags if you have questions on a property.

Sincerely,

Wags

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