

Robert Wagner

From: Adrienne Wagner [awagner@topproducer.com]
Sent: Friday, July 07, 2006 8:03 PM
To: wags@abeandwags.com
Subject: Laurel Highland Property Update 7-2006



Dear Broker, agent, or client with an **active** interest in Laurel Highlands properties located in the SW Pennsylvania real estate market. You are on the private "property update" e-list of "Abe" and "Wags" Wagner, Realtors and resort property specialists, Prudential Preferred Realty. If this comes to you in error or is a duplicate our apologies, just let us know and we will correct our mistake. ***This update is not an attempt to solicit the offerings of other brokers and is for informational purposes only. Properties referred to are those listed or represented by our team and do not represent all properties in market area.*** If you are a hot buyer/seller contact us for daily updates, you will need them in this market. For previous reports go to our [market reports page](#) at www.AbeAndWags.com. To contact us the e-mail in the signature block.

Buyers agents or clients, you can download sellers disclosure and property information 24/7 from our [property information page](#) on our web site. This is to help you present a complete offer in this hot market. All property showings must be scheduled through our [showing coordination center](#), or call toll free 877.473.0123. Have the MLS # ready to identify the property. Thank you for meeting our legal and MLS requirements.

EVENT NOTICE: There is a national bike race this to next weekend. Check the schedule on www.7Springs.com to avoid delays to your travel here.

BETWEEN THE NUMBERS/ OUR READ ON THE MARKET

Historically, buyer activity picks up as summer activities increase, so by trend we expect to see more activity in the market. Negative press has chilling effect on Hidden Valley. Sales at resorts reversed from last year.

Negative publicity about the financial woes at Hidden Valley Resort has contributed to reduced buying interest. For the first 6 months inventory has only slightly decreased from last year from 55 to 53 at this resort, however, sales have dropped from 65 in 2005 to 33 in 2006 during the same period. Normally, we would expect sales to be in the 60 range at this time of the year so this is a significant change from trends and years past. With the associations in good status, we consider this community a buyers market and one that shows potential for gain for a buy and hold owner.

Seven Springs is NOT showing an increase in inventory as the Southwind Community continues completion. Sales for the first 6 months are showing an increase from 22 in 2005 to 41 in 2006 during the same period. Most of this increase is new construction in Southwind. Resales are about the same as years past. Inventory in 2005 was 32, with inventory this year at 29. Prices still holding at or above last appraised value with a 10% to 15% per year increase over last sale. Ski in and out properties under \$300K go fastest, with higher price points on the market for 180 days or more. Slots seem a certain deal, read our [newsletters](#) for more. Not having a big effect on prices so far.

Review our newsletters on www.ABEandWAGS.com for the update of news events in this area influencing property values and homeowners.

GO TO VIEW OUR LISTINGS TO VIEW PHOTOS AND VISUAL TOURS OF THESE PROPERTIES AT www.ABEandWAGS.com.

NEW LISTINGS AND PROPERTIES ON THE MARKET.

MLS 623395 468 Chippawa Road, Somerset. Well maintained 3 BR, 2 B doublewide home

with many upgrades. About 12 miles east of both resorts. Beautiful landscaped wooded lot in rural area. Geothermal heat, central air. Great decks. \$124,500.

MLS 621130 5309 Summit Vista, Hidden Valley. Ski in and out 3 BR, 2 B condo is slopeside, furnished with appliances, one floor living, great master bath. \$235,000.

MLS 616232 611 Mt. Pleasant Road, Scottsdale Cute 3 BR, 1B house with updated roof, furnace, A/C, windows, paint, refinished floors and a spacious .8 acres corner lot. ONLY \$125,000.

MLS 608218 5 Deer Ridge, Seven Springs. House, 4BR, 3 1/2 B, 2 FP, 2 car garage, showcase model, beautifully furnished and landscaped. Was featured in Pittsburgh Whirl Magazine December issue as elite resort home. This is one of a kind at Seven Springs. \$749,900.

MLS 600867 C32 AB StoneRidge, Seven Springs This 3BR, 2B furnished condo has ski in / out access to Boomerang Trail, overlooks the slopes and has a bedroom that can be locked out allowing this to be rented as a 1/ 2/ or 3 BR unit. \$319,000.

MLS 600794 Shadowbrook Road, Laurel Summit, Somerset This wooded 10 acre homesite with covenants and UG utilities is in the Laurel Summit community across from Kooser Park and about 2 miles east of the entrance to Hidden Valley. 574 feet of frontage, close to State forest, hunting, parks, and resorts. \$110,000.

MLS 577859 2158 OakRidge, 2.38 acres level homesite, wooded, beautiful homes around this lot. Covenants, UG utilities and well. \$45,900.

PROPERTIES UNDER AGREEMENT

MLS 625026 Lot 2 Seasons View Plan. 5 acre homesite on Firetower Road just 3 miles from both resorts. UG utilities, perked, stunning south views. 300 foot frontage. \$154,900.

MLS 623705 3C4 Mt. Villas 7 Springs. 4 BR, 3 B with new paint, berber carpet and more. Walk to golf course and pool, shuttle to lodge and slopes. \$243,500.

RECENT SALES

MLS 615272 737 Sportsman Road, Somerset. This 3 BR, 3.5B 10 year old contemporary features 1 acre rural lot, spectacular east country side views, high end construction, 2 fireplaces, 2 car attached garage and much more. SOLD \$285,000, 95% of List, 60 DOM.

MLS 608512 307 Stahl Road, Somerset. 3BR, 1.5B home on 2+ acres across from Kooser Park and 2 miles from Hidden Valley. New kitchen, bath, floors and more. Move in condition. SOLD \$115,000, 89.4% of List, 83 DOM.

MLS 584540 Lot 21 OakRidge 2.4 acres level homesite, wooded, corner, in nice community with covenants and very nice houses. UG utilities and well. SOLD \$48,600, 92.5% of List, 248 DOM.

MLS 561073 1755 Greenfield, Hidden Valley 3BR, 2 1/2 B Townhouse with garage, near the fairway. Fireplace, contemporary furnishings, well maintained, quiet street. Not rented, personal use. Owners went over house to prep for sale. SOLD \$246,000, 96.6% of List, 11 DOM.

MLS 563184 D21 A/B StoneRidge, Seven Springs 3BR, 2B Condo. Lockout for guests or to rent. Rental potential, upgraded furnishings, ski in and out, at top of slopes, killer view. SOLD \$327,000, 100% of list, 293 DOM.

MLS 581475 A 42 AB StoneRidge, Seven Springs 4BR, 3B condo, slopeside, furnished, new paint, carpet, Keystone loft lockout with garage. Above average condition. New paint, carpet, not rented since upgrades. SOLD \$329,500, 100% of list, 234 DOM.

MLS 593705 1958 South Ridge, Hidden Valley 3BR, 3B Townhouse is nicely furnished, open floor plan, washer/dryer, close to the community center, fireplace in the LR. Cozy. SOLD \$232,000, 95.8% of list, 126 DOM.

MLS 594321 171 Nedrow Lane, Donegal 3BR, 2 1/2B modular on block foundation. Bank sale, needs work, 2.4 acre lot with 3 bay outbuilding. SOLD, \$85,000, 86 % of list, 39 DOM.

MLS 600034 X4 SunRidge, Seven Springs 2BR, 2B condo, furnished, mountain views, ski in and out, washer/dryer, newer Berber carpet. SOLD, \$289,000, 100% of list, 108 DOM.

MLS 596672 160 Williams Road, Donegal 3BR 1B Trailer on foundation. Block 24X32 2 car garage attached. Completely renovated, new Berber and vinyl, appliances, recent washer dryer, level 1.03 acre lot. Great starters buy. SOLD, \$65,000, 87.2% of list.

MLS 595001 Pine Slope Road, Champion 15.83 acre homesite with east ridgeline view of the Laurel Highlands, perked, rural area, about 10 miles from Seven Springs. Estate sale, one of the nicest lots we have seen in this area. SOLD \$59,900.00 100% of List, 25 DOM.

MLS 593080 9A1 Mt. Villas 2BR, 2B condo on ground floor. Furnished with appliances, deck, walk to golf course and pool, shuttle to the slopes. SOLD \$176,800 96% of List, 56 DOM.

MLS 587156 1508 Tailor Way, Hidden Valley 4BR, 2 1/2B end townhouse, walk to slopes, expanded entry, furnished, stack w/d. SOLD \$215,000, 100% of List, 2 DOM.

MLS 565938 568 Laurel Court, Hidden Valley 3BR, 2B Townhouse, unfurnished, skylights, appliances, woodburner, carpets cleaned, detailed. SOLD \$109,000, 99.5% of List, 145 DOM.

MLS 583407 1417 Ream Road. 3BR 1B house in the woods. Close to Laurel Stream, new laminate floors, paint, full basement, built 99. Private area with vacation homes surrounding. SOLD \$84,000, 93.4% of List, 68 DOM.

MLS 582590 1141 Tanyard Lane, Hidden Valley. 2BR, 2B furnished, never rented, walk to slopes, washer/dryer. SOLD \$127,500. 100% of List, 46 DOM.

Selected sales in resort areas not represented by us personally from MLS and courthouse records are kept privately by us in our office. If you want the inside knowledge as to property sales history and activity in this area please contact us directly for this information.

We need properties to sell. Today, there is no bubble in this market. Properly priced and prepared properties are selling frequently within days at asking. To see how our "[Keys to Close](#)" marketing plan gets results fast and how your home could do in this market place call me direct at 412-551-1859 or reply to this e-mail.

You are authorized to forward this update in entirety to other interested parties. If you have parties who would like to get this e-update directly please have them e-mail me with "[LH UPDATE REQUEST](#)".


Note, please ask specifically for Abe or Wags if you have questions on a property, market conditions, or what your home would sell for now.

Sincerely,

Wags

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