

Middleton O'Malley

Excellence In Real Estate Transactions

RE/MAX[®]
New Orleans Properties

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Feb. 2008



Middie O'Malley

Uptown, University, Mid-City, Garden District

Happy Mardi Gras!

Recent Sales:

4916 Coliseum 3bd 2ba tnhse 2700 sf 418K
1420 8th St. 3 bd 2.5 ba 2700 sf 689K
824 Bordeaux 3 bd 2 ba 1757 sf 319K
1310 Leontine 3 bd 2ba 2777 sf 492k
6022 Patton 3 bd 2.5 ba 1801 sf 382K
5822 Perrier 3 bd 2 ba 1839 sf 450K
933 Arabella 4 bd 2.5 ba 2500 sf 477.5K
5831 Laurel 4 bd 3.5 ba 2875 sf 489K
5916 Chestnut 4 bd 3.5 ba 2750 sf 500K
606 State 3 bd 2.5 ba 2284 sf 553K
401 Audubon 3 bd 2.5 ba 2443 sf 535K
570 Joseph 3 bd 2.5 ba 2366 sf 615K

*Info provided by NOMAR MLS data base

Second District Crime Watch Information
<http://citizenrimewatch.org/>

News You Can Use!

Insurance: Five insurance companies have applied to the State to operate in Louisiana. As time goes on, more will follow.

Selling? Make sure you have copies of permits for any renovations. And...if you've collected on a recent home owner claim, you'll need that information to facilitate a problem free closing and help potential buyers in their quest to obtain insurance.

Buying? It's a great time to buy. Arm yourself with a loan pre-approval letter, and a patient and diligent agent. If you see something you like, make an offer. Good homes with location are selling. Don't hesitate, you might loose the home you really want. Remember it isn't all about price, this is your home.

How Much & How Long? In 70118, between Sept. & Dec. '07, homes for 350,000 and up, went for an average of 190.00 a sq. ft. Average time to sell, four months. In 70115, numbers were slightly lower, prox 180.00 a sq. ft., and just over 90 days to sell. As of 1/28/08 there were 11 Uptown properties, between Louisiana and Carrollton, on sale between 800,000 and 1.2 million. Only one is under contract.

Is your home average? Nobody wants to think so but if you want more money and realize a faster sale, you have work to do. It will be well worth it. Buyers give the nod to properties with no visible deficiencies; ones that are clean and tidy, with fresh paint.

Selling or buying is a highly emotional experience, one that commands respect, diligence, imagination, and sensitivity. Interview three agents and listen for the truth. I would very much appreciate an opportunity to show you what I can do for you.

Your Neighborhood Agent,

Middie O'Malley

Are you selling? I'll tell you the facts, and market your home correctly. Are you a buyer? My expert service is no charge to you! Call: Middie O'Malley 504-579-4717