REAL ESTATE UPDATE

Listings and sales for Lake Eola Heights from Jan. 24 to April 26, 2010, from the multiple listing service, are:

	Bed/		Current	Original	. , ,	Bed/	•	Current	Original
Active Listings	Bath	Sq. Ft.	Price	Price	Pending Sales	Bath	Sq. Ft.	Price	Price
307 E. Harwood	5/5/.5	4758	1,375,000	1,695,000	327 N.Broadway	5/6.5	5860	790,000	2,900,000
335 N. Hyer	6/6/.5	5014	1,295,000	1,800,000	407 E. Amelia	4/3/.5	3165	549,900	649,900
213 E. Concord	4/3/2	4954	1,100,000	1,100,000	422 E. Hillcrest	6/3	2486	340,000	699,000
527 Broadway	5/3/.5	3635	899,000	1,299,000	506 Hillcrest	5/4	2405	249,000	279,000
608 E. Concord	3/2/2	2200	695,000	750,000	1015 E. Harwood	3/2	1697	234,900	470,000
223 E. Concord	4/2/2	2850	649,900	729,000	533 N. Summerlin		1042	217,000	369,900
538 Broadway	6/5	2687	589,000	880,000	706 E. Concord	4/3	2164	200,000	200,000
314 E. Amelia	4/3	2156	450,000	699,000	415 E.Livingston		1020	165,000	165,000
702 E. Hillcrest	8/6	5217	448,000	1,200,000	1008 Mount Vern		858	99,000	99,000
202 E. Amelia	4/3	2334	414,900	593,000	317 E. Amelia #4		838	70,000	219,000
721 E. Amelia	3/3	2300	399,900	449,000	31 / E. Amena #4	2/1	030	70,000	219,000
1018 E. Livingston 3/2/.5		1559	389,900	389,900	Residential Sales				
403 E. Amelia	4/2	1934	389,000	520,000	Bed/	0	rig'l	List	Sold
719 E. Livingston		1909	318,000	365,000			U	Price	Price
722 E. Amelia	2/2	1971	300,000	580,000	Bath Sq. I 602 E. Livingston		i ice	11100	TILE
226 Hibiscus	3/2	1722	299,000	299,000	002 E. Livingston				•••
			,	,	2/2/5 1970	ე 3/	12.500	224 000	220 000
318 E. Amelia	4/2	1904	280,500	449,000	3/3/.5 1870	0 30	02,500	224,900	220,000
318 E. Amelia 336 Hillman	4/2 4/4	1904 2436	280,500 260,000	450,000	816 E. Hillcrest			,	,
318 E. Amelia 336 Hillman 341 Hillman	4/2 4/4 4/2	1904 2436 1359	280,500 260,000 229,000	450,000 229,000	816 E. Hillcrest 3/2 1517	7 1′		224,900 175,000	220,000 113,000
318 E. Amelia 336 Hillman 341 Hillman 512 Christor	4/2 4/4 4/2 3/2	1904 2436 1359 1615	280,500 260,000 229,000 225,000	450,000 229,000 225,000	816 E. Hillcrest 3/2 1517 619 E. Ridgewood	7 1′ I	75,000	175,000	113,000
318 E. Amelia 336 Hillman 341 Hillman 512 Christor 317 E. Amelia	4/2 4/4 4/2 3/2 2/1	1904 2436 1359 1615 826	280,500 260,000 229,000 225,000 219,900	450,000 229,000 225,000 224,900	816 E. Hillcrest 3/2 151' 619 E. Ridgewood 2/2 1200	7 1′ I O 16	75,000	,	,
318 E. Amelia 336 Hillman 341 Hillman 512 Christor 317 E. Amelia 606 E. Livingston	4/2 4/4 4/2 3/2 2/1 3/3/.5	1904 2436 1359 1615 826 1870	280,500 260,000 229,000 225,000 219,900 210,000	450,000 229,000 225,000 224,900 479,000	816 E. Hillcrest 3/2 151' 619 E. Ridgewood 2/2 1200 807 E. Livingston	7 1′ I O 16 #1	75,000 60,000	175,000 105,000	113,000 85,200
318 E. Amelia 336 Hillman 341 Hillman 512 Christor 317 E. Amelia 606 E. Livingston 608 E. Hillcrest	4/2 4/4 4/2 3/2 2/1 3/3/.5 2/1/.5	1904 2436 1359 1615 826 1870 1064	280,500 260,000 229,000 225,000 219,900 210,000 199,900	450,000 229,000 225,000 224,900 479,000 239,000	816 E. Hillcrest 3/2 151' 619 E. Ridgewood 2/2 1200 807 E. Livingston 2/1 81	7 1° 1 0 10 #1 5 2°	75,000	175,000	113,000
318 E. Amelia 336 Hillman 341 Hillman 512 Christor 317 E. Amelia 606 E. Livingston 608 E. Hillcrest 1000 Mount Verne	4/2 4/4 4/2 3/2 2/1 3/3/.5 2/1/.5 on 2/2	1904 2436 1359 1615 826 1870 1064 858	280,500 260,000 229,000 225,000 219,900 210,000 199,900 164,000	450,000 229,000 225,000 224,900 479,000 239,000 215,500	816 E. Hillcrest 3/2 151' 619 E. Ridgewood 2/2 1200 807 E. Livingston 2/1 81 807 E. Livingston	7 17 1 0 10 #1 5 27	75,000 60,000 79,000	175,000 105,000 85,000	113,000 85,200 85,000
318 E. Amelia 336 Hillman 341 Hillman 512 Christor 317 E. Amelia 606 E. Livingston 608 E. Hillcrest 1000 Mount Vern 613 Hillcrest #2	4/2 4/4 4/2 3/2 2/1 3/3/.5 2/1/.5 on 2/2 3/3	1904 2436 1359 1615 826 1870 1064 858 1700	280,500 260,000 229,000 225,000 219,900 210,000 199,900 164,000 149,900	450,000 229,000 225,000 224,900 479,000 239,000 215,500 349,990	816 E. Hillcrest 3/2 151' 619 E. Ridgewood 2/2 1200 807 E. Livingston 2/1 81	7 17 1 0 10 #1 5 27	75,000 60,000	175,000 105,000	113,000 85,200
318 E. Amelia 336 Hillman 341 Hillman 512 Christor 317 E. Amelia 606 E. Livingston 608 E. Hillcrest 1000 Mount Vern 613 Hillcrest #2 411 E.Livingston	4/2 4/4 4/2 3/2 2/1 3/3/.5 2/1/.5 on 2/2 3/3 #A 2/2	1904 2436 1359 1615 826 1870 1064 858 1700 1020	280,500 260,000 229,000 225,000 219,900 210,000 199,900 164,000 149,900 125,000	450,000 229,000 225,000 224,900 479,000 239,000 215,500 349,990 319,900	816 E. Hillcrest 3/2 151' 619 E. Ridgewood 2/2 1200 807 E. Livingston 2/1 81 807 E. Livingston 2/1 84	7 1°1 10 10 10 #1 5 2°1 #2 5 7	75,000 60,000 79,000 9,900	175,000 105,000 85,000	113,000 85,200 85,000
318 E. Amelia 336 Hillman 341 Hillman 512 Christor 317 E. Amelia 606 E. Livingston 608 E. Hillcrest 1000 Mount Vern 613 Hillcrest #2	4/2 4/4 4/2 3/2 2/1 3/3/.5 2/1/.5 on 2/2 3/3 #A 2/2	1904 2436 1359 1615 826 1870 1064 858 1700	280,500 260,000 229,000 225,000 219,900 210,000 199,900 164,000 149,900	450,000 229,000 225,000 224,900 479,000 239,000 215,500 349,990	816 E. Hillcrest 3/2 151' 619 E. Ridgewood 2/2 1200 807 E. Livingston 2/1 81 807 E. Livingston	7 1°1 10 10 10 #1 5 2°1 #2 5 7	75,000 60,000 79,000 9,900	175,000 105,000 85,000	113,000 85,200 85,000

If you have any questions or would like help with your real estate needs, please call me at 407-810-5069. Referrals are the largest part of my business and are always greatly appreciated!

Sandy Fredrick
CHARLES RUTENBERG REALTY
"Lake Eola Heights Specialist"
407-810-5069

PLEASE DON'T PARK ON THE LAWN OR BLOCK THE SIDEWALK

A continuing problem in Lake Eola Heights is the practice of some residents parking vehicles on front lawns and also blocking sidewalks. Both of these practices are code enforcement violations that can receive a violation notice and fine.

Residents of Lake Eola Heights have worked hard to maintain their homes, yards and gardens as well as develop pride for our neighborhood. Parking on front lawns and blocking sidewalks diminishes the character of the neighborhood and also decreases property values.

Please park in your driveways or utilize street parking and continue to keep Lake Eola Heights a desirable neighborhood in which to live.

The city Code Enforcement Department has asked residents to report violations by:

- calling 407-246-4444
- or online at

www.cityoforlando.net/economic/CODEENFORCE MENT/index.htm