



# Liz's Quarterly News



October 2009

Visit my website at: [www.LizMerryman.com](http://www.LizMerryman.com)

## Cenla Residential Market Statistics

### September

Price Range	# Sold
\$0 -\$29,999	7
\$30,000-\$59,999	8
\$60,000-\$79,999	4
\$80,000-\$99,999	8
\$100,000-\$119,999	12
\$120,000-\$139,900	7
\$140,000-\$159,999	14
\$160,000-\$179,999	11
\$180,000-\$199,999	5
\$200,000-\$249,999	18
\$250,000-\$299,999	5
\$300,000-\$399,999	2
\$400,000-\$499,999	2
Above \$500,000	0
<b>Totals:</b>	<b>103</b>

## Market Update

The month of September shows steady sales under \$250,000 with a spike in sales in the \$200,000-\$250,000 range.

44% of the listings sold in September went under contract within 60 days of being listed, while 29% stayed on the market for 121 days or more.

Statistics show homes in top notch condition are selling. Condition and pricing are *crucial* to getting a home sold.

We are seeing a strong market in First Time Home buyer properties due to the \$8,000 tax credit offered this year. Overall, it is a buyers market with some good buys available.

Median sales price was \$154,000 in September.

## Deadline is 11/30/09!



**Time is running out on the \$8,000 First Time Home Buyer's Tax Credit.**

Loans are taking longer to close. Don't miss out on your share.

**Call Me Today!!!**

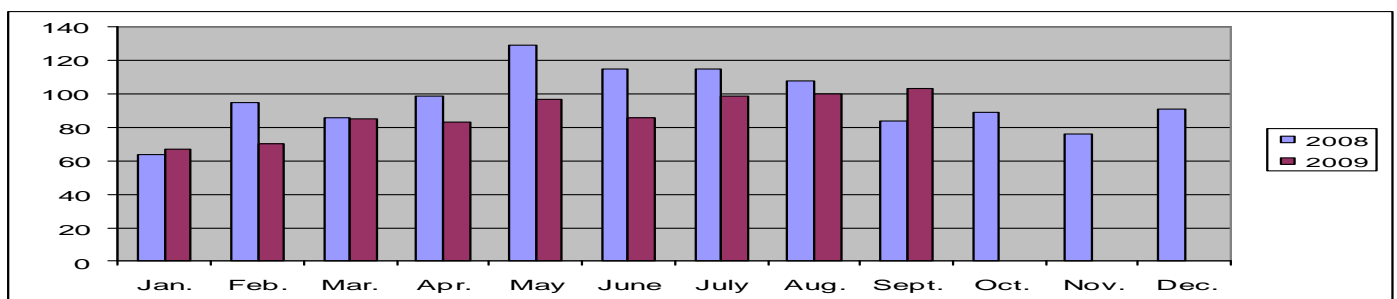
## I Love Referrals!

**Do you know someone who is thinking of buying or selling a home? Please mention my name!**

## Thought For the Day

It is amazing what gets accomplished when it doesn't matter who gets the credit.

*Ronald Reagan*



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### How's the Market?

Reported earlier in The Town Talk "Alexandria along with Shreveport-Bossier, Lake Charles, and Monroe, are ranked among the Top 10 markets of 600,000 people or less in housing price index growth." Congratulations Alexandria, we are among them!

The \$8,000 Tax Credit Incentive for the First Time Home Buyer did create an increase in demand for property. Qualified buyers are still able to obtain financing at great rates.

Other news :

- \* The widening of Susek Drive is back on track and completion calculated to be finished Spring of 2011.
- \* The construction of Diamond B office building is near completion.
- \* The clearing of land for Chick-fil-A at corner of Jackson and MacArthur is underway.
- \* First Federal Bank completed construction on their Pineville branch building on 28East.
- \* There is a new shopping center in Kingsville with stores, restaurants and a fitness center.

Lots of good activity in Central Louisiana!  
Contact me to help you to assess your property in your neighborhood.

Remember to set your clocks back  
November 1st!!

### Hell or High Water!

One night, a torrential rain soaked South Louisiana; the next morning the resulting floodwaters came up about 6 feet into most of the homes there. Mrs. Boudreaux was sitting on her roof with her neighbor, Mrs. Thibodeaux, waiting for help to come. Mrs. Thibodeaux noticed a loan baseball cap floating near the house, then saw it float far out into the front yard, then float all the way back to the house; it kept floating away from the house then back in. Her curiosity got the best of her, so she asked Mrs. Boudreaux, "Mais sha you see dat cap, it float away from de house den it float back again?" Mrs. Boudreaux said, "Mais yeah, das Mr. Boudreaux. I tole him he gonna cut dem grass today come hell or high water!"

***Put Some "Merry" In Your Move!***  
***with Liz Merryman,***  
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