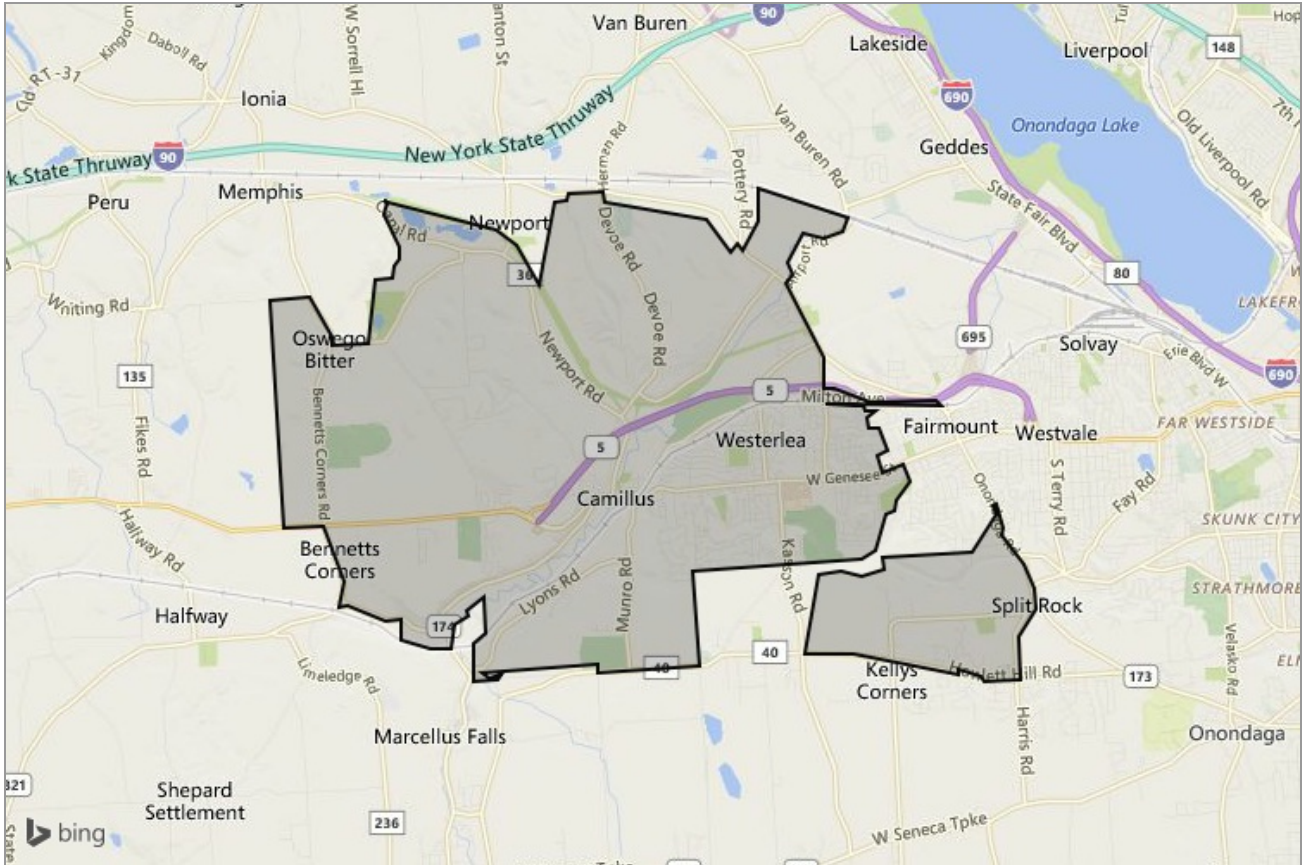


MARKET ACTIVITY REPORT

Camillus, NY 13031



Presented by

Chatarina "Trine" Etoll



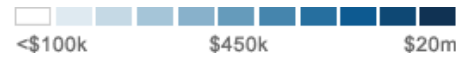
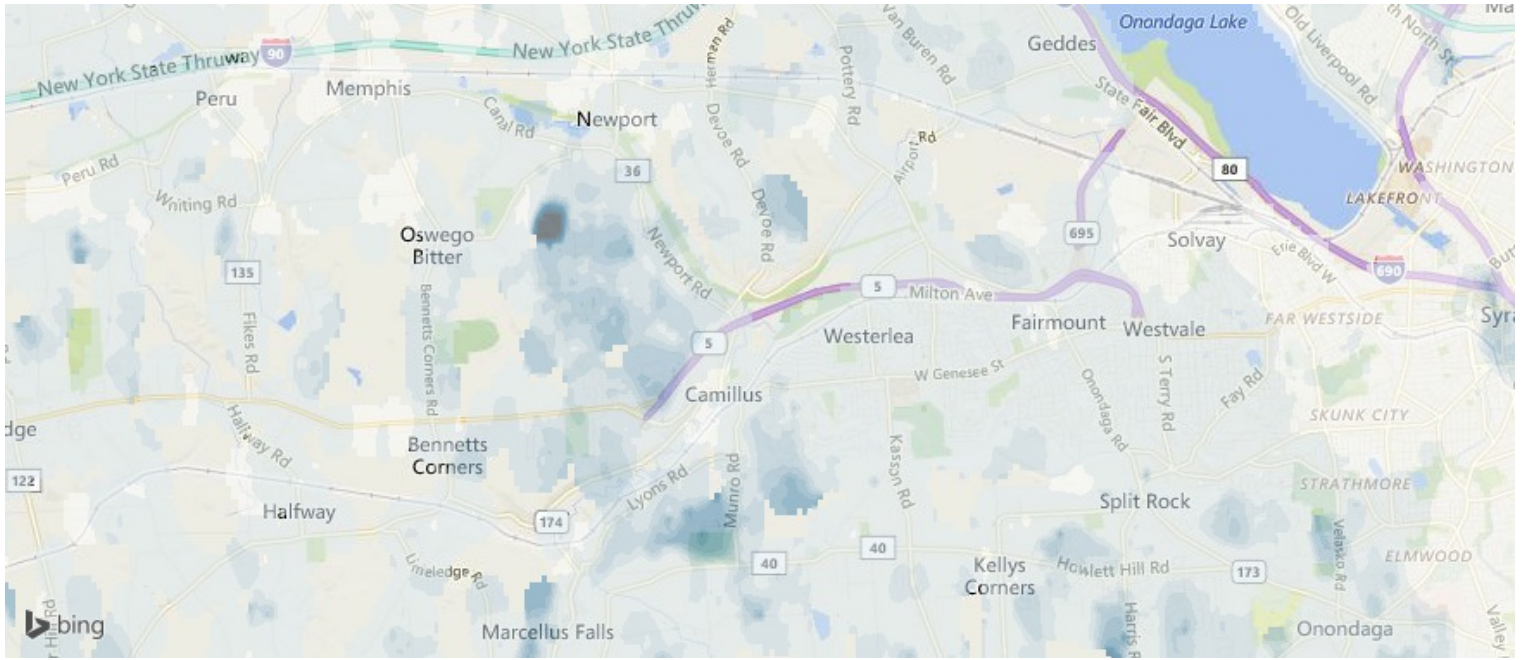
Mobile: (315) 488-2314 | Office: (315) 218-7171 | Fax: (315) 218-7475

tetollrealtor@gmail.com
www.etollrealtor.com

Berkshire Hathaway HomeServices CNY Realty
5099 W. Genesee Street
Camillus, NY 13031

Camillus, NY 13031

Estimated Home Values



This map layer shows the average estimated home values, based on the AVMs and RVMs® for properties in an area. Source(s): Public records and MLS data where licensed; updated Quarterly.

Market Snapshot

Compared with Last Year: January 03, 2016 vs. January 03, 2017

Median Est. Home Value

\$151K

Up 2%

Median Est. Listing Price

\$138K

Down -7.9%

Median Days in RPR

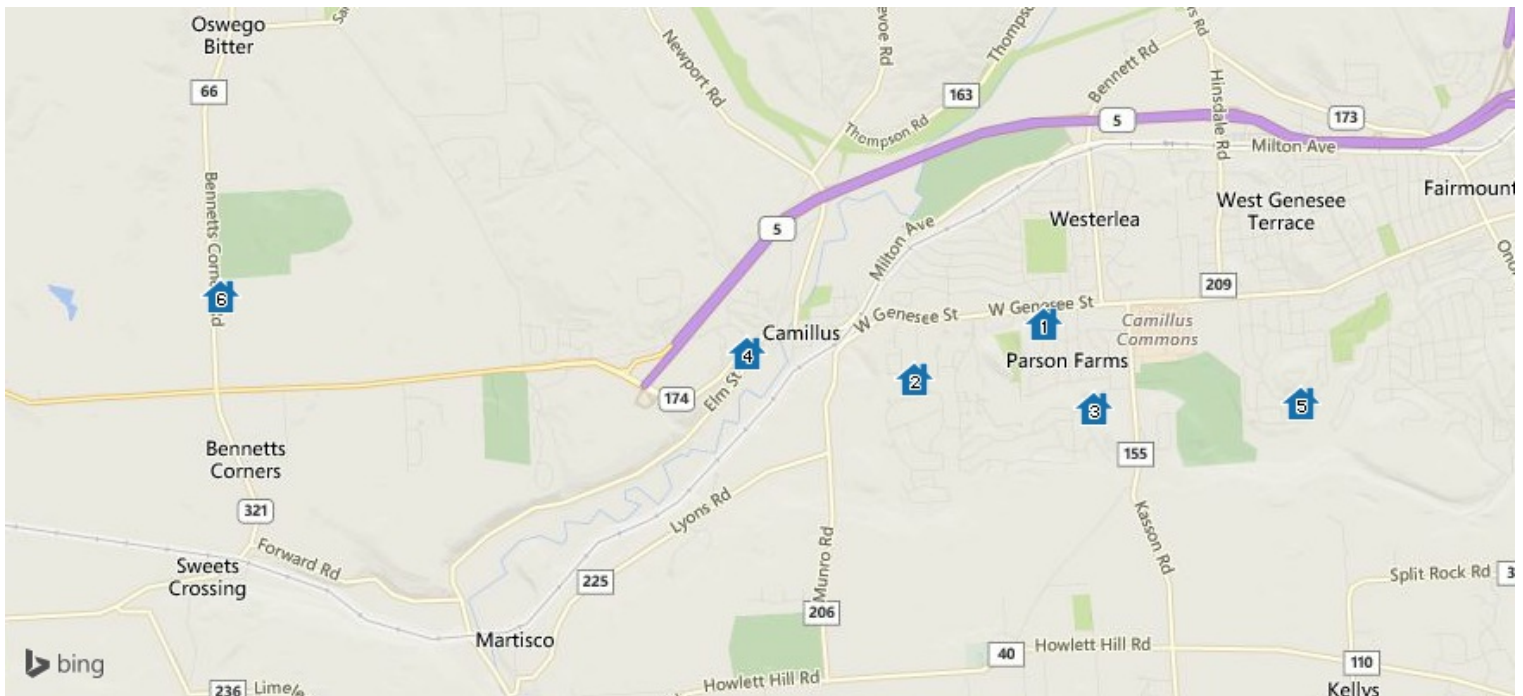
93

Down -14.7%




Sales Volume

6







Down -45.5%

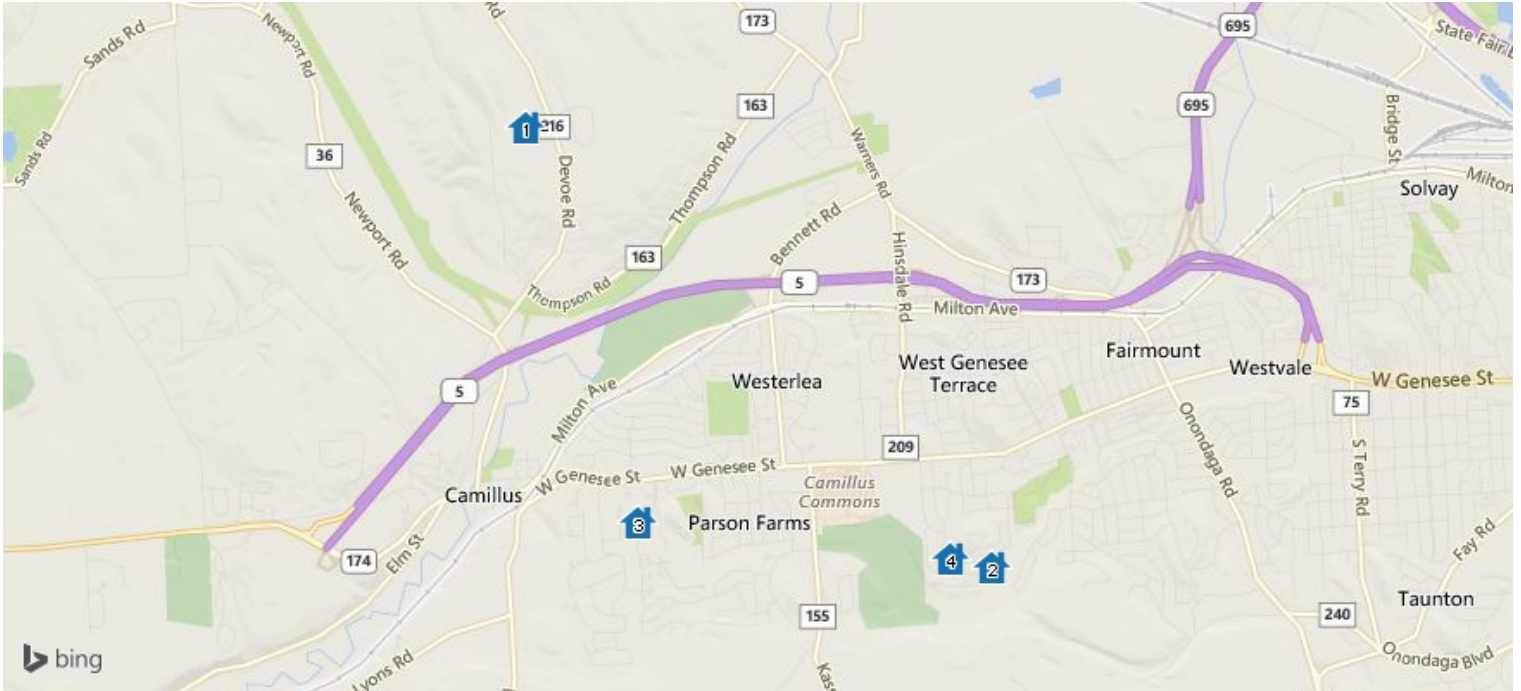


New Listings: 6







	Prop Type	Bed /Ba	Living Area (sq ft)	Lot Size (sq ft)	Year Built	Listing Date	Listing Price	Price per sq. ft.
 <p>1 FOR SALE • New, A-Active: 1/2/2017 <i>MLS ID: S1019167</i></p> <p>105 Parsons Rd</p> <p>Welcome to this centrally located ranch home in West Genesee school district. This home offers 3-4 bedrooms and single level living with a finished walkout basement to a level, private back yard. Open concept with updated gourmet kitchen with stainless steel appliances including Commercial grade Kobe 5 speed kitchen vent hood. Hardwood floors thru most of the main floor. Garage is extra deep and wide for added storage. Extra insulation added to attic in 2014. Nothing to do, but move in and enjoy. Minutes from the highway or many local amenities but also room to breathe. Come see it before it's gone...</p> <p><i>Listing Courtesy of Hunt Real Estate ERA</i></p>	Single Family	3/3	1,792 sq ft	14,400	1954	1/2/2017	\$169,900	\$95
 <p>2 FOR SALE • Active: 12/10/2016 <i>MLS ID: S1017221</i></p> <p>126 Windcrest Dr</p> <p>fine home in the desirable Pioneer Farm section of Camillus. Enjoy all of the tastefully done updates such as recessed lighting, gas fireplace in family room, beautiful high grade floors, updated kitchen and baths, great floor plan and more. A pleasure to show.</p> <p><i>Listing Courtesy of Realty Boom</i></p>	Single Family	5/6	3,076 sq ft	24,201	1958	12/10/2016	\$259,000	\$84
 <p>3 FOR SALE • New, A-Active: 12/21/2016 <i>MLS ID: S1018430</i></p> <p>305 Oakridge Dr</p> <p>Lots of space for the money. Great treed and very private lot. Home in need of some TLC but loads of potential here. Priced below assessed value.</p> <p><i>Listing Courtesy of Hunt Real Estate ERA</i></p>	Single Family	3/1	1,776 sq ft	16,744	1965	12/21/2016	\$139,900	\$79

New Listings: 6 (cont.)



	Prop Type	Bed /Ba	Living Area (sq ft)	Lot Size (sq ft)	Year Built	Listing Date	Listing Price	Price per sq. ft.
	 4 FOR SALE	Active: 12/14/2016 MLS ID: S1017562						
7 Union St	Single Family	3/1	1,168 sq ft	4,421	1870	12/14/2016	\$74,000	\$63
Great value...new windows, siding, furnace, hot water heater and appliances in this 3 bedroom, 1 bath village home. Walk to shops, restaurants, library and close to bus line. West Genesee Schools <i>Listing Courtesy of Berkshire Hathaway CNY</i>								
	 5 FOR SALE	Active: 12/8/2016 MLS ID: S1016941						
309 Forsythe St	Single Family	4/1	1,080 sq ft	10,702	1965	12/8/2016	\$108,000	\$100
Welcome to this home that has been in the same family for over 40 years! new comfort windows, newer roof, gleaming original hardwoods can be found throughout the home (under carpet) 2 bedrooms on the main level and two more on the 2nd level. basement is partially finished. Wonderful flat yard fenced in completely with a shed. Plus attached garage. You are close to all the newest stores, restaurants and parks! Make this your new home and add the final touches. * SAVE \$691 with STAR EXEMPTIONS * MUST SEE <i>Listing Courtesy of Hunt Real Estate ERA</i>								
	 6 FOR SALE	Active: 12/6/2016 MLS ID: S1016453						
5524 Bennetts Corners Rd	Single Family	3/4	3,704 sq ft	108,900	1992	12/6/2016	\$364,900	\$99
WELCOME HOME! THIS CUSTOM BUILT RANCH IS EXQUISITE! LARGE OPEN FOYER GREET'S YOU AS YOU ENTER WITH 14 FOOT CEILINGS THROUGHOUT. KITCHEN WITH CUSTOM CHERRY CABINETS, GRANITE COUNTER TOPS, ISLAND LOOKS OUT TO YOUR PRIVATE YARD. 2 ENCLOSED PORCHES HAVE THE BEST VIEWS OF THE LAND WHICH INCLUDES PEAR, PEACH, APPLE & FIG TREES! GENEROUSLY SIZED BEDROOMS WITH LARGE CLOSETS. FINISHED LOWER LEVEL WITH FULL BATHROOM & KITCHEN. BRAND NEW BOILER, 6 PANEL OAK DOORS, GORGEOUS HARDWOOD & MARBLE FLOORS. THIS IS ONE OF A KIND! A MUST SEE! <i>Listing Courtesy of COLDWELL BANKER PRIME PROP, INC</i>								

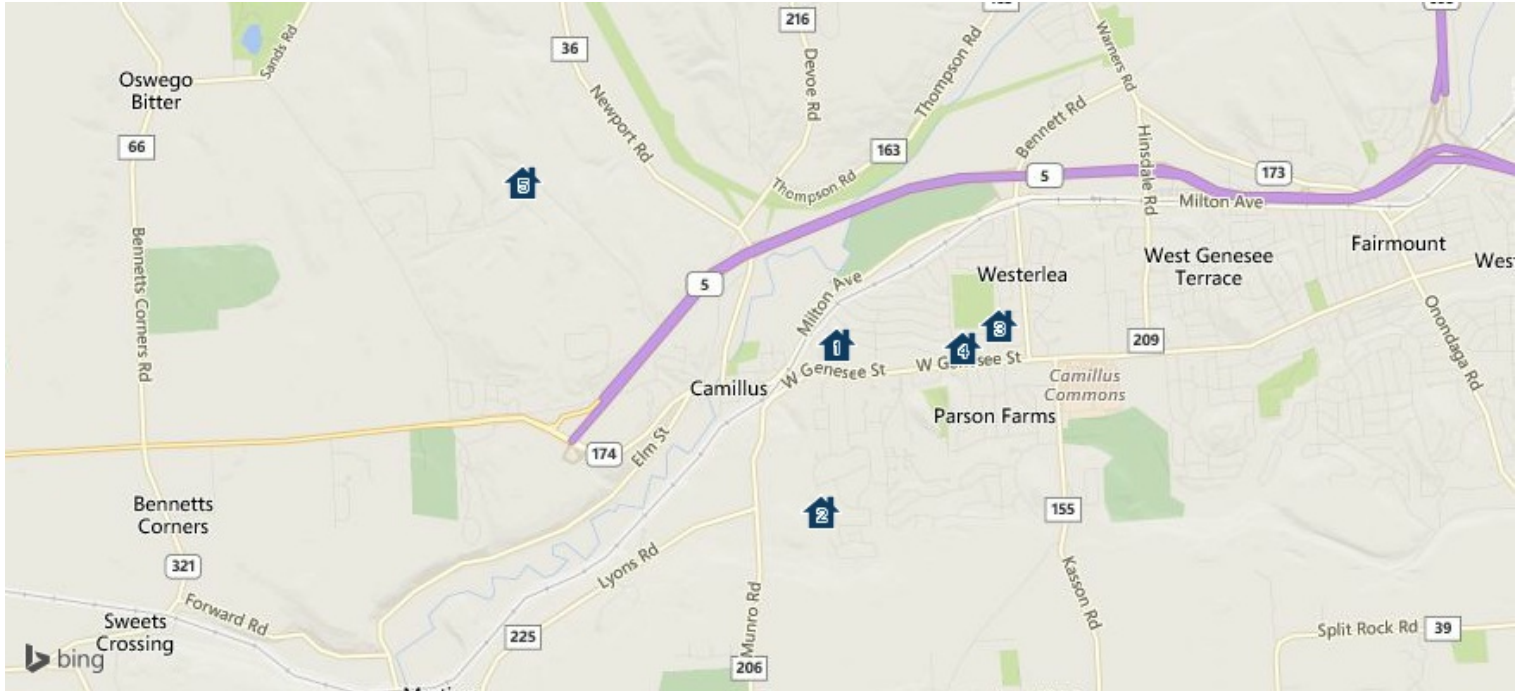


Price Changes: 4










	Prop Type	Bed /Ba	Living Area (sq ft)	Orig. Listing Date	Orig. Price	New Price	Date of Chg.	% Chg.
  <p>FOR SALE - A-Active: 3/25/2015 <i>MLS ID: S328528</i></p> <p>200 Arch Stone Way</p> <p>Wow!! Colin Homes offers this impressive 2700 plus sq. ft. colonial on a 1 acre lot with spectacular views!!Standards include granite countertops, stainless steel appliances, lots of hardwoods, oak stairs and more!! Only a few select lots on this new cul-de-sac street. <i>Listing Courtesy of KEVIN MCCORMICK REAL ESTATE</i></p>	Single Family	4/3	2,700 sq ft	3/25/2015	\$369,900	\$379,900	12/30/2016	2.7%
  <p>FOR SALE - Active: 8/31/2016 <i>MLS ID: S361184</i></p> <p>100 Greenhedge Dr</p> <p>Three bedroom ranch in a quiet West Genesee neighborhood. Plenty of mechanical updates and with lots of opportunity to make this shine. New hot water heater, central air, new refrigerator, new roof & gutters, new blown-in insulation, and a freshly painted interior. Hardwoods throughout the house, some waiting to be exposed from under carpet. Dry basement ready to be finished. Don't wait...call today! <i>Listing Courtesy of Keller Williams Realty Syracuse</i></p>	Single Family	3/1	936 sq ft	8/31/2016	\$114,900	\$109,000	12/13/2016	-5.13%
  <p>FOR SALE - Active: 10/11/2016 <i>MLS ID: S1007430</i></p> <p>113 Lancelot Ln</p> <p>Welcome to this conveniently located townhome in the Camelot neighborhood. This end unit awaits your arrival. You will enter through the foyer and enjoy the openness of the living and dining rooms that nicely flow together. The living and dining rooms also showcase new laminate floors too. A wood burning fireplace in the living room will be enjoyed for this upcoming Winter season. The bonus of 1st floor laundry is a nice feature too. A backyard deck is nicely located off of the dining room and into the backyard. The second floor features two bedrooms along with the full bathroom. Also, a one car garage is attached too. The exterior was just painted in August. All the conveniences of an affordable HOA fee which includes lawn mowing and snow removal. <i>Listing Courtesy of Hunt Real Estate ERA</i></p>	Condo/Townhouse	2/3	1,321 sq ft	10/11/2016	\$144,900	\$129,000	12/9/2016	-10.97%

Price Changes: 4 (cont.)





	Prop Type	Bed /Ba	Living Area (sq ft)	Orig. Listing Date	Orig. Price	New Price	Date of Chg.	% Chg.	
									
 Active: 11/7/2016 MLS ID: S1012175									
316 Crestwood Dr	Single Family	4/3	1,798 sq ft	11/7/2016	\$163,900	\$154,900	12/6/2016	-5.49%	
<p>Welcome Home! Move in Ready! Spacious 4 Bedroom 2.5 Baths, Split Level Home in Camillus, West Genesee School District. Eat-in Kitchen with Plenty of Cabinets, Dining Room, Lg Living Rm, "FlexSpace"=addition on back of house adds living space not included in sqft, Family Rm... Beautiful, Large Fenced Back-yard that extends beyond the fence. Spacious Shed. Large Deck, Perfect for Outdoor Entertaining.</p> <p style="text-align: right;"><i>Listing Courtesy of RealtyUSA.com</i></p>									

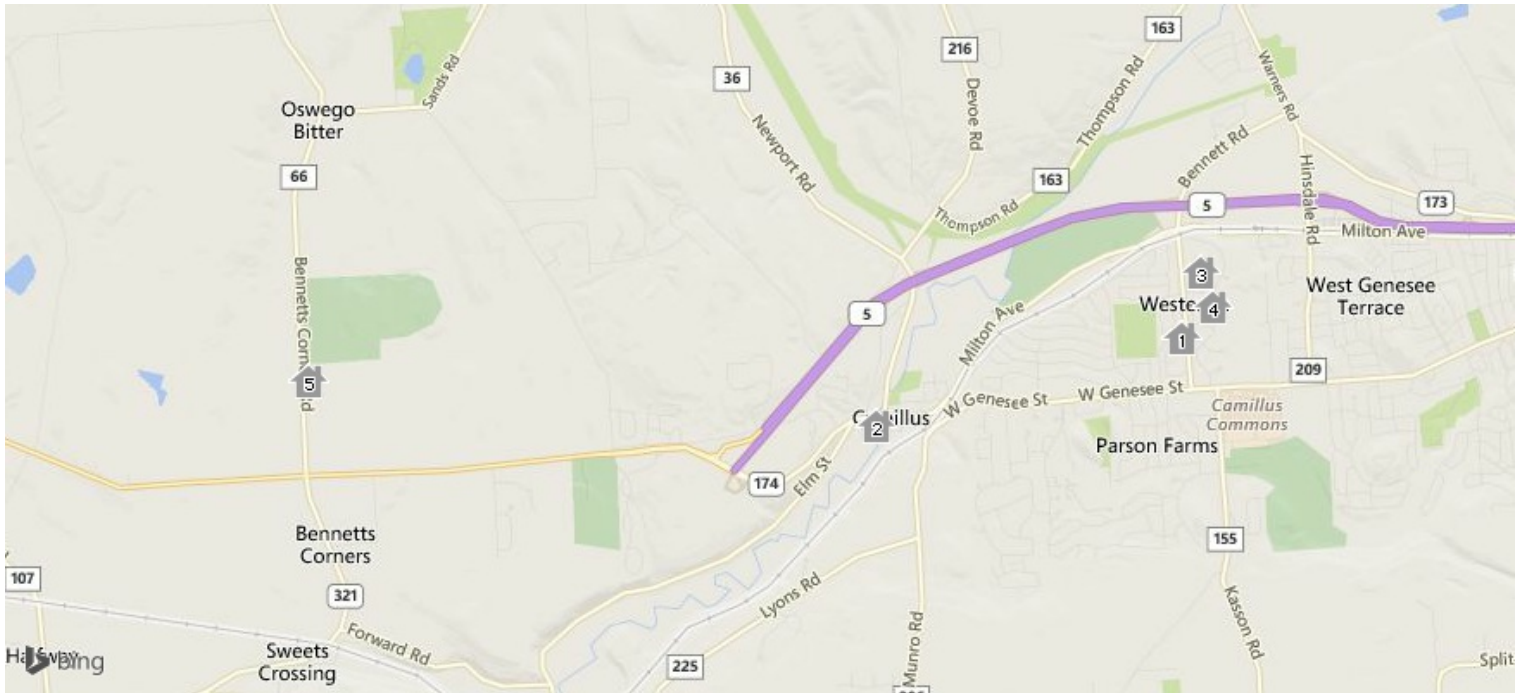


Pending Listings: 5




	Prop Type	Bed /Ba	Living Area (sq ft)	Lot Size (sq ft)	Listing Date	Listing Price	Pending Date	Price per sq. ft.	
  · C-Continue Show: 12/31/2016 MLS ID: S1019226	130 Shaker Hts, #130	Single Family	3/2	1,408 sq ft	18,404	12/31/2016	\$257,048	12/31/2016	\$183
	Sciuga Builders present The Sanibel Ranch model revised to custom fit the buyers needs & wants. 2/3 bedrooms, den, great room open to kitchen/eating area featuring granite counter, stainless appliances, center island/breakfast bar. Also features corner gas fireplace, 9' ceilings, 3 season room off back. Large laundry/hobby room off side mud entry from 2 car garage. Also features Central Air, hardwoods and ceramic floors, Crown moldings & nice trims. Put away the shovel & mower! <i>Listing Courtesy of Hunt Real Estate ERA</i>								
  · Pending: 12/19/2016 MLS ID: S358066	132 Fireside Ln	Single Family	4/4	2,652 sq ft	30,056	7/12/2016	\$313,900	12/19/2016	\$118
	Private wooded lot frames this lovingly updated Pioneer Farms home with GORGEOUS new kitchen w/granite counter tops, stainless steel appliances, center island & TONS of storage w/ many roll out drawers. Huge bedrooms upstairs - easy cleaning w/ no carpeting. Finished walkout lower level with rec room, bedroom & full bath with easy to maintain ceramic tile floor as you come in from entertaining in the heated in ground pool, patio & multi level decks. Flat grassy area with Koe pond too. Main bath brand new & master bath updates, new roof & gutters. Main floor den w/ closet. Covered Front porch. <i>Listing Courtesy of John Sweeney Real Estate, Inc.</i>								
  · Pending: 12/16/2016 MLS ID: S1016739	202 Thornton Cir S	Single Family	4/3	1,846 sq ft	9,517	12/7/2016	\$169,900	12/16/2016	\$92
	Great value with this move in ready Spacious Camillus Colonial featuring gleaming hardwoods throughout! Family room with barn wood beams and brick faced wood fireplace, new wall to wall carpeting and back entrance to fenced yard. Nice eat in kitchen with front formal dining room, foyer entry from open country sitting porch. Spacious front to back bright living room with large picture window, updated half bath, full bath and master bath. Spacious bedrooms and master with walk in closet. partially finished basement. New vinyl replacement windows and a list of updates and improvement. All close to new Camillus kids splash park and convenient to shopping and schools! <i>Listing Courtesy of Hunt Real Estate ERA</i>								

Pending Listings: 5 (cont.)



	Prop Type	Bed /Ba	Living Area (sq ft)	Lot Size (sq ft)	Listing Date	Listing Price	Pending Date	Price per sq. ft.	
	 PENDING Pending: 12/14/2016 MLS ID: S1017635	Single Family	3/3	2,105 sq ft	–	12/14/2016	\$348,900	12/14/2016	\$166
<i>Listing Courtesy of Berkshire Hathaway CNY</i>									
	 PENDING Pending: 12/9/2016 MLS ID: S1012806	Single Family	4/3	2,010 sq ft	132,858	11/13/2016	\$265,000	12/9/2016	\$132
<p>This 4 bedroom, 2.5 bath colonial is a nature lover's paradise. Situated on over 3 acres, the property includes a large lawn area, woods, trails, creek, bridges, inground salt water pool, a separate workshop/detached garage and a beautiful deck to enjoy it all from. Numerous updates include new hardwood flooring, new kitchen appliances and center island, new fireplace mantle and tile surround, new hot water heater and remodeled bathrooms. A beautiful country property, but still conveniently located!</p> <p style="text-align: right;"><i>Listing Courtesy of Berkshire Hathaway CNY</i></p>									

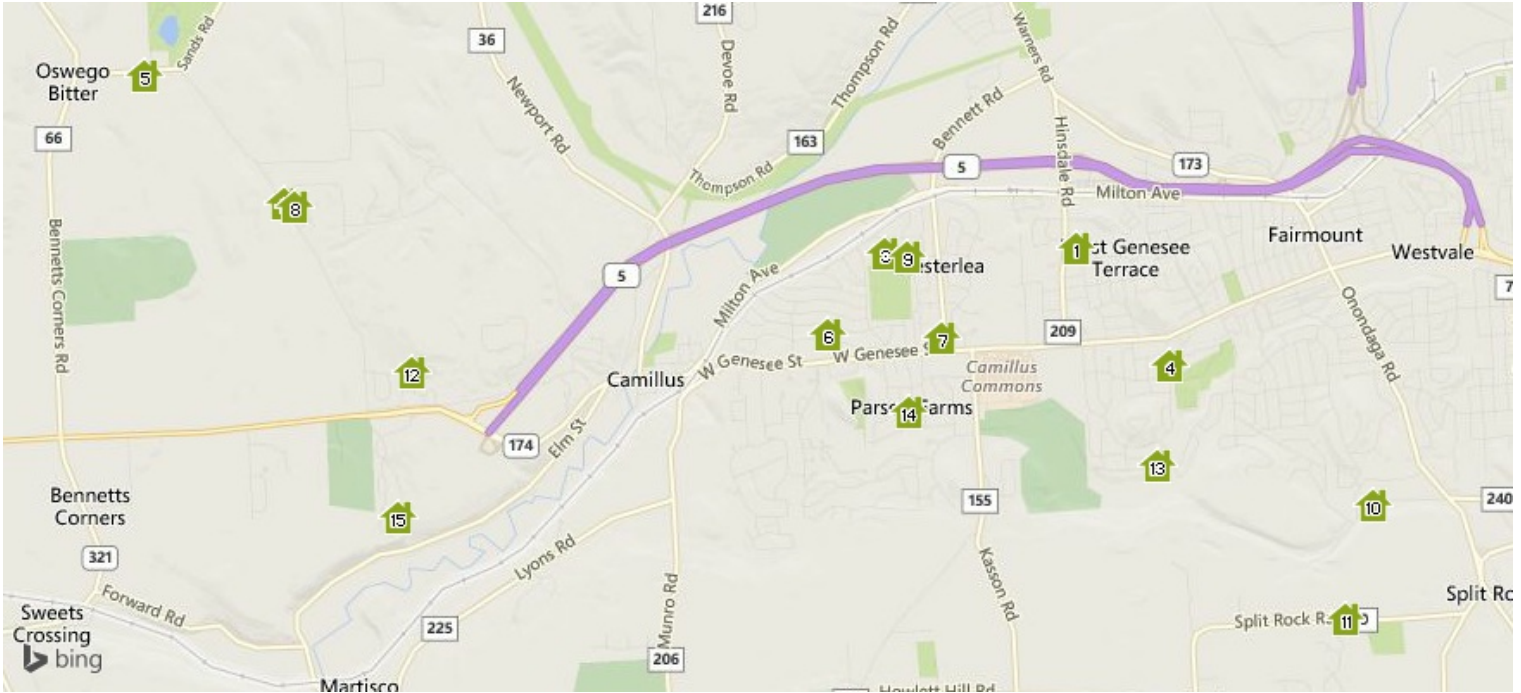


Expired Listings: 5




	Prop Type	Bed /Ba	Living Area (sq ft)	Lot Size (sq ft)	Year Built	Listing Price	Expired Date	Price per sq. ft.
 <p>1 RECENTLY EXPIRED • X-Expired, MLS Listing S1003205, 9/20/2016 <i>MLS ID: S1003205</i></p> <p>241 Knowell Rd</p> <p>Well maintained Ranch ready to move right in! Nice corner lot with shaded backyard. Gleaming hardwoods, Newly remodeled bath and kitchen with SS appliances, arched doorway leading to spacious dining room. New electrical service and blacktop driveway. <i>Listing Courtesy of RealtyUSA.com</i></p>	Single Family	2/1	1,056 sq ft	11,173	1954	\$104,900	12/31/2016	\$99
 <p>2 RECENTLY EXPIRED • Recently Expired, MLS Listing S356596, 6/18/2016 <i>MLS ID: S356596</i></p> <p>4 South St, #4</p> <p>Tremendous opportunity to own this 2 family home in the West Genesee School District. Both the upstairs and downstairs units offer hardwood flooring throughout! They each have 2 nicely sized bedrooms, a full bath, kitchen, dining room, large living room, a porch and separate laundry areas in the apartments. Each kitchen is fully appliance, adorned with hardwoods and 10 foot ceilings and both units are rented. This one can start making you money right away! <i>Listing Courtesy of Keller Williams Realty Syracuse</i></p>	2-4 Family	-/-	2,632 sq ft	25,264	1920	\$139,900	12/18/2016	\$53
 <p>3 RECENTLY EXPIRED • Recently Expired, MLS Listing S345778, 12/17/2015 <i>MLS ID: S345778</i></p> <p>26 Farview Cir</p> <p>Camillus gem! Over 2300 sf of living space in this 4 bedroom 2+ bath raised ranch in a desirable neighborhood. The first floor of this home offers a large family/game room with pellet stove, ample storage, a roughed in bathroom and a mudroom to the 2 car garage. The main level of the home offers a living room, remodeled kitchen with SS appliances and granite counters and a large bonus/family room addition with fireplace. There are 4 bedrooms including a master with master bath and walk in closet. The guest bathroom has been recently remodeled as well! This is a must see! <i>Listing Courtesy of Keller Williams Realty Syracuse</i></p>	Single Family	3/2	2,312 sq ft	15,681	1960	\$159,900	12/17/2016	\$69

Expired Listings: 5 (cont.)







	Prop Type	Bed /Ba	Living Area (sq ft)	Lot Size (sq ft)	Year Built	Listing Price	Expired Date	Price per sq. ft.
	4 RECENTLY EXPIRED • Recently Expired, MLS Listing S1005631, 10/1/2016 MLS ID: S1005631							
43 Richlee Dr	Single Family	3/1	1,020 sq ft	14,091	1957	\$134,900	12/7/2016	\$132
<p>WOW Outstanding Ranch filled with updates and charm. Great open floor plan. Updated kitchen. Beautiful hardwood floors. Wood fireplace in living room. Lovely enclosed back porch. Incredible double lot. Updates less than a year old.... roof, hot water tank, furnace, air conditioner, front window, front porch and railings. Recent improvements include updated wiring, light fixtures, some windows, refinished floors. FABULOUS!!! Don't miss it.</p> <p><i>Listing Courtesy of Berkshire Hathaway CNY</i></p>								
	5 RECENTLY EXPIRED • Recently Expired, MLS Listing S338231, 7/29/2015 MLS ID: S338231							
5524 Bennetts Corners Rd	Single Family	4/4	3,704 sq ft	108,900	1992	\$365,000	12/29/2016	\$99
<p>You owe it to yourself to visit this extraordinary 3,704 square foot brick ranch; no expense was spared when this palatial home was built. Amenities include: 14 foot ceilings, top of the line natural cherry kitchen cabinets and granite countertops, Anderson windows throughout, marble and hardwood floors, bath with luxurious marble bordered whirlpool tub, sub-zero refrigerator with cherry cabinetry, 6 panel oak doors, and wine cellar. The panoramic views are dotted with fig, peach, plum, pear, and cherry trees. All this and just a short stroll to Camillus Golf Course and Country Club. Wow!</p> <p><i>Listing Courtesy of Hunt Real Estate ERA</i></p>								



Recently Sold: 15

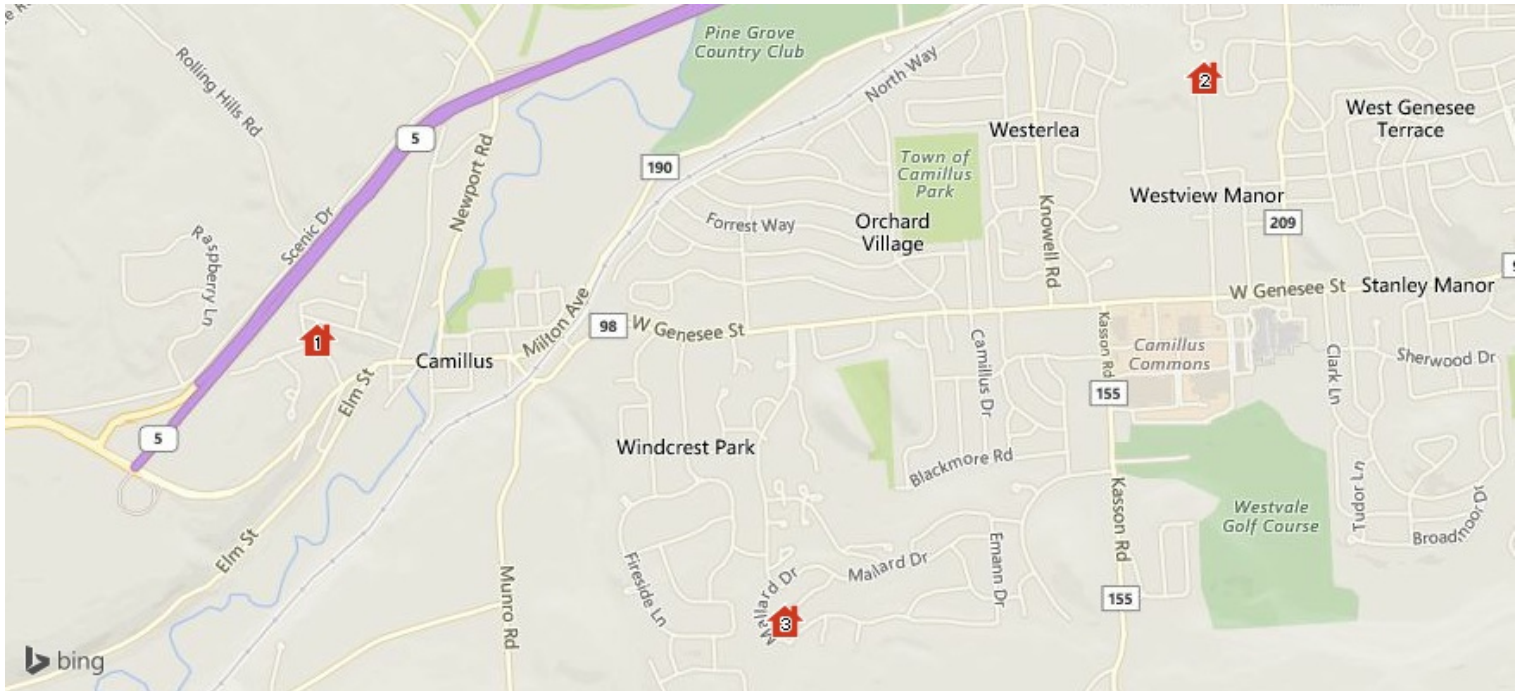
	Prop Type	Bed /Ba	Living Area (sq ft)	Lot Size (sq ft)	Year Built	Sale Date	Sale Price	Price per sq. ft.
 <p>1 RECENTLY SOLD • Sold Date: 12/28/2016, MLS Listing S1007196, 10/10/2016 MLS ID: S1007196</p> <p>406 Dunning Dr</p> <p>Single Family 3/1 1,008 sq ft 10,497 1955 12/28/2016 \$119,000 \$118</p> <p>Convenient one level living with this cute modern Camillus Ranch. Three spacious bedrooms and a full bath, beautiful hardwood floors, updated kitchen with granite, stainless, and white cabinets! Full walk out basement, fully fenced yard and so much more. Great location! <i>Courtesy of RealtyUSA.com</i></p>	Single Family	3/1	1,008 sq ft	10,497	1955	12/28/2016	\$119,000	\$118
 <p>2 RECENTLY SOLD • Sold Date: 12/20/2016, MLS Listing S360663, 8/23/2016 MLS ID: S360663</p> <p>5744 Ike Dixon Rd</p> <p>Single Family 3/1 1,290 sq ft 87,991 1920 12/20/2016 \$90,000 \$70</p> <p>Come see this fabulous country home situated on a beautiful 2 acre wooded corner lot. This 1290 square foot single family home has 3 bedrooms and 1 bath. This house has been completely re-done! Some of the improvements include: new furnace 2 weeks ago, new plumbing, new sheetrock & ceilings throughout, new electric service, paved driveway, new carpeting throughout, remodeled kitchen, remodeled bathroom, new appliances, vinyl windows, basement block windows, crown moldings, paint throughout interior & exterior. Must see to appreciate!! <i>Courtesy of RealtyUSA.com</i></p>	Single Family	3/1	1,290 sq ft	87,991	1920	12/20/2016	\$90,000	\$70
 <p>3 RECENTLY SOLD • Sold Date: 12/28/2016, MLS Listing S1012555, 11/8/2016 MLS ID: S1012555</p> <p>125 Sunridge Ave</p> <p>Single Family 3/2 1,530 sq ft 10,576 1963 12/28/2016 \$109,000 \$71</p> <p>This house is well maintained by the original owners! Some solid updates include new furnace and water tank, replacement windows, updated roof, new deck, addition of the first floor laundry, bedroom and half bath on the first floor, partially finishing the basement, and refinished hardwood floors! New tile in the foyer/entryway is just ASKING for a locker space/shoe bench!! Check out the new floors in the adorable kitchen; and while you're there, welcome yourself onto the back deck and into the oversized private yard! This spacious split level home is in a quiet neighborhood in the West Genesee School District. You just can't beat it!! <i>Courtesy of Keller Williams Realty Syracuse</i></p>	Single Family	3/2	1,530 sq ft	10,576	1963	12/28/2016	\$109,000	\$71

Recently Sold: 15 (cont.)




	Prop Type	Bed /Ba	Living Area (sq ft)	Lot Size (sq ft)	Year Built	Sale Date	Sale Price	Price per sq. ft.
	Single Family	3/2	864 sq ft	27,007	1957	12/27/2016	\$103,000	\$119
<p>4 RECENTLY SOLD • Sold Date: 12/27/2016, MLS Listing S359552, 8/4/2016 MLS ID: S359552</p> <p>This fantastic Camillus Ranch has 3 bedrooms, 1.5 baths & a large private lot in West Genesee school district! The hardwood floors were just refinished, fresh paint throughout & new carpet! The finished walk-out basement offers a bonus room and half bath which could be a master suite or additional family room! Enjoy privacy at a convenient location! Walking distance to Shove Park</p> <p><i>Courtesy of COLDWELL BANKER PRIME PROP, INC</i></p>								
	Single Family	3/1	1,335 sq ft	63,162	1860	12/22/2016	\$85,000	\$64
<p>5 RECENTLY SOLD • Sold Date: 12/22/2016, MLS Listing S361283, 9/2/2016 MLS ID: S361283</p> <p>1.5 acres of Country lot. West Hill Genesee Schools. 3 Bedm, 1 Bath Colonial Home. New Oak Kitchen, New Furnace, Public Water, Formal Dining Rm, New Bath/Laundry Rm, 2.5 detached garage, Open Side Porch. 200 AMP service.</p> <p><i>Courtesy of SUN HARVEST REALTY INC.</i></p>								
	Single Family	4/2	1,468 sq ft	11,310	1957	12/22/2016	\$164,800	\$112
<p>6 RECENTLY SOLD • Sold Date: 12/22/2016, MLS Listing S1006068, 10/3/2016 MLS ID: S1006068</p> <p>Spiffy Split in Orchard Village! You will like the updates in this home has to offer. New kitchen granite countertop, cooktop, and dishwasher. Remodeled full and half baths, refinished hardwoods, welcoming foyer entry, wood bum fireplace in the living room, finished basement, deck with a canopy, new shed and garage door. Great home!!</p> <p><i>Courtesy of John Arquette Properties</i></p>								
	Single Family	3/3	1,890 sq ft	10,315	2008	12/22/2016	\$195,000	\$103
<p>7 RECENTLY SOLD • Sold Date: 12/22/2016, MLS Listing S1002425, 9/15/2016 MLS ID: S1002425</p> <p>Here it is! A move-in ready home that's just 8 years old with an open layout! You'll love the huge great room featuring a cathedral ceiling where the kitchen, dining area & living room all merge together into one comfortable space. The lower level offers a spacious family room, a half bathroom & a big laundry room. The master bedroom has large closets & a private bathroom. You'll also find hardwood floors, LED lighting throughout, vinyl siding, beautiful landscaping, rear deck, oversized 2 car garage & a driveway that easily holds 4+ vehicles. Don't wait, this is a great home that requires no maintenance or updating, just move in & unpack! Convenient location: close to schools, shopping & restaurants</p> <p><i>Courtesy of COLDWELL BANKER PRIME PROP, INC</i></p>								
	Single Family	4/3	2,212 sq ft	51,400	2004	12/15/2016	\$255,000	\$115
<p>8 RECENTLY SOLD • Sold Date: 12/15/2016, MLS Listing S1003319, 9/20/2016 MLS ID: S1003319</p> <p>Bright and clean! Huge front to back great room with gas fireplace, open to large eat-in kitchen with maple cabinets, a large island with bar, and bayed eating area with slider. Hardwoods in kitchen and formal dining, new carpet in great room. Large mud area with ample closets, half bath, large laundry. 2nd floor features spacious bedrooms, master suite with walk-in closet and master bath with 4 ft shower, whirlpool and double vanities. Offered below A/V. Basic STAR would take \$691.00 off school taxes!</p> <p><i>Courtesy of Berkshire Hathaway CNY</i></p>								
	Single Family	3/2	936 sq ft	10,018	1956	12/19/2016	\$115,900	\$124
<p>9 RECENTLY SOLD • Sold Date: 12/19/2016, MLS Listing S361371, 9/5/2016 MLS ID: S361371</p> <p>WELCOME HOME! Well Loved/Maintained Camillus Ranch * Convenient Location * West Genesee School District * Hardwood Floors * 1st Floor Laundry * Central Air * New Windows * 3 Season Sunroom * Plenty of Storage Throughout including Lg. Dry Basement and Shed in Semi-Private Backyard</p> <p><i>Courtesy of RealtyUSA.com</i></p>								

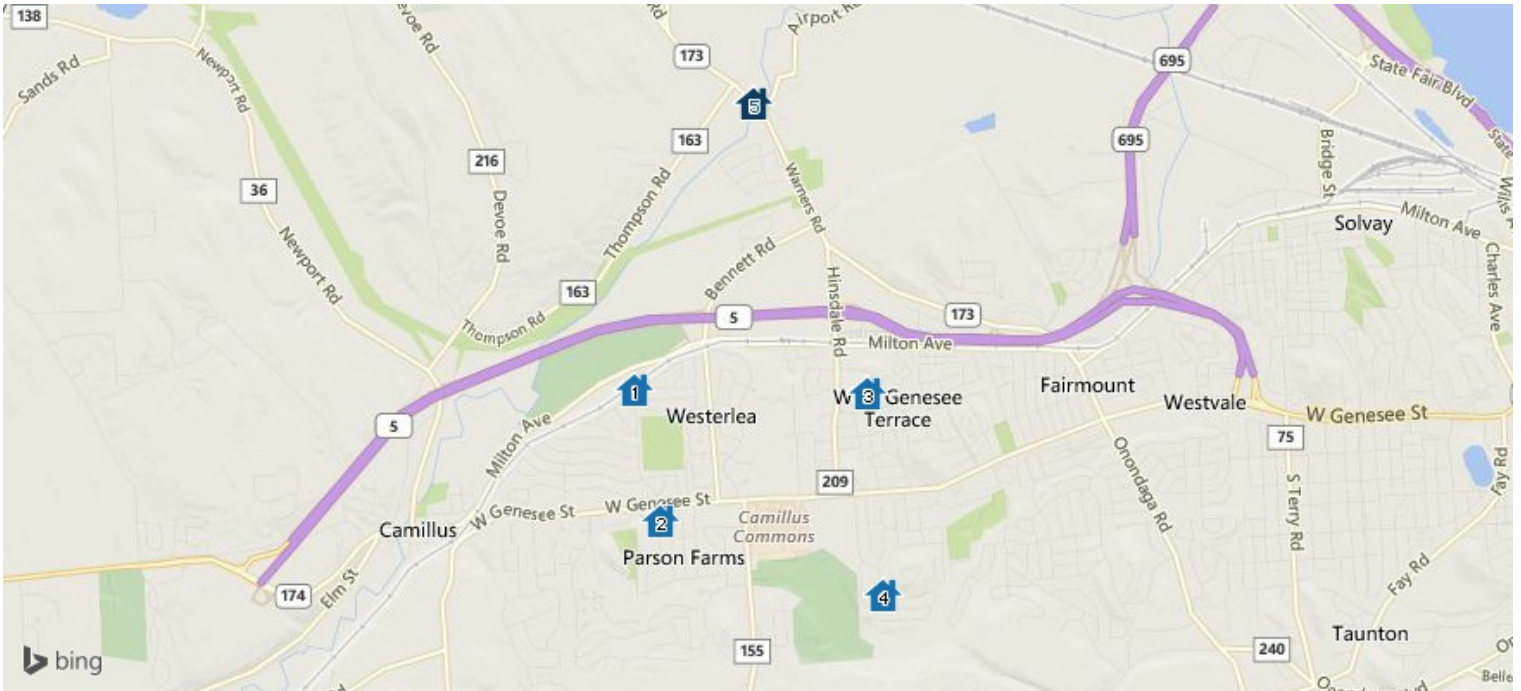
Recently Sold: 15 (cont.)

	Prop Type	Bed /Ba	Living Area (sq ft)	Lot Size (sq ft)	Year Built	Sale Date	Sale Price	Price per sq. ft.
 <p>10 RECENTLY SOLD • Sold Date: 12/13/2016, MLS Listing S350465, 3/29/2016 <i>MLS ID: S350465</i></p> <p>4079 Onondaga Blvd Single Family 2/1 792 sq ft 13,503 1951 12/13/2016 \$87,500 \$110</p> <p>A perfect 1st home or downsizing home in the West Genesee School District. This 2 bedroom home offers almost 1000 sf of living space and is highlighted with hardwood floors, a remodeled bathroom, new windows, 1st floor laundry and a tremendous backyard. Just minutes from downtown and local shopping this house can't be beat.</p> <p><i>Courtesy of Keller Williams Realty Syracuse</i></p>								
 <p>11 RECENTLY SOLD • Sold Date: 12/14/2016, MLS Listing S359166, 7/28/2016 <i>MLS ID: S359166</i></p> <p>3993 Split Rock Rd Single Family 4/2 1,789 sq ft 25,700 1951 12/14/2016 \$127,000 \$71</p> <p>Lovingly maintained, spacious 4 bedroom Cape. Great location across from King Park West Genesee schools, walk to Split Rock Elementary, near Fairmount amenities. Park-like backyard, first floor laundry, recently remodeled bathroom, newly finished hardwoods, Comfort and Andersen windows throughout, wood burning fireplace, central air, large deck, large detached garage. New roof 2014. Radon mitigation system, gutters and septic tank under a year old. Truly a great find.</p> <p><i>Courtesy of Keller Williams Realty Syracuse</i></p>								
 <p>12 RECENTLY SOLD • Sold Date: 12/16/2016, MLS Listing S1008778, 10/18/2016 <i>MLS ID: S1008778</i></p> <p>107 Linenhall St Single Family 3/2 1,705 sq ft 16,544 2016 12/16/2016 \$349,740 \$205</p> <p>Another high quality home by Crompt Custom Builders. The Bayhill's open floor plan with vaulted ceilings with a craftman's touch offers just the right amount of space for those looking to downsize without compromise. Contact us today to start your dream home.</p> <p><i>Courtesy of QNYHomes</i></p>								
 <p>13 RECENTLY SOLD • Sold Date: 12/9/2016, MLS Listing S357218, 6/29/2016 <i>MLS ID: S357218</i></p> <p>203 Broadmoor Dr Single Family 4/1 1,152 sq ft 16,117 1956 12/9/2016 \$76,000 \$66</p> <p>BACK ON THE MARKET AS OF 10/12!!! WHAT A PRETTY LOT! NO BEHIND NEIGHBOR AND NO HOME TO THE RIGHT! SEMI-PRIVATE SETTING WITH RUNNING STREAM BEHIND PROPERTY!!! THIS HOME HAS BEEN IN THE SAME FAMILY FOR MANY YEARS. GREAT STARTER HOME WITH ROOM TO EXPAND! THERE IS A DORMERED ROOM UPSTAIRS READY TO BECOME A BATH! THE WALK OUT BASEMENT COULD BE FINISHED. FEATURES LIVINGROOM WITH WOODBURNING FIREPLACE AND ROOF APPROX 10 YEARS OLD. ANY APPLIANCES STAYING WITH THE HOME ARE "AS IS" THIS PROPERTY IS BEING SOLD TO SETTLE ESTATE AND IS "AS IS"</p> <p><i>Courtesy of RealtyUSA.com</i></p>								
 <p>14 RECENTLY SOLD • Sold Date: 12/12/2016, MLS Listing S1003233, 9/20/2016 <i>MLS ID: S1003233</i></p> <p>212 Camillus Dr Single Family 3/1 1,480 sq ft 9,901 1955 12/12/2016 \$139,900 \$95</p> <p>Spacious ranch home in West Genesee schools offers almost 1500 s.f. on main level plus additional finished area with dry bar in basement. Large eat-in-kitchen with solid surface counters & newer stainless appliances, opens to family room with fireplace - great for living & entertaining. Enjoy three nice sized bedrooms with plenty of closet space & an updated bathroom . Backyard is large & fully fenced. Hardwoods under carpets. Roof, furnace, windows, steps, insulation under 10 years old. Convenient to schools, shopping, dining & highways. Don't wait! 100% MONEY BACK GUARANTEE PROGRAM - RESTRICTIONS APPLY</p> <p><i>Courtesy of RealtyUSA.com</i></p>								
 <p>15 RECENTLY SOLD • Sold Date: 12/12/2016, MLS Listing S1005546, 10/1/2016 <i>MLS ID: S1005546</i></p> <p>5353 Cobbler Way Single Family 4/3 2,313 sq ft 12,628 2000 12/12/2016 \$310,000 \$134</p> <p>Conveniently located near shopping, schools and the Westhill Golf course, this stunning home has it all! Dramatic two story foyer welcomes you into the open concept floor plan. Kitchen features stainless steel appliances, gorgeous granite countertops set off by the rich maple cabinets. The morning room is flooded with light from skylights and a huge Palladian window overlooking the large deck and sparkling in-ground pool surrounded by a beautiful lawn edged with forever green woodlands. Gas fireplace in the family room is flanked by more windows. HUGE master suite with tray ceiling and two walk in closets. Finished basement with media room, more living space and potential 5th bedroom or office. Wonderful home!</p> <p><i>Courtesy of Berkshire Hathaway CNY</i></p>								






Distressed Activity: 3





	Prop Type	Bed /Ba	Living Area (sq ft)	Lot Size (sq ft)	Listing Price	Listing Date	Distressed Date	Status
 OFF MARKET - Preforeclosure, Notice of Sale/NF updated with NOS Information <i>MLS ID: -</i>	Single Family	3/1	1,296 sq ft	6,300	-	-	12/20/2016	Preforeclosure
 OFF MARKET - Preforeclosure, Notice of Sale/NF updated with NOS Information <i>MLS ID: -</i>	Single Family	4/2	-	15,322	-	-	12/13/2016	Preforeclosure
 OFF MARKET - Preforeclosure, Notice of Sale/NF updated with NOS Information <i>MLS ID: -</i>	Single Family	3/3	-	-	-	-	12/9/2016	Preforeclosure



Open Houses: 5

	Prop Type	Bed /Ba	Living Area (sq ft)	Lot Size (sq ft)	Listing Date	Listing Price	Open House Date	Hours
 <p>133 North Way A-Active: 11/16/2016 MLS ID: S1012958</p>	Single Family	4/4	1,680 sq ft	13,769	11/16/2016	\$169,900	1/5/2017	12:00 AM - 12:00 AM
<p>A beautifully maintained original owner 4-bedroom colonial in Orchard Village sits on a private lot with many updates and much to offer. Desirable features include hardwood floors, large living room with wood burning fireplace, 1st floor den, eat-in kitchen with pantry & formal dining room. The partially finished walk out basement opens up to lovely 16x32 inground pool. The basement has a family room, fireplace, laundry area and half bath. Adjacent to the pool is a covered patio with trex decking. Above the patio, an enclosed porch overlooks the pool and is the perfect place to spend summer evenings. This is definitely a home worth checking out!</p> <p><i>Listing Courtesy of D.M. & H.E. WILLIAMS REALTY</i></p>								
 <p>105 Parsons Rd New, A-Active: 1/2/2017 MLS ID: S1019167</p>	Single Family	3/3	1,792 sq ft	14,400	1/2/2017	\$169,900	1/8/2017	12:00 AM - 12:00 AM
<p>Welcome to this centrally located ranch home in West Genesee school district. This home offers 3-4 bedrooms and single level living with a finished walkout basement to a level, private backyard. Open concept with updated gourmet kitchen with stainless steel appliances including Commercial grade Kobe 5 speed kitchen vent hood. Hardwood floors thru most of the main floor. Garage is extra deep and wide for added storage. Extra insulation added to attic in 2014. Nothing to do, but move in and enjoy. Minutes from the highway or many local amenities but also room to breathe. Come see it before it's gone...</p> <p><i>Listing Courtesy of Hunt Real Estate ERA</i></p>								
 <p>304 Dickerson Dr N Active: 8/4/2016 MLS ID: S359610</p>	Single Family	3/2	1,432 sq ft	17,424	8/4/2016	\$138,000	12/11/2016	12:00 AM - 12:00 AM
<p>WELL MAINTAINED AND UPDATED SPLIT WITH AMPLE STORAGE AND GOOD SIZED ROOMS. GAS FIREPLACE IN FAMILY ROOM, CEILING FANS IN BEDROOMS. ENJOY TH PRIVACY OF THIS EXCEPTIONALLY LARGE LOT FOR OUTDOOR ENTERTAINMENT. LIVE IN COMFORT WITH YOUR 3 YEAR OLD CENTRAL AIR CONDITIONING UNIT, GRANITE COUNTERTOPS AND UPDATED BATHROOMS. THIS HOUSE HAS ROOF w/ ARCHITECT. SHINGLES. AND NEWER WNDOWS WITHIN 10 YEARS. ADD YOUR PERSONAL TOUCHES AND MOVE IN! SHED WAS A PLAY HOUSE WITH A BUNK BED. PROPERTY ADJACENT TO LAND OWNED BY THE WATER COMPANY AND IS NOT TO BE DEVELOPED. 100% MONEY BACK GUARANTEE PROGRAM - RESTRICTIONS APPLY</p> <p><i>Listing Courtesy of RealtyUSA.com</i></p>								

Open Houses: 5 (cont.)

	Prop Type	Bed /Ba	Living Area (sq ft)	Lot Size (sq ft)	Listing Date	Listing Price	Open House Date	Hours
	 FOR SALE	* Active: 11/7/2016 MLS ID: S1012175						
316 Crestwood Dr	Single Family	4/3	1,798 sq ft	16,875	11/7/2016	\$154,900	12/11/2016	12:00 AM - 12:00 AM
<p>Welcome Home! Move in Ready! Spacious 4 Bedroom 2.5 Baths, Split Level Home in Camillus, West Genesee School District. Eat-in Kitchen with Plenty of Cabinets, Dining Room, Lg Living Rm, "FlexSpace"=addition on back of house adds living space not included in sqft, Family Rm... Beautiful, Large Fenced Back-yard that extends beyond the fence. Spacious Shed. Large Deck, Perfect for Outdoor Entertaining.</p> <p><i>Listing Courtesy of RealtyUSA.com</i></p>								
	 PENDING	* Pending: 11/30/2016 MLS ID: S1015173						
3432 Warners Rd	Single Family	3/2	1,183 sq ft	16,335	11/28/2016	\$99,900	12/4/2016	12:00 AM - 12:00 AM
<p>Completely redone from top to bottom. New kitchen with stainless and granite, hardwood floors, new bathrooms, electrical, plumbing, windows, appliances, lighting, etc. This house is a must see. Large private backyard has 2 sheds (1 with power) for extra storage if needed. The basement is partially finished as well. Move right in and enjoy for years to come.</p> <p><i>Listing Courtesy of Berkshire Hathaway CNY</i></p>								