



**Lastowski
Realty**
& Property Services

Newsletter
Spring 2013

Tallahassee Real Estate Update



Featured Listing on Ochlockonee Bay

Bayside Villas 2 bedroom 2 ½ baths only \$149,850

The market is heading in the right direction! Sales in Leon County were up 5.3% in February 2013 over Feb. 2012. In March sales were up almost 12%. We need listings. In February active listings were down almost 14%. The average sale price was up 1% to \$175,646. There are 73 active homes on the market in northeast Tallahassee in the \$175,000 to \$200,000 range. Of these 73 homes 34 are under contract. Finally we appear to be at the bottom and prices should continue to rise in the normal 3% to 4% range yearly.

If you are in the market for a home and will be applying for a mortgage here are six tips: 1. Build a strong credit score; 2. Know your loan options; 3. Consider making a larger down payment; 4. Keep an eye on fees; 5. Wait for a good deal and 6. Comparison shop.

If you are thinking about putting your home on the market remember these three tips: Curb appeal is critical, create a blank canvas inside and appeal to all five senses when your home is being shown. Call me if you would like to discuss these items in detail or would like to find out what your home may be worth.

Our most recent sales have included a fantastic family home near Waverly Hills in the low \$300,000 range. We have also sold a home in Cameron Chase that is perfect for empty nesters in the low \$200's. Lastly we sold an investment property near FSU.

We have listings in Northampton, Betton Hills, Havana Country Club and at the coast. The Northampton home is a 4 bedroom 2 ½ bath with landscaping that rivals Maclay Gardens. It even has a water garden that provides constant serenity for only \$448,000. The Betton Hills home is walking distance to Winthrop Park and has 5 bedrooms and 3 baths for that growing family. Forget about commuting in this partially updated home only \$375,000. We have two homes at the Havana Country Club that are both move in ready. The first one was built in 2003 and is on the third tee. It has 3 bedrooms and 2 ½ baths for \$234,000. The second one has an incredible golf course view, 3 bedrooms and 2 baths for under \$200,000. Our featured home has updates and includes furniture. This condo on Surf Road requires little maintenance and is just minutes from Tallahassee. For more information on any of our listings or any home in the Multiple Listing Service check out www.LastowskiRealty.com.

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www.LastowskiRealty.com

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