



LISA HUGHLEY 678-923-5152



PRUDENTIAL GEORGIA REALTY

THERE HAS NEVER BEEN A BETTER TIME TO BUY!  
TAKE ADVANTAGE OF THE LOW INTEREST RATES!

Call 678-923-5152, Email: lhughley@prudentialgeorgia.com or visit my website at www.lisahughley.com

Dear Neighbors,

I have seen a large increase in buyers who are ready to move forward with their purchase. I currently have 5 pending properties, 2 properties have recently closed and I have 2 offers on the table.

I am accredited as a short sale specialist, so if you know anyone facing foreclosure who needs help with either loan modification or a short sale due to being underwater on their mortgage I would love to have the opportunity to help them.

There are 45 Active properties per the fmls in Woodmont ranging in price from \$259,900. to \$819,900. We currently have 3 properties in the \$200's, 15 properties available in the \$300's, 4 available in the \$400's, 9 in the \$500's, 9 in the \$600's, 4 in the \$700's, and 1 in the \$800's.

Woodmont has 8 properties pending sale per the fmls , 3 new homes, and 5 resales! I am either the listing agent or the buyers agent for 3 out of the 5 pending resales!

Woodmont is showing 20 solds in the fmls since 1/1/2009.

1 home in the \$200's, 11 in the \$300's, 6 in the \$400's, 1 in the \$500's, and 1 at \$727,100. Here is a breakdown of the original list price/sales price

879,900/ 727,100	519,900/ 428,826	359,900/ 337,500
579,900/ 531, 612	449,900/ 420,000	350,000/ 328,000
499,900/ 425,000	479900/ 410,000	379,900/ 340,000
469,900/ 389,900	395,000/ 385,000	349,000/ 343,000
539,900/ 468,690	399,525/ 350,000	384,900/ 324,933
499,900/ 445,000	439,900/ 350,303.	319,900/ 289,900

2 properties sold at list price or above at \$300,000 and \$330,000.

If you know anyone who needs to lease, I currently have homes in Woodmont (\$1700.) and the surrounding area, including Mitchell Farms(\$2000.), Northampton Falls (\$3200.), and River Green (\$1050.) Thank you!



7955 Wynfield Dr  
Amazing Front & Backyards!  
Finished Bsmt, Rec Rm

### Introducing A New Program Thru Prudential Georgia Realty!



If a buyer loses their job within 24 months of purchasing a home the Job Loss Program will pay up to \$1800. per month toward their existing mortgage for up to 6 months. There are terms and conditions that need to be met, but overall this is a magnificent program.

I call it the "Peace of Mind" program and will be providing it for all of my listings who want to participate!



112 Glencedars, Finished Bsmt! Home Theater! Culdesac!



409 Glenhurst Trace  
5th Bdrm on Main, Culdesac Lot, Private Bkyd!



904 Landsdowne Cv  
Harmony on the Lakes  
Gorgeous Interior!



243 Cedarhurst Drive  
Beautiful Floorplan w/Open Kitchen, Private Bkyd



311 Evie Lane  
Gourmet Kitchen Master on the main , Keeping Rm



131 Grandmar Chase  
Golf Course Lot  
Coventry Floorplan

If your home is currently listed, this is not meant to be a solicitation. All information is reliable, but not guaranteed.  
Prudential Georgia Realty 1431 Riverstone Pkwy 770-720-1400

