

The Tharp Group

FALL 2009

SERVICE BEYOND THE SALE

ISSUE ONE



Fall is the most beautiful time of the year in Bermuda Run. Here are a few of our summertime memories of 2009.

Our Neighborhood Real Estate News

Welcome to Issue One of Bermuda Run Real Estate News. First, let me say Bermuda Run is a great place to live at an affordable price. You have probably heard that real estate is local, not national. Here is our neighborhood's market data from January 1, 2009 – July 31, 2009 compared to same period in 2008. The news is not great, but it's far from being terrible when you compare other areas of the nation, particularly the sand states. The numbers show that Buyers have been buying at a lower price range, negotiating better prices and taking longer to buy due to the large amount of inventory.

Currently there are four homes under construction in Bermuda Run with estimated values above \$350,000. Buyers looking in the area will be influenced in their decision to invest by the fact that new construction is under way.

BERMUDA RUN DATA

	2008	2009
Total Residential Properties Sold	14	10
Price Range of Residential Properties	\$100,000-900,000	\$96,000-650,000
Sold Price Per Square Foot	\$107	\$76
Average Days on Market	144	223
Properties Currently On Market		62
Properties Currently Under Construction		4

**This information was taken from Triad MLS and believed to be accurate but not guaranteed.*

I think the future for Bermuda Run is bright! If you look at the new business growth in Bermuda Run in the last few years and the prospect of one, maybe even two new hospitals opening here in the near future, we will certainly see home sales and home prices increase. The affordable prices available in Bermuda Run will certainly get the attention of new residents moving to our area with the new businesses.

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Why I Do What I Do

During my 20 years in the banking industry my work with buyers, realtors, builders, appraisers, business owners and developers ignited a passion within me for all areas of real estate. While still in banking, I studied for both my real estate license and general contractors residential license, passing both exams on my first attempt. I knew one day I would leave the banking industry to pursue my real passion - "real estate".

After leaving banking, I increased my knowledge of home construction by becoming a licensed North Carolina home inspector. I even opened my own home inspection company when we lived in Charlotte.

Since that time I have managed corporate home inventory for the largest independent real estate company in North Carolina-Allen Tate Realtors; managed the sales force for the largest independent real estate company in Charleston, S.C.-John Poston & Co.; and sold for the largest real estate company in Wisconsin-First Weber Group, Inc.

I love owning my own real estate company, assisting Buyers and Sellers with purchasing and selling residential property, assisting with staging their property for sale, and helping clients understand real estate.

Please call me if you are thinking about buying or selling a home. Let me put my PASSION and EXPERIENCE to work for YOU!

Bermuda Run Appearance Committee

In May I was asked to serve on this important committee to help improve and maintain the appearance of our town. I look forward to serving you on this committee by monitoring the town's maintenance needs and forwarding your suggestions to the committee, making Bermuda Run even more beautiful.

Please let me know if you have any suggestions for improving and maintaining the appearance.

Take PRIDE in our neighborhood!

**If your property is currently listed for sale this mailing is not for the purpose of soliciting your property.*



TO:

Current Listings:

178 Spyglass Drive- \$212,000

Golf Course location on 17th fairway! Just needs some TLC, listed Below Tax Value!



594 Riverbend Drive - \$165,900

Enjoy lake views from most rooms and entertain friends on the large patio overlooking the lake!

