

HOW'S THE MARKET?

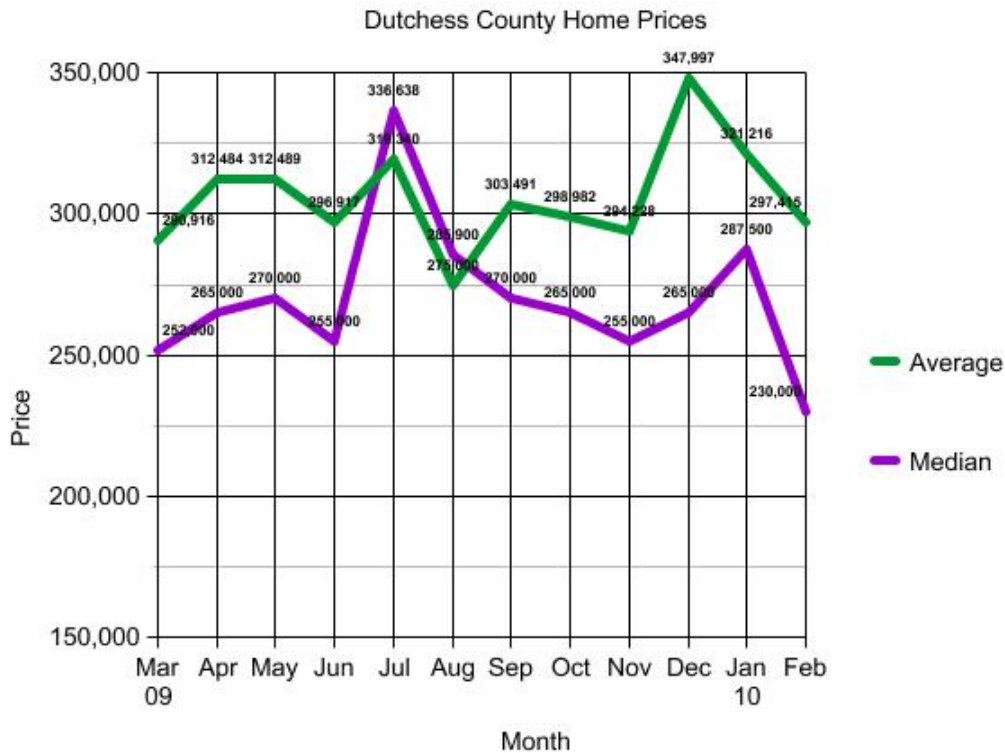
Randy's Dutchess Market Overview As Of February 28, 2010

FIRST-TIME HOME BUYERS, SHORT SALES AND FORECLOSURES CONTINUE TO DRIVE THE REAL ESTATE MARKET IN DUTCHESS COUNTY. Home sales continued the upward trend from a year ago this time. The number of closed transactions year-to-date in February was up 12% from a year ago. Despite that, prices are in a slump.

The year-to-date average selling price of \$310,938 is down 8.1% from a year ago, and the current median sales price of \$230,000 is down 18.7% from February 2009.

This is mostly a reflection of who has been buying—the first-time buyer.

The big question is what will happen when the first-time buyer tax credit ends April 30th.



Mid Hudson Multiple Listing Service

Things to consider...

- If you are a first-time buyer and have not yet purchased, you now have until April 30, 2010 to be under contract on a home to receive the \$8,000 tax credit.
- If you own a home and are considering downsizing and or keeping your current home as an investment property, act now and take advantage of the \$6,500 tax credit.
- If you are a seller, the pressure is still on: PRICE is the key and condition is critical.
- If you are worried about short sale or foreclosure, call me. I can help! I am a **Certified Distressed Property Expert**.



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