

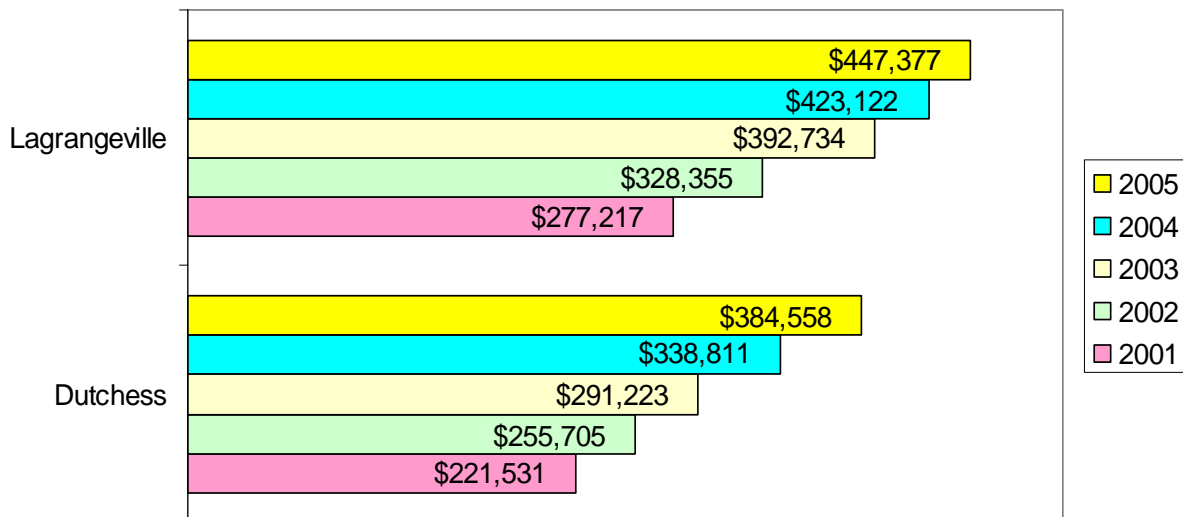
Lagrangeville 2005 Real Estate Market Report

Dear Neighbor,

Last year 89 single family homes were sold in Lagrangeville, vs. 90 in 2004. Our Neighborhood contributed 4% to Dutchess County's real estate market.

The average sales price in Lagrangeville was \$447,377, up 6% from 2005. The median sales price grew 4%. After years of record growth - since 2000 home values in our neighborhood have risen 73% - the real estate boom showed clear signs of slowing down.

Average Sales Price of a Single Family Home



To view detailed information (sales prices, descriptions, street addresses, etc.) about the 2005 sales in Lagrangeville, please go to www.gerhardnagy.com and click on "USEFUL LINKS", or call me at (845) 231-1003.



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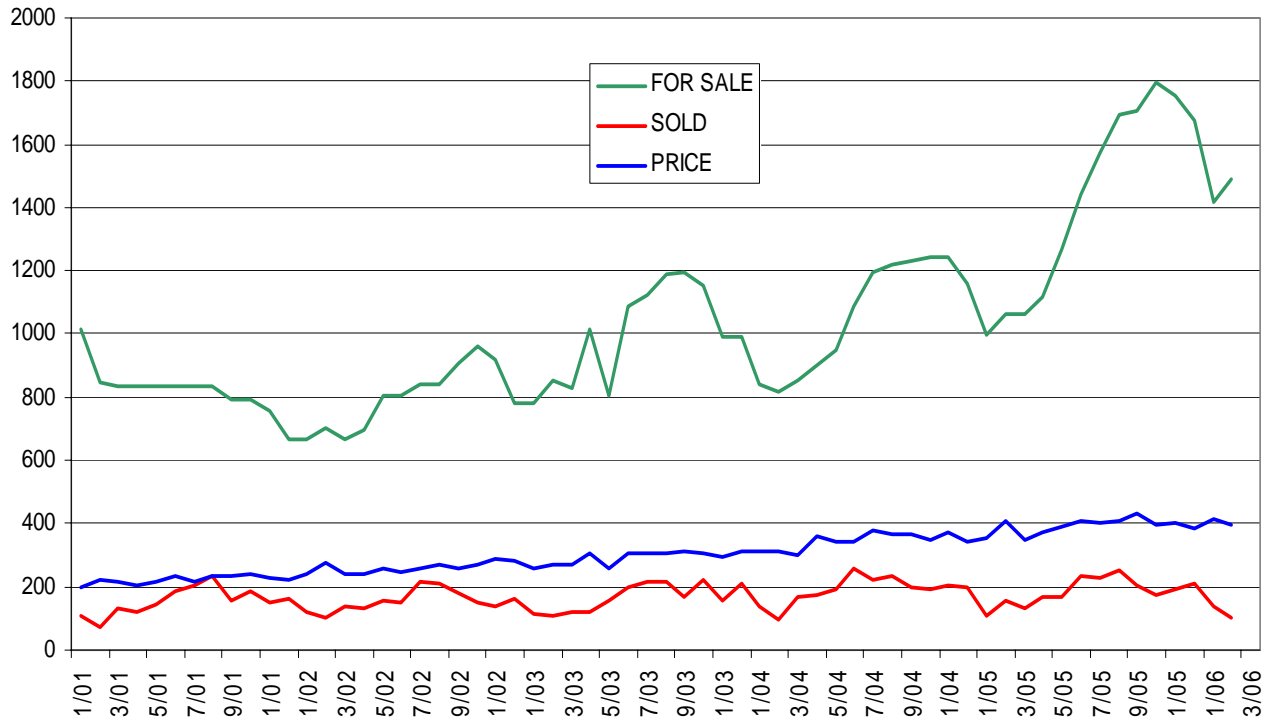
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Trends and Outlook for 2006

The following chart shows the development of the Dutchess County residential market over the last five years: Average home prices have doubled (blue line). The number of sold homes (red line) has stayed more or less level, while the number of homes for sale (green line) has risen sharply in the last year (peaks and valleys are the seasonal fluctuations).

Currently the inventory of unsold homes is 40% higher than it was a year ago. As a consequence home prices have begun to level off and homes are staying on the market longer.



The elevated inventory of unsold homes together with climbing interest rates and rising property taxes will make this an interesting year. If you are thinking of selling your home, simply having it listed in the Multiple Listing Service will not suffice if you are looking for a good price. Professional marketing will be much more important to differentiate your home from competing homes. Also, with high gas prices buyers want to obtain as much information as possible online before they hit the road and NAR research shows that excellent online marketing with great photos and Virtual Tours are a must.

For your chief financial asset you should seek the very best real estate advice. To see what I will do to get your home sold go to www.gerhardnagy.com or call me for a free comparative marketing analysis.



**I sell more
because I do more!**



Gerhard Nagy

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