



Look What Sold During 2011

In

Makefield Glen

<u>Address</u>	<u>Model</u>	<u>Sales Price</u>	<u>DOM</u>
2703 Brookhaven Dr.	Manchester	\$180,300 Short Sale	181
8301 Spruce Mill Dr.	Lexington w/ a Loft	\$187,000 Short Sale	10
3805 Waltham Ct.	Manchester	\$190,000	85
3605 Waltham Ct.	Manchester	\$200,000	57
4007 Waltham Ct.	Manchester	\$203,500	101
2401 Brookhaven Dr.	Manchester	\$205,000	62
2005 Brookhaven Dr.	Manchester	\$212,000	184
9406 Sheffield Dr.	Brockton w/ Loft & Fin Bsmt	\$220,000	52
5907 Spruce Mill Dr.	Brockton	\$226,000	47
8402 Spruce Mill Dr.	Brockton w/ Loft	\$230,000	69
2508 Brookhaven Dr.	Portsmouth	\$235,000	143
5001 Spruce Mill Dr.	Lexington Elite	\$240,000	2
7208 Sheffield Dr.	Lexington w/ Loft & Fin Bsmt	\$240,000	24
6701 Spruce Mill Dr.	Lexington w/ Loft & Fin Bsmt	\$240,750	106
456 Cedar Hollow Dr.	Barrington	\$242,000	36
538 Cedar Hollow Dr.	Winthrop	\$245,000	56
9206 Sheffield Dr.	Lexington Elite w/ Loft	\$245,500	35
549 Aspen Woods Dr.	Brandon w/ Loft	\$250,000 Short Sale	444
5207 Spruce Mill Dr.	Brockton w/ Fin Bsmt	\$250,000	7
9402 Sheffield Dr.	Brockton w/ Loft & Fin Bsmt	\$250,000	70
5304 Spruce Mill Dr.	Lexington Elite w/ Fin Bsmt	\$254,000	35
8703 Spruce Mill Dr.	Lexington Elite w/ Loft	\$260,000	4
6902 Spruce Mill Dr.	Brockton Elite w/ Loft & Fin Bsmt	\$261,000	4
547 Aspen Woods Dr.	Carlton	\$280,000	164
1607 Covington Rd.	Afton Elite	\$360,000	25

For the first time in ages we are seeing some positive reports on the economy, jobless rate, stock market and yes, even the Real Estate Market. We are not heading back to the crazy days of 2006/2007 but there is a pent up demand. Lots of people rented or put off moving due to fear and uncertainty. During the latter part of 2011 we started to see the fear dissipate and now with some positive headlines people are jumping in to the market in the hopes of catching some of the lowest rates in history.

Of course, if you are thinking of Buying or Selling in 2012, or just have a Real Estate question, don't hesitate to call... Prudential had approx. 20 % of the market share in your neighborhood last year, so...

DON'T MAKE THE MOVE WITHOUT US!

The Cosack Team... *Kim, Susan & Dale*

Information re: recently sold properties was obtained from Trend MLS; and the properties contained in the list were listed and sold by various participating Brokers in the MLS. If your property is currently listed with a Real Estate Broker, please disregard this notice. It is not our intention to solicit the offerings of other Real Estate Brokers. We co-operate with them fully. An independently owned and operated member of the Prudential Real Estate Affiliates, Inc.