

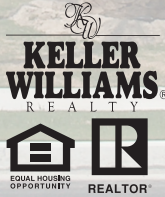
Keller Williams Realty

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Wigley Real Estate Group

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The News from Denise Wigley - Fall 2009

- Market Statistics from June - September 2009
- Good News - The Worst Maybe Over!
- RED Day - A Huge Success. Thank You!

Save the date!

Saturday, Dec 5th 6 to 9 pm

Christmas Open House

- Santa and his elves will be visiting....

Each office is Independently Owned and Operated.

If your home is listed with another broker, this is not intended as a solicitation.



11803 Kettering Pl



1004 Coyote Creek



1100 Calle Extrano - Short Sale



11411 Hyde Park



Recent Transactions



Wigley **Good News**
The Worst Maybe Over

Finally some good news! Given the current economic situation, I can say that for Bakersfield, there is good news. The price of local homes has increased over the past 5 months. This leads us to believe that the worst maybe over for our Bakersfield real estate market. The local inventory of homes for sale is at a 4 year low and interest rates are still at historic lows. **We have buyers who are searching for homes to buy and we need listings!**

We have expanded our team to offer expertise in Short Sales and Loan Modifications. This will allow home owners to remain in their home or do a short sale rather than foreclosure which impacts their credit severely. By helping people in this area, our community can recover much faster from a weak economy.

Thanks to you, the word is spreading. Thanks to all of my clients and friends who have graciously referred me to their family, friends and neighbors. Rather than pester people with unwanted calls and visits, I build my business based on the positive comments and referrals from people just like you. I just couldn't do it without you!

Giving where we live

**Renew
Energize
Donate**

September 19, 2009



A company wide community event, RED Day, Keller Williams Bakersfield gave back to the community. Our office donated 2 truckloads of clothing and furniture to the Jamison Center.

We also donated back packs, books and clothes to the Jamison Center, helping some needy children get ready for school. Thanks for all of your support and donations. **Thank You!**

GREATER BAKERSFIELD AREA MARKET REPORT

Sample of Recorded Sales From June - September 2009

| Zip code | Address | Listing Price | Selling Price | Square Feet | Days on Market |
|----------|-------------------------|---------------|---------------|-------------|----------------|
| 93301 | 2628 Pine St. | \$171,900 | \$169,000 | 1549 | 103-ss |
| 93306 | 3113 Panorama | \$369,000 | \$334,000 | 3154 | 29 |
| 93307 | 2719 Karen Place | \$44,900 | \$50,000 | 1152 | 19 |
| 93308 | 1916 Airport Dr. | \$44,500 | \$46,500 | 1040 | 15 |
| 93311 | 11004 Cactus Valley Dr. | \$165,000 | \$168,000 | 1808 | 182 - ss |
| 93311 | 12203 Riverfront Plc | \$325,000 | \$338,000 | 3082 | 14 |
| 93312 | 2501 Delbert St. | \$94,900 | \$113,000 | 2009 | 25 |
| 93313 | 4710 Shadow Stone | \$139,900 | \$140,000 | 1643 | 6 |
| 93314 | 13103 Cheyenne Mt. | \$184,900 | \$205,000 | 1902 | 21 |
| 93314 | 358 Moon Ranch | \$899,000 | \$829,000 | 3672 | 91 |
| 93314 | 16925 Panadero Ct. | \$1,100,000 | \$847,000 | 4929 | 18 |
| Shafter | 440 Gibson St. | \$89,900 | \$89,000 | 1284 | 133 |

Market Information:

- Currently 23 houses for sale in 93301 listed over \$50,000 • 103 houses for sale in 93308 listed over \$50,000
- 137 houses for sale in 93311 are listed over \$100,000 • 67 houses for sale in 93314 are listed over \$250,000

For more information on current market conditions in your area, updates on recent home sales in your neighborhood or for more details related to the articles and information in this newsletter, please visit:

www.WigleyTeam.com