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*Welcome to My
County!*



4670 Twinbrook Circle

\$799,900

Listed by Frank Dolski

Devonshire Estates Community Update

I wanted to take this opportunity to provide you with a **2011** YTD rolling 12 month summary of the Real Estate activity in **your** neighborhood. To date, there are **no** active listings and **9** homes have settled in the past 12 months for an average price of **\$619,400** versus a 12 month rolling average of **\$614,778** for the same period in the prior year. That is an increase of **\$4,622** over the prior year's average.

So what does this mean? Well, prices have increased in Buckingham Township from an average sold price of **\$490,781** in 2009-10 to **\$538,598** in 2010-11 at a rate of **9%** or **\$47,817**. They are also starting to increase in Devonshire Estates! Perhaps you seen the news article published in the Intelligencer on 1/30/2011 in the business section where I was interviewed by Christie Shoemaker?

I would only suggest if you are considering selling your home, that you give me an opportunity to provide you with a **detailed** presentation. There are many critical factors that you must keep in mind when you are putting your home on the market.

- Make sure that your home is properly staged and de-cluttered. It is a fact that homes sell **quicker** and for **more money** when staged! I provide a **free** staging consultation by **Creative Staging** (\$300 value) for all of my listings!.
- I will market your home on over **32 websites** as well as Homes & Land & Gallery Magazines.

I have enjoyed selling homes in Devonshire Estates for many years and I recently represented the buyers at 2088 Bedfordshire Road. I have settled on 4 properties thus far this year and have five additional pending settlements. If your are looking to relocate, I am a certified Relocation Specialist working with numerous 3rd party companies. If you are considering buying or selling in 2011, please contact me. Go with **experience** and a **proven** track record. ***There is a difference!***

Sincerely,

Frank Dolski



HEARTHSTIDE, REALTORS®

www.FrankDolski.com

2011 YTD SUMMARY

“Devonshire Estates”

ACTIVE LISTINGS

- There are no active listings as of 3/3/2011

PENDING LISTINGS

- There are no pending listings as of 3/3/2011

SETTLED LISTINGS

<u>PROPERTY ADDRESS</u>	<u>SOLD PRICE</u>	<u>DOM</u>
2079 Lincolnshire Road	\$570,000	51
2048 Brookshire Road	\$580,000	468
3420 Wiltshire Road	\$610,000	13
2001 Bedfordshire Road	\$612,000	108
2281 Nottinghamshire Road	\$620,000	31
3378 Hampshire Road	\$628,000	56
2080 Brookshire Road	\$632,500	31
2088 Bedfordshire Road	\$660,000	9
2109 Bedfordshire Road	\$662,500	20

<u>Status</u>	<u>Count</u>	<u>Avg Price</u>	<u>High Price</u>	<u>Low Price</u>	<u>Avg DOM</u>
Settled	9	\$619,444	\$662,500	\$570,000	87

- DOM stands for Days on Market
- **Listed By Coldwell Banker Hearthside Realtors**
- **Sold By Coldwell Banker Hearthside Realtors**
- **Listed & Sold By Coldwell Banker Hearthside Realtors**

Please visit my website at www.FrankDolski.Com and click on “Featured Communities” for additional Devonshire Estates information! Also, check out my new “Blog” section for my professional opinions, Frank’s concierge list for various resources, the tax appeal process and other various links regarding the Bucks County area. Finally, I am sponsoring a community garage sale on May 21st from 7-1. Please email me to sign up by 5/14/2011!

What sets a Real estate Agent above the rest? For me, it’s the outstanding compliment of my repeat and referral business.

While we believe this information to be accurate and reliable, agent & broker are not responsible for any errors or omissions. Information obtained from Trend MLS as of 3/3/2011. If you are already working with a Realtor®, please disregard this notice.

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