

Rudgate RAMBLINGS



UPDATES AFFECTING RUDGATE FAMILIES * WINTER, 2009

SPECIAL EVENTS: GET READY... EASTER EGG HUNT NOT FAR AWAY !

Easter Egg Hunt...

The 2009 Rudgate Easter Egg Hunt is coming soon! Please save the date, and make plans to join us in this special annual event! There will be games, prizes and even a visit from the Easter Bunny himself!

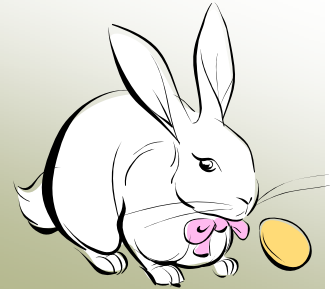
When: Saturday, March 28, 2009

Time: 11 AM

Cost: FREE!!

Where: 7555 Orchard Hill (Home of Earl & Mary Beth Carl)

What to bring: Basket for your eggs and dress for the weather (rain or shine)



Please join us for this fun-filled day! Sue Rome is sponsoring this event.

Email Database...

In this day and age, email is a very convenient way for many people to communicate quickly and efficiently. Often, people will decide they'd like to organize a get-together, but there's no easy way to get the information out. If there were concerns about a break-in or vandalism or any such concerning event, again, there's no easy way to make the information known.

Sue would like to help Rudgate establish a Rudgate Community Email Database that can be used to pass information on timely events. Addresses WILL NOT be sold or given out for any other purposes except Rudgate news. Please email your address to Sue Rome at srome@jaquarealtors.com. She will compile the database so we can share important news with each other.



Summer Party Date Set...

The 2009 Rudgate Summer Party is coming up soon! Fun for the entire family including a piñata, games for the kids, music, swimming, plus cards and games for the adults. Pot luck dinner and lots of fun!

When: Friday, August 7, 2009

Time: 6 PM—?

Cost: FREE!!

Where: 7630 Farmington (Home of the Simpsons)

What to bring: A dish to pass

Please save the date and make plans to join us in this special annual event!



THIS NEWSLETTER PROUDLY SPONSORED BY...



Sue Rome
REALTOR®

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V.Mail: 269.381.2609 ext. 168

srome@jaquarealtors.com

Would you be interested in helping me with the Rudgate neighborhood garage sale in June? Contact me at 217-4311 or srome@jaquarealtors.com for details.

Do you have a high school senior this year? Please email me their name, address, and phone number so we can plan for the graduation banner.

Do you have information or advertising that you would like to include in the Ramblings? I will put your ad in at no charge if you are a Rudgate resident.

HERE'S WHAT'S INSIDE...

Jaqua
Realtors

- UPCOMING EASTER EGG HUNT & SUMMER PARTY INFO!
- REAL ESTATE MARKET OVERVIEW!

REAL ESTATE MARKET OVERVIEW FOR 2008...

- Residential **home sales for 2008** in the Kalamazoo area equaled **\$520,155,810** compared to \$607,640,065 in 2007 (a decrease of 14%)
- There were **3,819 homes sold in the Kalamazoo area in 2008** (down from 3,990 homes sold in 2007)
- The **average selling price** of homes in the greater Kalamazoo area equaled **\$136,202** for 2008 (down from the average selling price of \$152,291 in 2007)
- The **average negotiation** from list to selling price for 2007 was **4.5% off list price** (4% in 2007)
- We had **2,844 active residential listings as of December 31, 2008** (compared to 3,359 at year end 2007)

It is clear that the real estate market in Kalamazoo is challenging for sellers but there are many positive factors in this information. First, we have approximately 500 FEWER homes for sale now compared to one year ago which means supply is decreasing. This results in less competition for sellers in our market place. Second, sales are down but only by less than 200 homes for the entire year which indicates a more balanced real estate market in the future.

Our country faces a challenging year ahead in the economy and real estate market. Some sellers will not be successful in selling their homes unless they hire extremely qualified agents to assist them in the process. I have fifteen years real estate experience and rank in the top 5% of Portage agents for sales in 2008! I am confident that together, we can sell your home if you want or need to move.

As a resident of Rudgate, I have a vested interest in keeping home values strong in our community and have some exclusive marketing ideas for ONLY my personal clients. Give me a call today to learn more!

Sue Rome

RUDGATE HOMES SUCCESSFULLY SOLD IN 2008 *By* SUE ROME



7077 Dorval



6865 Southwind



5786 Saddle Club



5601 Saddle Club



5048 Stapleton



5406 Gatwick



5375 Cypress Bay



5146 Burning Tree



5051 Heathrow



5058 Stoney Brook



7095 Veronica



7691 Shepherds Glen



5049 Foxcroft