



LESLIE TUPPER, REALTOR®

HOME CONNECTION

SPECIAL 10-DAY SALE EDITION

OCTOBER 2008

A Note from Leslie

After Halloween is over, will November bring tricks or treats?

There is so much energy around the Presidential election this year. It seems as if more people have been watching and reading about the candidates than in past elections. It is a very important vote, but there's a lot more on the ballot that homeowners need to think about. Not only is it important to know the track record and stance of the candidates running for various offices, it is crucial to understand the impact of the proposition and constitutional amendments.

This year more than any other in my lifetime has pointed out how dramatically laws, taxes and regulations affect home ownership. National and local policies, school district and municipal funding all directly impact your home and its value. There are several issues to be decided this election. It's important to understand the impact and cost of each issue before you cast your vote for each.

A sample ballot for your area can be found online at the State of Missouri website: <http://www.sos.mo.gov/elections/goVoteMissouri/Default.aspx>. There you can preview a sample ballot for your area and verify that you are registered to vote. The internet is also a convenient way to research the issues before you go to your polling place next month.

From funding for storm water control projects to a proposition to enable elderly and those with disabilities to live independently in their homes, there are important decisions you are given the opportunity to help decide. So this November, however we choose to cast our votes, we must all take time to study the issues and cast informed votes. We don't want to be tricked by the outcomes.

NEW LISTINGS



553 VISTA HILLS COURT
Eureka • \$279,900

Visit my website
WWW.LTREALTOR.COM
to view all listings

LISTINGS SOLD

- 112 Hunters Green Lane
- 809 Spring Cove Court
- 2100 Babler Ridge Lane
- 697 Grand View Ridge Court
- 4608 Meramec Boulevard
- 140 Oak Park Village Drive
- 11714 Chandellay Drive
- 741 Emerald Oaks Court
- 121 Shaw Drive
- 903 Southern Hills Court
- 3610 Allenton Road
- 17824 Suzanne Ridge Drive
- 1014 Shire Lane
- 654 Vista Hills Court
- 616 Schmelz Drive
- 744 Emerald Oaks Court

CALENDAR

- October 10-19** Coldwell Banker 10-Day Sale
- October 12, 1-3 pm** Open House at 18621 Whiskey Creek Road
- October 19** Coldwell Banker Gundaker Pumpkin Day
- October 17-30** St. John's Mercy Children's Hospital Boo at the Zoo
- October 31** Happy Halloween!

* Please call or visit the website to confirm open house dates as they are subject to change



LESLIE TUPPER, REALTOR®
COLDWELL BANKER GUNDAKER
285 CLARKSON ROAD
ELLISVILLE, MO 63011
636-386-HOME

Looking for a new home? Remember, you can search for St. Louis area homes via my website! Then call me to schedule an appointment to take a look.



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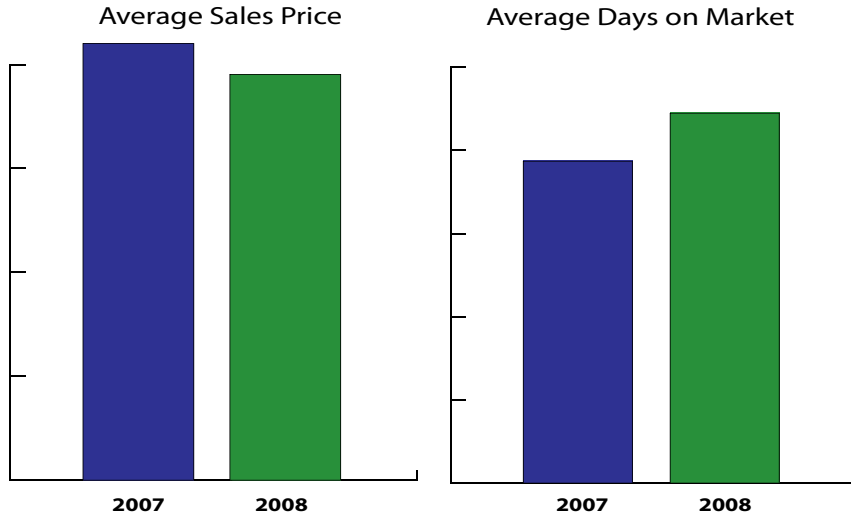
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YOUR QUARTERLY MARKET UPDATE

THIRD QUARTER COMPARISON BETWEEN 2007 & 2008



In the chart to the above, you'll see that average home sale prices across the Metropolitan St. Louis area have declined compared to the third quarter of last year, while days on market, or the amount of time required to sell a home, have increased. In the third quarter of 2007, average sale prices were at \$211,454, compared to \$197,481 this year. The average days on market increased in the third quarter of this year to 89 compared to 77 last year. I've calculated these figures based on the St. Louis Metropolitan area that includes Franklin, Jefferson, St. Charles, St. Louis, and St. Louis City counties.

However, if you reside in Rockwood or Parkway School District, you may be relieved to hear that average home sale prices increased compared to the same time last year, even though the days on market also increased. Remember that while averages give us some idea of the current housing market climate, specific areas within a geographic location can vary greatly, even between subdivisions. If you would like a value assessment for your home, I would be happy to schedule an appointment with you.

**Statistics cited above were taken from the Multiple Listings Service*



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10-DAY SALE



18621 WHISKEY CREEK ROAD
 Wildwood Horse Property • \$522,025



18317 ALLENTON FOREST DRIVE
 Wildwood Horse Potential • \$473,500



951 OLD EATHERTON ROAD
 Wildwood Acreage/Investment Property • \$198,550



949 OLD EATHERTON ROAD
 Wildwood Acreage/Investment Property • \$274,550