



NEWS YOU CAN USE ABOUT YOUR NEIGHBORHOOD

# Cherry Hills Happenings & News



April 2016

IN THIS ISSUE

## Why I'm Making This Newsletter

by Oksana Whitsitt

Cherry Hills has been my home for nearly 10 years and I absolutely love our neighborhood. From time to time I have questions about things ranging from the neighborhood garage sale and July 4<sup>th</sup> parade, to recent crime incidents (our car was burglarized a few months ago) and real estate values.

I spend lots of time gathering information from places like NextDoor.com and the City of Champaign. So, why not share it?

And yes, I'm a realtor and I want you to trust me when it comes time for you to make the decision to sell your home. Not only am I an aggressive marketer that will help you maximize the value on your sale, but I'm your neighbor

and have insights most other agents won't have. With that said, I hope you find the information here somewhat useful.

### Subscribe for Future Letters

In order to make this economically feasible and save some trees, I'd like to send future newsletters via email. If you'd like to get updates on things happening around the neighborhood you can sign up on my website at **OksanaWhitsitt.com**. My plan is to only send the newsletter every other month. You can opt out at any time if you want to stop receiving it.



### Yard Waste Pickup

Friday April 15<sup>th</sup> is our yard waste pickup date. Learn more at <http://tiny.cc/yardwaste>

### Crime Update

We have a safe neighborhood, but keep your cars locked and don't store valuables there. Last year we had over 30 cars burglarized in one weekend (including mine). I use CrimeReports.com to keep an eye on where crime is happening.

### Home Sales Update

There is still strong demand for homes in Cherry Hills. I've provided some details on recent home sales and new listings below.

### Home Improvement Ideas

Don't wait until it's time to sell your home before you make updates. I've included some insight on what I hear from buyers looking at our homes and a few things to consider for your home.

# 2015 Home Sales in Cherry Hills

There's still good demand for homes in Cherry Hills. In fact, I just helped a couple purchase a home here that specifically wanted to live in our neighborhood.

Because we have a wide range of home sizes and update levels, our sales prices have more variance than some other neighborhoods. Lake frontage, level of update, and age of home all impact the final sales price. The chart below shows the 32 homes sold last year ranging from \$190k to \$377k. There are currently 15 home listed in Cherry Hills ranging from \$230k to \$410k. This makes it difficult to find good comparable homes when doing a market analysis unless you've actually seen the homes that have sold.



| Address                 | Price   | Closed    | Address                   | Price   | Closed     |
|-------------------------|---------|-----------|---------------------------|---------|------------|
| 2404 CHERRY HILLS DR    | 205,000 | 1/5/2015  | 2401 LAKEWOOD DR          | 194,495 | 6/1/2015   |
| 2504 WOODRIDGE RD       | 190,000 | 1/6/2015  | 2813 WOODHAVEN DR         | 256,500 | 6/18/2015  |
| 3000 WEEPING CHERRY DR  | 377,000 | 1/16/2015 | 2412 WATERVILLE DR        | 249,000 | 6/30/2015  |
| 2414 CHERRY HILLS DR    | 209,900 | 2/5/2015  | 2505 CRYSTAL TREE DR      | 214,500 | 7/10/2015  |
| 3213 CHERRY HILLS DRIVE | 340,000 | 2/6/2015  | 2503 PINEHURST DRIVE      | 326,500 | 7/15/2015  |
| 2803 WOODHAVEN DR       | 206,000 | 2/23/2015 | 3404 WEEPING CHERRY CT    | 221,000 | 7/16/2015  |
| 2518 CRYSTAL TREE DRIVE | 255,000 | 2/23/2015 | 2804 WOODRIDGE ROAD       | 237,500 | 7/20/2015  |
| 2707 CHERRY HILLS DRIVE | 195,000 | 3/3/2015  | 2908 TIMBERGATE RD        | 245,000 | 7/20/2015  |
| 2603 COVE CREEK PLACE   | 240,000 | 3/20/2015 | 3213 WEEPING CHERRY DRIVE | 293,000 | 8/3/2015   |
| 3306 WYNSTONE DR        | 340,000 | 4/9/2015  | 3203 CHERRY HILLS         | 337,500 | 8/7/2015   |
| 3218 CHERRY HILLS DR    | 284,800 | 4/15/2015 | 3211 CYPRESS CREEK RD     | 265,000 | 8/13/2015  |
| 2805 CHERRY HILLS       | 267,500 | 4/24/2015 | 2903 WYNSTONE DR          | 325,400 | 8/31/2015  |
| 2704 WILLOW BEND RD     | 346,500 | 4/27/2015 | 3402 WEEPING CHERRY CT.   | 312,000 | 8/31/2015  |
| 2516 HALLBECK           | 298,000 | 5/15/2015 | 2702 CHERRY HILLS DR      | 285,000 | 10/5/2015  |
| 2504 COPPERTREE RD      | 225,000 | 5/26/2015 | 2505 CRYSTAL TREE DR      | 225,000 | 10/29/2015 |
| 3506 CYPRESS CREEK RD   | 332,500 | 6/1/2015  | 3105 CHERRY HILLS DR      | 259,900 | 12/7/2015  |

## Updating Your Home

I spend a lot of time looking at homes in Cherry Hills with potential buyers, and there's one consistent comment. Our homes are not getting updated! Something as simple as painting your cabinets and making a border around a plain mirror can really make a quick but stylish update.

So don't wait until it's time to sell your home before you begin making changes. You deserve to enjoy your updates, and if you do a few small things every year it will be affordable and manageable.

This is a picture of my own bathroom, and was a relatively easy weekend project. You can get some more ideas from my website at <http://oksanawhittsitt.com/Portfolio.aspx>.

