

KINGSWOOD FOREST NEWS

DECEMBER 2012

VOLUME IV, ISSUE 5

BEAVERCREEK BOUNCING BACK?

Many areas of the country experienced a dramatic upswing in their real estate markets during 2012. What about us? Were there more homes sold in Beavercreek, and did prices go up? People ask me these questions frequently, so I did some research to back up my "gut."

Personally, I haven't noticed a big improvement over the past year, and I believe that's because things were already pretty good! In Beavercreek, we've been insulated from some of the market downturn. Homes in our community have been selling well for the past several years, so it's not surprising that we didn't see a tremendous jump in the number of sales or home prices. Here's the data for Beavercreek...

Year	Homes Sold	Median Sales Price	Homes Sold Over \$275k	Most Expensive Home Sold
2012	576	\$160,000	85	\$699,000
2011	513	\$165,000	94	\$1.75 million
2010	564	\$172,000	86	\$1.06 million
2009	557	\$175,000	89	\$825,000

As you can see, the total number of homes sold has remained fairly steady, while the median sales price has dropped each year since 2009. Also, 2012 was the first year where there were no luxury home sales over \$700k. In short, the market has remained stable, but high-end homes are struggling. Let's hope for an upward trend at every price point for 2013!

Earlsgate Foreclosure Sold At Auction!

As most of you know, the home at 98 Earlsgate has been vacant and going through foreclosure for many months. Finally, on December 13th, it was auctioned at the Greene County Sheriff Sale. Due to the number of inquiries I've had about the home, I attended the auction to learn its fate first-hand.

Often, there are no individuals at these sales who are willing to pay enough for the property to allow the bank to recoup its loss. The bank then buys the property back and puts it on the open market as a bank-owned home.

Thankfully, our neighborhood is desirable, and there were two interested

parties, in addition to the bank representative, who showed up in the lobby of the courthouse. I'm happy to report that a young Air Force family relocating from Colorado Springs outbid the others. This family is excited to live in Kingswood Forest and to return the home to its former condition. Welcome them when they arrive!

Also, please thank Chuck and Micaela Leonard (91 Earlsgate) who have been helping maintain the yard and landscaping at the vacant home to ensure the outside didn't become an overgrown eyesore. That's true dedication to our community!



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MARKET ACTIVITY

ACTIVE

◆ 3470 Kingswood \$268,900

PENDING

◆ 221 Babington \$275,000

SOLD

◆ 254 Shelford \$345,000

THE OHIO
DEPARTMENT OF
EDUCATION RELEASED
ITS OFFICIAL REPORT
CARD RATINGS.
BEAVERCREEK HAS
BEEN RATED
"EXCELLENT" FOR
2011-2012.



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VOLUME IV, ISSUE 5 PAGE 2



**Bill McGlothlin,
Beaver Creek School
Superintendent**

Precinct 37 Rejects School Levy

While the Beaver Creek school levy lost by only 118 votes out of the 30,810 votes cast, the margin was wider in our precinct. Of the 594 votes in Precinct 37, 322 were against the levy and 272 were for — that's a 54% to 46% split. These numbers came as no surprise to school leadership based on the results of past elections.

The board is planning to place a levy back on the ballot in May, but they have not announced details regarding the millage or future cuts if the levy fails.

One decision that has been made is who will lead the charge to resolve Beaver Creek's school funding crisis. At the December 20th board meeting, Bill McGlothlin, who has been acting as the interim superintendent since Nick Verhoff's departure, was awarded a 3-year contract to serve as the district's leader.

COUNTY	AGAINST	FOR
GREENE	15007	14961
MONTGOMERY	457	385

Pumpkin Carving Winners

Sorry for the delay the publishing the results of the annual Beggar's Night pumpkin carving contest. There were some very unique entries this year, and I appreciate the widespread participation — especially since the weather was terrible!

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FOREST NEWS :
RHONDACHAMBAL.COM



Rakesh and Santosh Gupta
137 Eastwick Ct.



Adam and Kristin Arnold
208 Babington Ct.



Damon and Erin Kelly
3409 Kingswood Forest Ln.

KEEPING STREETS SAFE!



The City of Beaver Creek is using a new tactic to keep our roads safe during the winter. You may have noticed the white strips along some roads before the recent snowfall. This is actually salt brine (a water and sodium chloride solution) which the city applies to streets whenever the road temperature is predicted to be below freezing. The liquid dries on the pavement, leaving strips of salt. Once snow or ice contacts the strips, the moisture activates the brine and helps prevent the snow from adhering to the road surface. Fortunately, the dried strips can stay on the pavement for several days, even in heavy traffic. According to the City website, this technique is 10 times more effective than applying salt on top of snow which has already fallen on the roadways. Beaver Creek treats US 35 first, followed by main arterial roads, minor arterial streets, collector streets in plats, and then the rest of plat roadways. For more information, see <http://ci.beavercreek.oh.us/public-works-salt-brine/>