

REALTOR SHOCKED at the Changes in the Market!

The financial and emotional investment you have made in your home is my primary concern. I have been in the real estate business in the Washington Park area for over 16 years. Over this period of time, I have not only grown in my knowledge of selling properties for the highest price, but expanded my business to offer a more detailed and innovative level of service to my clients. You see, I am shocked at how much the market has changed over the last few years and how little of that specific information goes directly to you; therefore, my goal is to provide you with the most comprehensive, up-to-date, real estate sales reports and information. If you would like me to

visit your home and give you my opinion of how the value of your home may have changed in today's market, please don't hesitate to give me a call or return the attached card. I would be happy to help.

Sincerely yours,



P.S. If you would like to do your own analysis, simply request my **free 13 page report with the itemized detail of each sale.**

1 9 9 7 W A S H I N G T O N P A R K S O L D H O M E S

Sales Price	East Side								West Side											
	University Blvd. (West Side)				Marion to University				Downing, Corona and Ogden				Emerson to Sherman				Lincoln St.			
	1997	1996	1995	1994	1997	1996	1995	1994	1997	1996	1995	1994	1997	1996	1995	1994	1997	1996	1995	1994
\$0 - 99,999	-	-	1	1	-	1	4	2	-	-	1	3	8	20	24	38	1	1	3	5
\$100,000 - 129,999	1	-	1	5	-	3	15	12	4	2	11	9	18	18	56	71	1	2	1	1
\$130,000 - 159,999	-	1	1	1	7	8	30	43	9	18	20	27	54	56	32	26	3	2	2	-
\$160,000 - 189,999	2	-	-	-	16	37	47	54	8	15	15	16	51	28	21	16	1	1	-	-
\$190,000 - 219,999	2	1	-	-	55	38	32	19	7	7	10	8	19	12	7	1	-	-	-	-
\$220,000 - \$249,999	-	-	-	-	28	30	17	13	8	5	4	6	5	1	5	2	-	-	-	-
\$250,000 - \$279,999	1	-	-	-	20	8	7	8	7	4	3	1	1	2	-	-	-	-	-	-
\$280,000 - 309,999	-	-	-	1	14	8	3	7	5	1	2	2	-	1	-	-	-	-	-	-
\$310,000 - 339,999	-	-	-	-	5	4	4	4	-	3	1	-	-	-	-	-	-	-	-	-
\$340,000 - 369,999	-	-	-	-	5	4	5	5	-	-	-	-	-	-	-	-	-	-	-	-
\$370,000 - 399,999	-	-	-	-	3	1	1	2	-	-	-	-	-	-	-	-	-	-	-	-
OVER \$400,000	-	-	-	-	14	10	10	5	2	1	-	-	-	-	-	-	-	-	-	-
TOTAL SOLD	6	2	3	8	167	152	175	174	50	56	67	72	156	138	145	154	6	6	6	6
Avg. Price/Sq. Ft.	\$122.85	\$138.32	\$118	\$103	\$171.81	\$163.33	\$147	\$135	\$158.30	\$144.45	\$137	\$125	\$129.67	\$120.74	\$107	\$99	\$88.96	\$97.46	\$68	\$66
High Price/Sq. Ft.	\$144.09	\$167.25	\$130	\$125	\$295.72	\$221.28	\$201	\$197	\$219.64	\$197.86	\$170	\$166	\$213.00	\$200.30	\$160	\$192	\$140.64	\$122.38	\$95	\$102
Low Price/Sq. Ft.	\$112.27	\$109.38	\$101	\$84	\$93.97	\$80.77	\$82	\$82	\$77.02	\$89.35	\$65	\$54	\$71.43	\$63.13	\$57	\$49	\$68.75	\$73.37	\$52	\$42
Annual % Change	-12%	+18%	+14.6%	+9.4%	+6%	+12%	+8.8%	+9.3%	+10%	+6%	+9.6%	+14.2%	+8%	+13%	+8%	+22.4%	-9%	+44%	+3%	+35%

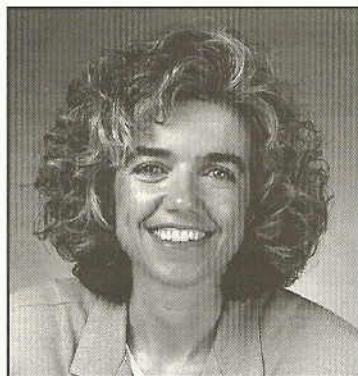
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Detach here and mail

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- I would like to know the market value of my home.
- I am interested in a new home.
- I am interested in investment property.
- Please send me a copy of your 13 page detailed report.



Shelley Bridge

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(303) 320-1556
 Direct (303) 331-4562
 Toll Free (800) 765-7110

NAME _____

PHONE _____

STREET _____

CITY _____

STATE _____

ZIP _____

(If your home is presently offered for sale, this is not intended as a solicitation of that listing.)