

What's New

from



In This Issue:

Broker, Prudential REALTORS

December 2009



Prudential

Midwest,
REALTORS®

» [Mortgage Rates](#)

- » **4.875%** - 30 yr average Interest rates even **LOWER!**

Remember \$8000 tax credit

- » Extended and Expanded!
[Tax Credit Flyer](#)
[Expanded Tax Info](#)

This Months Market Activity

- » **New South Wayne 2 Story** - 5Bdr, 2Bth, Over 1,600sqft - \$85,000
- » **Blanchardville 2 Story** New Price - 2Bdr, 1,480sqft, 2 Car - \$59,900
- » **Pecatonica Schools Ranch** New Price - 3Bdr, 1,580sqft, 2 Car - \$64,400
- » **Monroe Condo** New Price - 2Bdr, 1 Car, 1116sqft - \$99,800
- » **Monroe 2 Story** New Price - 4Bdr, 2Full/2Half Bths, Over 3,200sqft - \$224,900
- » **Freeport Ranch** New Price - 2Bdr, 2Bth, Walk-Out LL - \$150,000
- » **Freeport 2 Story** New Price - 2Bdr, 1.5Bth, Fenced Bkyd - \$69,900
- » **Forreston Ranch** New Price - 3Bdr, 1.5Bth, 2 Car - \$55,000
- » **Forreston 2 Story** New Price - 2Bdr, 2 Car - \$49,900
- » **Polo Commercial Bldg** New Price - Over 6,000sqft on 1/2 Acre Lot - \$199,000

Links:

- » [Blog](#) - check it out

Files:

- » [Expanded Tax Credit.pdf](#) - 169.04 KB

November Home Sales

Freeport	26	avg \$85,637	avg 121 days on mkt
Galena	11	avg \$174,272	avg 201 days on mkt
Rockford	156	avg \$91,360	avg 92 days on mkt
Monroe	9	avg \$94,075	avg 84 days on mkt
Janesville	57	avg \$116,926	avg 86 days on mkt

Exciting news, another month in these areas with an **increase over 2008!**

Tax Credit EXTENDED & EXPANDED

Tax credit extension; extended for offers accepted by 4/30/10 closings by 6/30/10
\$8,000 first time homebuyers
\$6,500 for buyers that have owned a home for the last 5 years
income levels increased to \$125,000

We'll keep you posted as more details become available, see the [attached files](#) or the [links on the bottom left](#).

Videos NOW AVAILABLE

Check us out on YouTube, we have house videos, information if you are considering selling or buying, or looking for a career in Real Estate.
www.YouTube.com/PrudentialPref
www.YouTube.com/PruMidwest

Do you know anyone looking for a Career?

We are currently interviewing for those interested in a Real Estate, send resumes to 26 S Galena Ave, Freeport, IL 61032. Also see attached IL [Minority Real Estate Scholarship Program](#) for those looking to enter real estate careers or improve their knowledge or skills.

It's a Wonderful Life

Winneshiek Player's presents It's a Wonderful Life: A Live Radio Play to Benefit Tyler's Justice Center for Child Abuse Victims in the Tri-County NW IL area. This Friday, Dec 11th and Saturday, Dec 12th at 7:30pm.
www.wplay.org, email tickets@wplay.org, call 815-232-7023

Home Start Loan Program

First Time Home Buyer (not owned a home in 3 years)
Veteran
640 min credit score
Contribute 1% or \$1,000 of purchase price
Homeownership counseling required
Down payment assistance loan available
[click here for details](#)

3rd Quarter Home Sales

As of Sept 30th, Illinois home sales by County;

- » Tax Credit Flyer.pdf - 79.42 KB
- » Real Estate Scholarship.pdf - 243.31 KB
- » HomeStart Loan Program.pdf - 2.74 MB

Comments:

SUBMIT

Boone = units +15%, price -11%
 Cook = units +4%, price -19%
 Chicagoland area = units +2%, price -16%
 DeKalb = units -12%, price -16%
 JoDaviess = units -18%, price -19%
 Lee = units -2%, price -20%
 Ogle = units -8%, price -7%
 Stephenson = units +1%, price +26 (no typo prices up)
 Whiteside = units -14%, price -3%
 Winnebago = units -5%, price -12%

This is number of units sold ytd and average price ytd compared to 2008.

These numbers are improved from 1st and 2nd Quarters... With state average holding even with # of units and down 12% in average price.

Cell Phone Law Changes Start Jan 1

Public Act 96-131 (HB 72) prohibits the use of a cell phone in a school speed zone or a highway construction or maintenance zone. Public Act 96-130 (HB 71) prohibits a person from using an electronic communication device to compose, send or read a text message while driving.

For the Latest Info Check out our New Website

For the latest real estate news and market info, open houses, properties for sale, online seller advantage, market value estimators, links to our blog, past newsletters and more...

www.PruMidwest.com or www.PrudentialPref.com



Search All Available Properties In;

- » [Freeport and NW IL](#)
- » [Monroe and SW WI](#)
- » [Galena and NW IL](#)
- » [Rockford and NW IL](#)

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