

DICK NATHAN'S REAL ESTATE NEWSLETTER

www.dicknathan.com

April, 2010

FOR SALE! On the back page of this newsletter is a presentation of properties that were for sale at press time. Please call for further information/questions [703/284-9318]. Feel free to email me at dick.nathan@longandfoster.com

Richard E. Nathan, CRS

Associate Broker

NVAR Top Producer,
Multi-Million Dollar Club

L&F Chairman's Club

L&F Gold Team



MARKET HEATING UP. Some Arlington listings are seeing *multiple offers* and *some are selling above list price*. Even condos are heating up... they went up the most during the boom and then slowed down the most... but they are moving now.

MARCH STATISTICS. *In March, 2010, 220 properties sold in Arlington vs. 168 in the same month a year earlier.* The median sale price for all types of properties in Arlington in March was up 11% over a year earlier. Total dollar volume for all sales in March was up 35% over a year earlier.

GROWTH AHEAD. On April 9th, THE EXAMINER reported the results of a new study by the 2030 Group, a local think tank, that predicts the Washington region will create 1.6 million new jobs between now and 2030, and that Washington will be the *third fastest growing region in the United States, behind Atlanta and Dallas-Ft. Worth.*

THINKING OF SELLING YOUR HOME? Please call me if you would like a review of your residence—and of market conditions and pricing. *Properly priced homes in good condition are selling.*

PREFERRED PROVIDER LIST. Many people have asked for a copy of my list of service providers [painter, carpet cleaner, electrician, etc.]. If you'd like a copy, please call me at 703/284-9318 or email me at dick.nathan@longandfoster.com.

WEB PHOTOGRAPHY. 86% of buyers are using the Internet to search for listings. 32% started their search on the Internet and 29% found the home they purchased on line. If you're thinking of selling your home, you need the photographic presence I offer. *No other realtor offers a more extensive Web presence than I do...* see the photography at www.dicknathan.com [click on "Current Listings" and then click on "View Virtual Tour"]. Also, at my Website there is a tab describing "Vigorous Marketing." And, please keep in mind that of all the realtors in our marketplace, *no one will work harder for you than I will!*

Dick Nathan has been a realtor for 27 years. He graduated from The College of William and Mary and earned a master's degree in urban planning from George Washington University. A multi-million dollar producer, Dick has received Multi-Million Dollar Club and Top Producer Club awards from the Northern Virginia Association of Realtors, and has a sales volume among the top 5% of realtors across the United States. He is a member of Long & Foster's Gold Team and Chairman's Club, and he holds the CRS designation, the highest professional designation in the residential real estate industry, held by only 4% of all realtors nationwide.

Richard E. Nathan, CRS

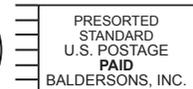
Associate Broker
Long & Foster
4600 Lee Highway
Arlington, VA 22207

703/284-9318

703/522-0500

800/760-7282

email: dick.nathan@longandfoster.com



Visit me on the Web at www.dicknathan.com



HOUSES AND CONDOMINIUMS FOR SALE NOW

- Analostan.....None**
ArlingwoodTwo: 6-BR, \$1,669,000, \$2,195,000
The AstoriaOne: 1-BR, \$359,900
.....
Ballston CrestNone
The BarkleyThree: 2-BR, \$414,500, \$425,000, \$440,000
The BirchesNone
Black OakNone
Cathcart SpringsNone
**The Continental.....Eight: three Studios, \$265,000, \$289,900, \$349,000
one 1-BR, \$339,000
four 2-BR, \$419,000, \$534,900, \$539,000, \$609,990**

The DakotaNone
Harrison PlaceNone
HighgateTwo: 3-BR, \$859,000, \$989,000
Hunter OaksNone
**Hyde Park.....Nine: seven 1-BR, \$299,950, \$305,000, \$310,000, \$315,000, \$324,900, \$329,000, \$375,000
two 2-BR, \$435,000, \$439,900**
LynnbrookOne: 3-BR, \$785,000

**Memorial Overlook ... Two: one 1-BR, \$559,500
one 2-BR, \$999,998**

Merry Mews.....None
Palisades ParkTwo: 3-BR, \$799,900, \$1,275,000
Spy Hill/Stone Ridge .None
Tower VillasTwo: 1-BR, \$325,000, \$344,900
Virginia SquareOne: 3-BR, \$739,900
The Weslie.....Two: 3-BR, \$699,900, \$1,125,000
**The Williamsburg.....Five: one 1-BR, \$409,000
four 2-BR, \$569,000, \$599,000, \$635,000, \$649,990**

**Woodbury Heights.....Four: two 1-BR, \$334,900, \$339,000
two 2-BR, \$385,000, \$449,000**

The information in this newsletter pertaining to real estate listings and sales is derived from the Northern Virginia Association of Realtors®; it is deemed reliable, but is not guaranteed. Neither the association nor its MLS is in any way responsible for its accuracy. The information provided herein does not imply that Long & Foster Real Estate is participating in these transactions. If your property is listed with another broker, please disregard this offer as it is not our intention to solicit the listing of other realtors.