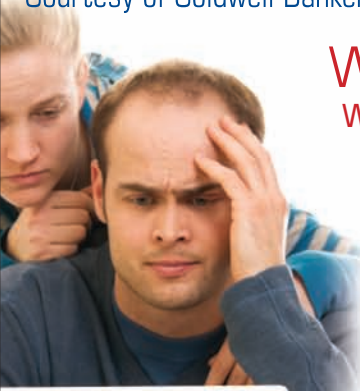


# REAL ESTATE

Courtesy of Coldwell Banker Success January 2010



**WONDERING**  
wait or buy now?

Let's chat!  
Don't miss out on the historic opportunities available in today's real estate market.

**WONDERING if and how Government Tax Credit Programs can work for you?**

Call us...we will explain all the ins and outs of the available opportunities.

**WONDERING if this might be a smart time to help your kids buy their first home?**

Call us...we can discuss why helping your young graduate or college student buy their first home is a sound financial move for everyone.

**WONDERING what your monthly payments will be based on what mortgage rates are available?**

Call us...we will show you how much more home you can buy while rates are historically low.

**WONDERING what type of home fits into your future and suits your lifestyle best?**

Call us... we will discuss your needs then search-out the perfect home for you

**Don't wait... mortgage rates and home prices are sure to rise, your selection will decrease, tax credits will expire and these great opportunity will pass—Let's chat while there's still time!**

To view all area homes for sale and open houses visit:  
**cbSuccessRealty.com**

**JANUARY- DECEMBER COMPARISON OF SOLD AND ACTIVE RESIDENTIAL LISTINGS**

DANE COUNTY	2009	2008	2007
# of New Listings	10,652	12,745	13,467
# Sales	*5,451	5,336	6,744
Average Sale Price	\$228,076	\$250,012	\$252,157
Median Sale Price	\$202,000	\$215,000	\$218,000
Total # Active Listings Residential/Condo	4,142	4,711	4,823

\*Sales reported as of January 16, 2009. NOTE: This representation is based in whole or part on data supplied to the South Central Wisconsin MLS Corporation by its Participants. The MLS does not guarantee and is not responsible for its accuracy. Data maintained by the MLS reflects the current marketing cycle for days on market and does not reflect all real estate activity in the market.

# MARKET MATTERS

We don't mean to alarm you



but if you don't act soon...



**Fourth Quarter Home Sales for Dane County were 37% higher in 2009 than 2008. When homes are selling home prices are sure to start rising as well.**



**NOW**  
is the perfect  
time to buy!



**cbSuccessRealty.com**

FITCHBURG / WEST MADISON  
608-276-3161

MIDDLETON  
608-662-1110

STOUGHTON  
608-873-7731

SUN PRAIRIE / EAST MADISON  
608-837-4545