

REAL ESTATE UPDATE

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

<u>Active Listings</u>	<u>Bed/ Bath</u>	<u>Sq. Ft.</u>	<u>Current Price</u>	<u>Original Price</u>	<u>Pending Sales</u>	<u>Bed/ Bath</u>	<u>Sq. Ft.</u>	<u>Current Price</u>	<u>Original Price</u>
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	3/2	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 #G	2/2	1020	165,000	165,000
702 E. Hillcrest	8/6	5217	448,000	1,200,000	1008 Mount Vernon	2/2	858	99,000	99,000
202 E. Amelia	4/3	2334	414,900	593,000	317 E. Amelia #4	2/1	838	70,000	219,000
721 E. Amelia	3/3	2300	399,900	449,000	<u>Residential Sales</u>				
1018 E. Livingston	3/2/.5	1559	389,900	389,900	<u>Bed/ Bath</u>	<u>Sq. Ft.</u>	<u>Orig'l Price</u>	<u>List Price</u>	<u>Sold Price</u>
403 E. Amelia	4/2	1934	389,000	520,000	602 E. Livingston	3/3/.5	1870	302,500	224,900
719 E. Livingston	4/2	1909	318,000	365,000	816 E. Hillcrest	3/2	1517	175,000	175,000
722 E. Amelia	2/2	1971	300,000	580,000	619 E. Ridgewood	2/2	1200	160,000	105,000
226 Hibiscus	3/2	1722	299,000	299,000	807 E. Livingston #1	2/1	815	279,000	85,000
318 E. Amelia	4/2	1904	280,500	449,000	807 E. Livingston #2	2/1	845	79,900	79,900
336 Hillman	4/4	2436	260,000	450,000	Average Days on Market: 337				
341 Hillman	4/2	1359	229,000	229,000					
512 Christor	3/2	1615	225,000	225,000					
317 E. Amelia	2/1	826	219,900	224,900					
606 E. Livingston	3/3/.5	1870	210,000	479,000					
608 E. Hillcrest	2/1/.5	1064	199,900	239,000					
1000 Mount Vernon	2/2	858	164,000	215,500					
613 Hillcrest #2	3/3	1700	149,900	349,990					
411 E. Livingston #A	2/2	1020	125,000	319,900					
809 E. Livingston #3	2/1	803	85,000	259,900					

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"
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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.cityoflando.net/economic/CODEENFORCEMENT/index.htm