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Market Activity Report

# Hollywood, FL 33027

Prepared for *SESHU RAJU AND HECTOR SAENZ SR*

Presented by

## Hector A Saenz Sr

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**AAA PROFESSIONAL REALTY, LLC.**

*SESHU THIS IWS THE NEIGHBORHOOD REPORT FOR PROPERTY 3075 SW 129th Way # 158, Hollywood, FL  
33027*

.....  
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,  
11/17/2010

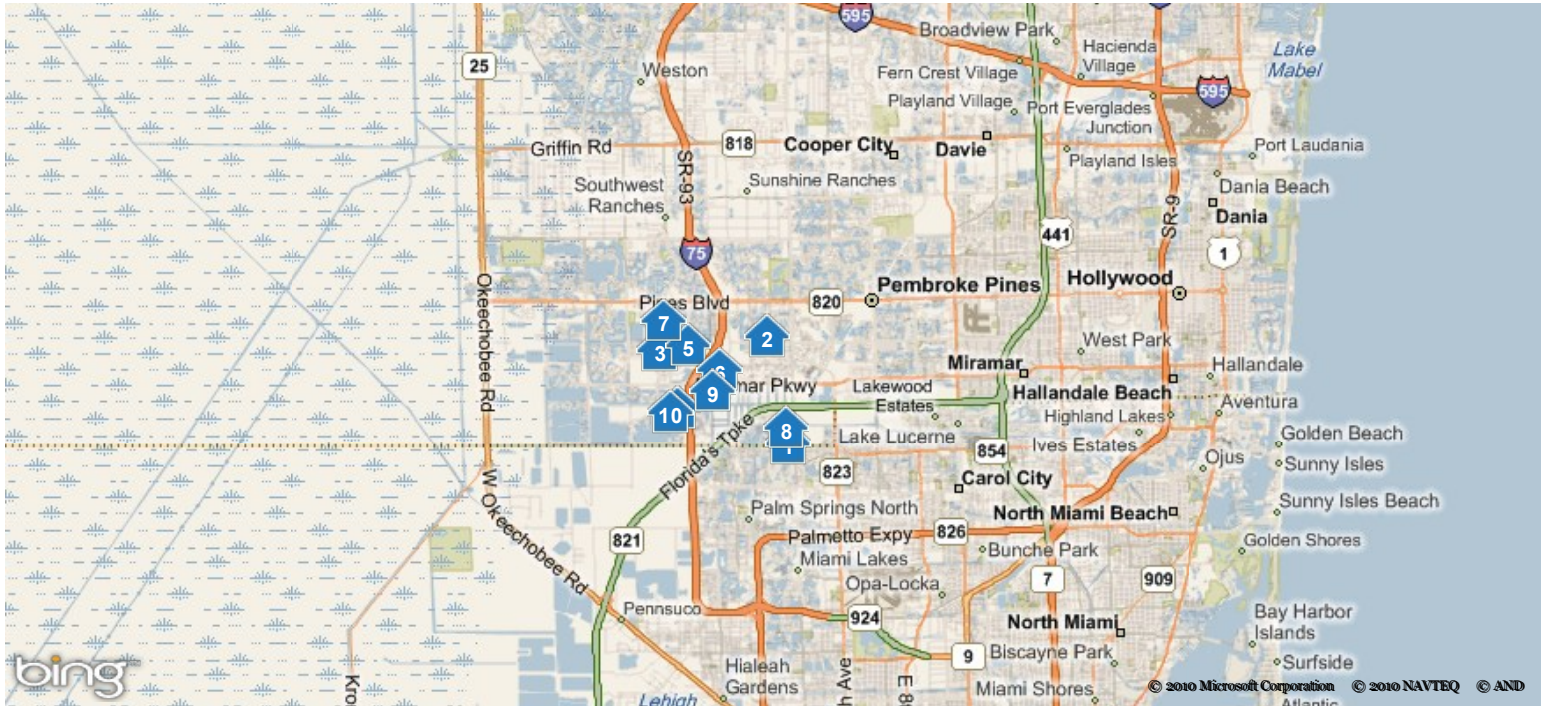


# Hollywood, FL 33027







## Market Facts

	Last 24 Hours	Last 3 Days	Last Week	Last Month	Last 3 Months	Last 6 Months	Last Year
New Listings	0	5	14	67	169	213	256
Sales Pending	0	1	15	59	116	137	152
Homes Sold	0	0	0	0	0	0	0
Prices Changed	0	9	23	79	158	172	188
Expired Sales	0	0	0	0	0	0	0
New Notices of Default	0	0	0	0	3	35	96
New Foreclosures	0	0	0	0	0	0	0
New Bank-Owned Properties	0	0	0	0	0	0	0



New Listings: 10

	Prop Type	Bed /Ba	Living Area (sq ft)	Lot Size (sq ft)	Year Built	Listing Date	Listing Price	Price per sq. ft.	
	<b>1</b> FOR SALE	Pre-Foreclosure, Short Sale, New, Active	MLS ID: M1442028						
	Townhouse	3 / 3	1,463	1,187	1998	11/15/2010	\$165,000	\$113	
Spacious 3/2.5 corner unit townhouse. Great neighborhood with a community pool and excellent schools. Don't miss out make this your home!									
<i>Courtesy of Real Living First Service Rty</i>									
	<b>2</b> FOR SALE	New, Active	MLS ID: M1441904						
	1501 SW 131st Way Apt 213-P	Condominium	1 / 1	-	-	1986	11/15/2010	\$40,000	-
Cosy 1/1 Very Nice, washer and dryer in unit									
<i>Courtesy of Coldwell Banker Residential RE</i>									
	<b>3</b> FOR SALE	Pre-Foreclosure, Short Sale, New, Active	MLS ID: M1441957						
	2016 SW 163rd Ave	Single Family	4 / 3	2,634	6,868	2001	11/15/2010	\$269,000	\$102
TWO STORY HOME WITH LAKE VIEW, 4 BEDROOMS AND 3 BATH, EXCELLENT LOCATION !!									
<i>Courtesy of Fortune International Realty</i>									
	<b>4</b> FOR SALE	Pre-Foreclosure, Short Sale, New, Active	MLS ID: D1404503						
	4381 SW 160th Ave Apt 107	Condominium	3 / 2	1,340	-	2002	11/15/2010	\$135,000	\$101
ONE OF THE BEST PLACE IN MIRAMAR, TOWN HOME 3/2, GREAT LOCATION, LAKE VIEW.									
<i>Courtesy of International Realty Group</i>									



**5** **FOR SALE** Foreclosure, REO, New, Active *MLS ID: M1441787*  
**1842 SW 152nd Ter** Single Family 4/ 3 2,707 5,394 2001 11/15/2010 \$287,100 \$106

Spacious 2 story home in Silver Shores. Neutral diamond laid tiles throughout the living area. Large master bedroom & bath, with roman tub & shower!

*Courtesy of 5 Diamond Management & R.E*



**6** **FOR SALE** New, Active *MLS ID: M1441491*  
**15254 Wilshire Cir** Single Family 3/ 2 1,612 5,659 1991 11/13/2010 \$320,000 \$199

Great home in golf community Wilshire Grand Palms

*Courtesy of Real Living First Service Rlty*



**7** **FOR SALE** Notice of Lis Pendens, New, Active *MLS ID: M1441488*  
**15987 SW 6th St** Single Family 4/ 4 3,095 14,985 2000 11/13/2010 \$550,000 \$178

Excellent 4bed/4bath with lake front in the Estates of Pembroke Shores.

*Courtesy of Real Living First Service Rlty*



**8** **FOR SALE** Foreclosure, REO, New, Active *MLS ID: M1441386*  
 - Townhouse 3/ 3 1,700 2,208 2000 11/12/2010 \$184,900 \$109

BEAUTIFUL 3/2.5 + 1 CAR GARAGE TOWNHOUSE. DON'T MISS IT.

*Courtesy of JLA Property Consultants*



**9** **FOR SALE** New, Active *MLS ID: M1441206*  
**14700 SW 35th Ct** Single Family 5/ 4 3,522 14,414 1997 11/12/2010 \$450,000 \$128

PRESTIGIOUS "STANFORD ESTATE HOME in WINDSOR PALMS" HUGE ENGLISH STYLE HOME FIT FOR A KING... This Home is the Largest Model in Windsor Palm and Over

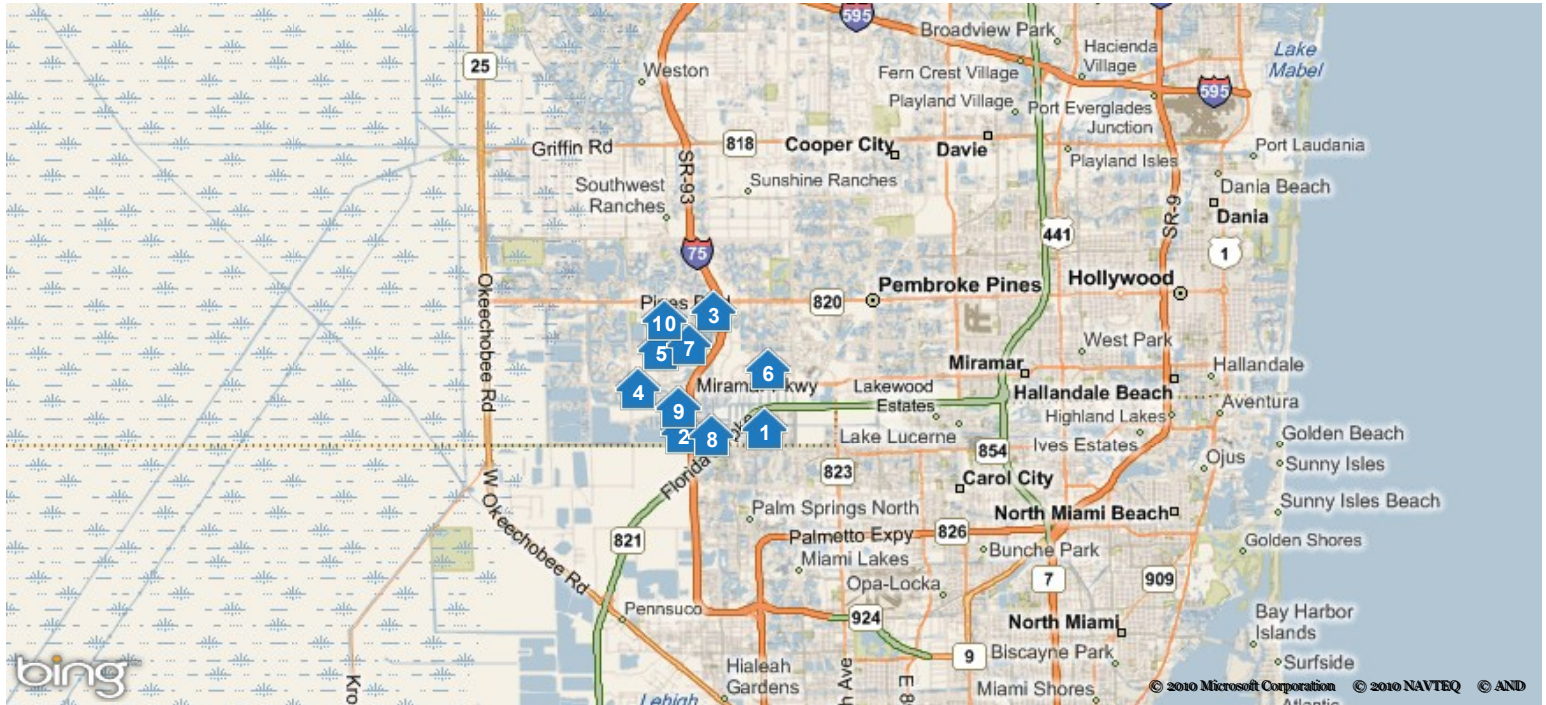
*Courtesy of L M G Realty, Inc.*















**10** **FOR SALE** Pre-Foreclosure, Short Sale, New, Active *MLS ID: M1440982*  
 - Townhouse 1/ 1 - - 2004 11/12/2010 \$150,000 -

BEAUTIFUL 1 BEDROOM UNIT,GREAT OPPORTUNITY FOR THE RIGHT BUYER. UNIT ITS IN IMPECCABLE CONDITION. MOST DESIRABLE COMMUNITY IN THE MIRAMAR WEST AREA...

*Courtesy of Aventura Brokers LC*



Price Changes: 10

	Prop Type	Bed /Ba	Living Area (sq ft)	Orig. Listing Date	Orig. Price	New Price	Date of Chg.	% Chg.
  <span>Active</span> <span>MLS ID: N270091</span>	Single Family	3/ 2	1,542	10/22/2010	-	\$225,000	11/16/2010	-
 <p>Photo not available</p>	<p>5033 SW 134th Ave</p> <p>BEAUTIFUL HOUSE 3 BEDS, 2 BATHS AND 2 CARS GARAGE IN VIZCAYA.VERY WELL KEPT.</p> <p style="text-align: right;"><i>Courtesy of Crown Homes Realty</i></p>							
  <span>Pre-Foreclosure, Short Sale, Active</span> <span>MLS ID: M1435109</span>	Single Family	4/ 3	2,139	10/26/2010	-	\$245,000	11/15/2010	-
	<p>5127 SW 155th Ave</p> <p>Large Home in Great Condition Located in a Sought After Community in Great Location and School District...Great Price....ACT NOW!</p> <p style="text-align: right;"><i>Courtesy of Re/Max Powerpro Realty</i></p>							
  <span>Foreclosure, REO, New, Active</span> <span>MLS ID: M1437699</span>	Single Family	2/ 3	1,285	11/3/2010	-	\$144,900	11/15/2010	-
	<p>522 SW 147th Ave # 7-45</p> <p>great townhouse in the best area of PEMBROKE PINES</p> <p style="text-align: right;"><i>Courtesy of Real Estate Asset Disp Corp.</i></p>							
  <span>Active</span> <span>MLS ID: M1416659</span>	Townhouse	3/ 3	1,869	9/7/2010	-	\$220,000	11/15/2010	-
	<p>Beautiful 3/2.5 townhome PLUS DEN in Miramar WEST. A+ Rated Schools</p> <p style="text-align: right;"><i>Courtesy of Tectum LLC</i></p>							



**5** **FOR SALE** *Pre-Foreclosure, Short Sale, New, Active* **MLS ID: M1441957**  
**2016 SW 163rd Ave** Single Family 4/ 3 2,634 11/15/2010 - \$269,000 11/15/2010 -  
 TWO STORY HOME WITH LAKE VIEW, 4 BEDROOMS AND 3 BATH, EXCELLENT LOCATION !!

*Courtesy of Fortune International Realty*



**6** **FOR SALE** *Pre-Foreclosure, Short Sale, Active* **MLS ID: D1412363**  
**2816 SW 131st Ter** Single Family 4/ 4 2,865 8/10/2010 - \$329,999 11/15/2010 -  
 SHORT SALE SUBJECT TO LENDER APPROVAL OF PRICE, COMMISSIONS AND TERMS

*Courtesy of RE/MAX United Realty*



**7** **FOR SALE** *Foreclosure, REO, New, Active* **MLS ID: M1441787**  
**1842 SW 152nd Ter** Single Family 4/ 3 2,707 11/15/2010 - \$287,100 11/15/2010 -  
 Spacious 2 story home in Silver Shores. Neutral diamond laid tiles throughout the living area. Large master bedroom & bath, with roman tub & shower!

*Courtesy of 5 Diamond Management & R.E*



**8** **FOR SALE** *Pre-Foreclosure, Short Sale, Active* **MLS ID: D1397498**  
**5207 SW 148th Ave** Single Family 4/ 2 2,791 5/11/2010 - \$265,000 11/15/2010 -  
 Y/Spacious four bedroom, waterfront home in guard gated The Reserve at Huntington. Short Sale subject to third party approval.

*Courtesy of Keller Williams Realty SW*



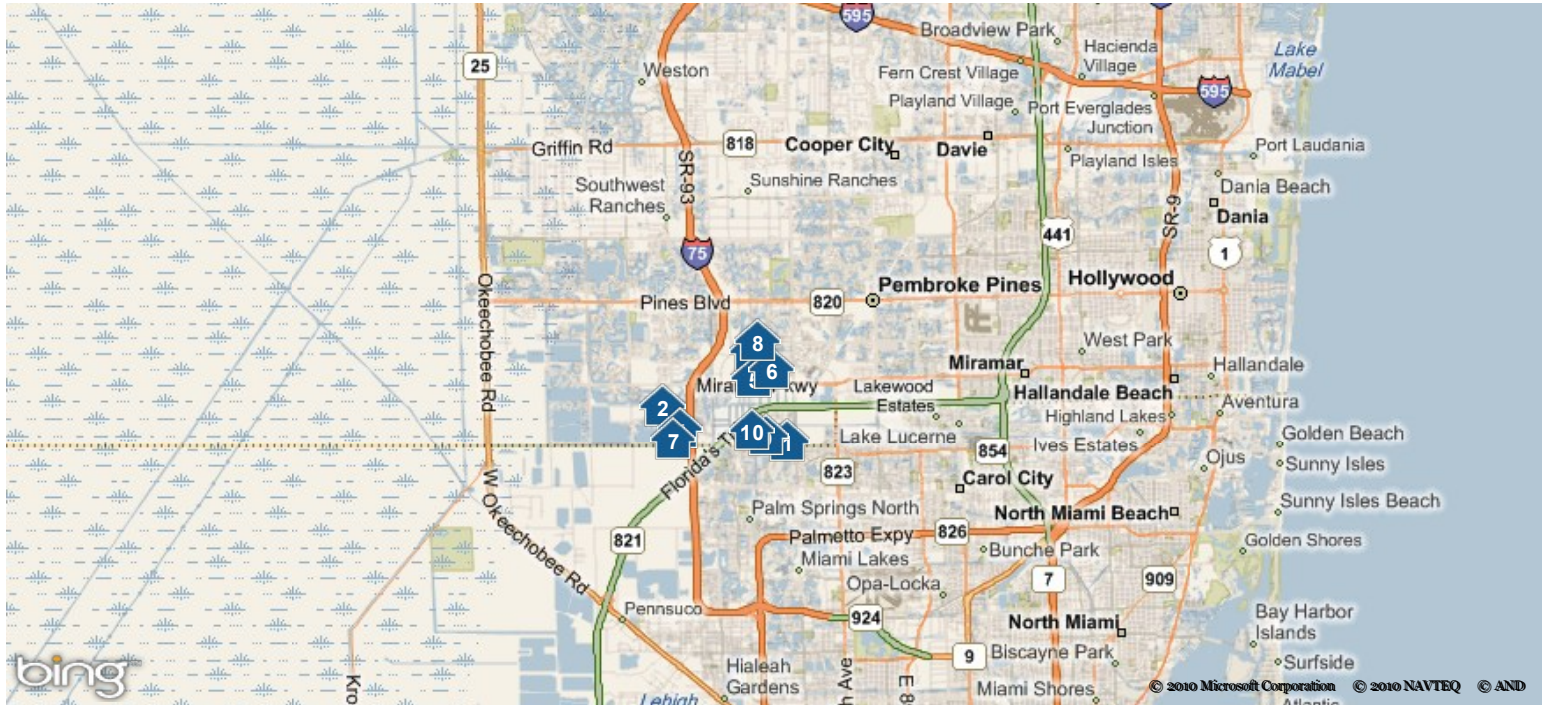
**9** **FOR SALE** *Pre-Foreclosure, Short Sale, Active* **MLS ID: F1044591**  
**4351 SW 160th Ave Apt 207** Condominium 2/ 3 1,205 2/10/2010 - \$110,000 11/15/2010 -  
 Great 2 Bedroom 2 1/2 Bath Condo Style Townhome in West Miramar. Great Schools & Shopping, Resturants, Gated Community - Call immediately

*Courtesy of Keller Williams Realty SW*







**10** **FOR SALE** *Notice of Lis Pendens, New, Active* **MLS ID: M1441488**  
**15987 SW 6th St** Single Family 4/ 4 3,095 11/13/2010 - \$550,000 11/13/2010 -  
 Excellent 4bed/4bath with lake front in the Estates of Pembroke Shores.

*Courtesy of Real Living First Service Rlty*



**Pending Sales: 10**

	Prop Type	Bed /Ba	Living Area (sq ft)	Lot Size (sq ft)	Listing Date	Listing Price	Pending Date	Price per sq. ft.
 <p><b>1</b> <b>FOR SALE</b> Foreclosure, REO, Pending <i>MLS ID: M1436127</i></p>	Townhouse	2 / 2	1,013	867	10/29/2010	\$108,500	-	\$107
<p>HOMEPATH FANNIE MAE PROPERTY</p> <p style="text-align: right;"><i>Courtesy of Florida Capital Realty</i></p>								
 <p><b>2</b> <b>FOR SALE</b> Pending <i>MLS ID: M1429704</i></p>	Townhouse	3 / 3	1,895	2,196	10/12/2010	\$189,999	-	\$100
<p>GREAT LOCATION, SPACIOUS FLOOR PLAN, LARGE 3 BED / 2.5 BATH 1 CAR GARAGE town home IN REGALO AT RIVIERA ISLES IN WEST MIRAMAR</p> <p style="text-align: right;"><i>Courtesy of Suncoast Realty &amp; Rental Mgmt.</i></p>								
 <p><b>3</b> <b>FOR SALE</b> Foreclosure, REO, Pending <i>MLS ID: M1428856</i></p>	Single Family	4 / 2	1,794	8,735	10/8/2010	\$229,000	-	\$128
<p><b>1930 SW 135th Way</b></p> <p>Beautiful pool home in great community, close to highways, shopping &amp; schools. Fenced yard w/plenty of room to rome, wood floors, granite counter.</p> <p style="text-align: right;"><i>Courtesy of Prudential Florida Realty</i></p>								
 <p><b>4</b> <b>FOR SALE</b> Foreclosure, REO, Pending <i>MLS ID: M1437008</i></p>	Single Family	5 / 3	2,663	8,607	11/1/2010	\$340,560	-	\$128
<p><b>4960 SW 158th Ave</b></p> <p>PLEASE REFER TO THE OFFER CHECKLIST IN THE ATTACHMENTS FOR A DETAILED GUIDELINE ON SUBMITTING AN OFFER. THANK YOU!!</p> <p style="text-align: right;"><i>Courtesy of Principal Realty Inc.</i></p>								



**5** **FOR SALE** Foreclosure, REO, Pending *MLS ID: M1433995*  
**3046 SW 135th Ave** Single Family 4/ 3 2,340 5,050 10/22/2010 \$249,900 - \$107

Beautiful 2 Story home in Monarch Lakes of Miramar. 4 bedrooms, 2.5 bath with 2 car garage. Excellent schools and perfect location.

Courtesy of Keller Williams Realty SW



**6** **FOR SALE** Foreclosure, REO, Pending *MLS ID: M1436028*  
**13116 SW 28th St** Single Family 4/ 3 2,602 8,760 10/28/2010 \$314,900 - \$121

PLEASE SUBMIT A COMPLETE OFFER. THANKS

Courtesy of Charles Rutenberg Realty



**7** **FOR SALE** Pending *MLS ID: D1413847*  
**5253 SW 158th Ave** Single Family 6/ 4 3,479 7,271 8/18/2010 \$450,000 - \$129

ONE FULL BEDROOM FULL BATH DOWNSTAIRS USE AS STUDIO, TOTALLY UPGRADED KITCHEN. GREAT LAKE VIEW.

Courtesy of Esslinger-Wooten-Maxwell Inc



**8** **FOR SALE** Pending *MLS ID: D1351705*  
**13355 SW 16th Ct Apt 303-E** Condominium 2/ 2 1,460 - 9/21/2010 \$84,000 - \$58

LAKEFRONT CONDO

Courtesy of Esslinger-Wooten-Maxwell Inc



**9** **FOR SALE** Pending *MLS ID: M1429923*  
**13236 SW 52nd St** Single Family 3/ 2 1,758 5,789 10/12/2010 \$224,900 - \$128

\*\*NOT A SHORT SALE OR REO\* WONDERFUL 3/2 LAKE VIEW HOME IN GATED COMMUNITY CLOSE TO SCHOOLS, SHOPPING AND HIGHWAYS. A MUST SEE!!

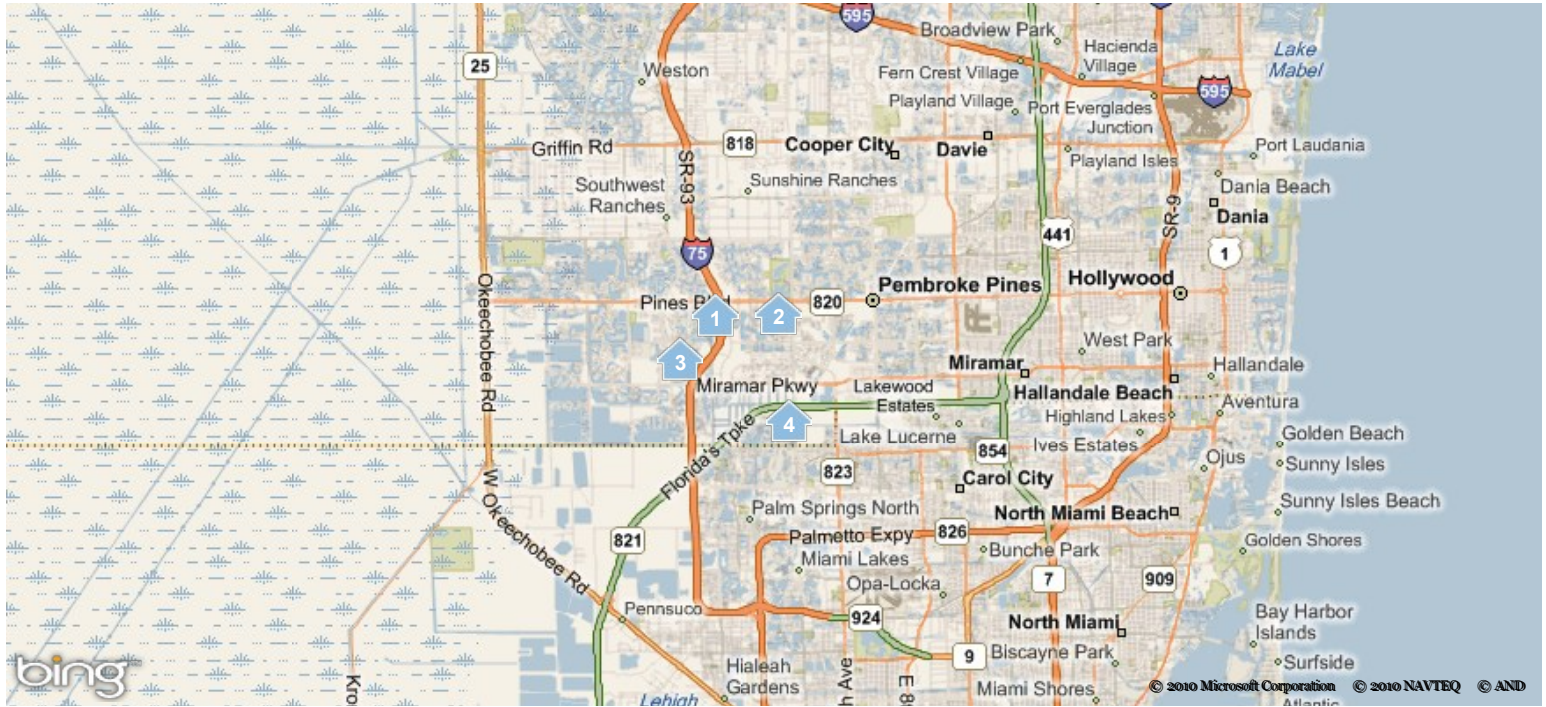
Courtesy of The Keyes Co.-Miami Lakes Rlty









**10** **FOR SALE** Foreclosure Judgment Entered, Pending *MLS ID: M1436507*  
**13706 SW 50th St** Single Family 4/ 3 2,376 6,077 10/30/2010 \$245,000 - \$103

NOT A SHORT SALE OR A REO,,,CORPORATED OWNED.....BEAUTIFUL SINGLE FAMILY HOME,VERY WELL KEPT WITH LOTS OF UPGRADES 4 BEDROOMS, 2.5 BATHROOMS, ONE B...

Courtesy of Easy Home Realty Inc.



Expired Listings: 4

	Prop Type	Bed /Ba	Living Area (sq ft)	Lot Size (sq ft)	Year Built	Listing Price	Listing Date	Price per sq. ft.
 <span style="background-color: red; color: white; padding: 2px;">DISTRESSED</span>	<i>Preforeclosure, Foreclosure Judgment Entered, Recently Expired</i> <i>MLS ID: M1421256</i>							
	703 SW 147th Ave # 1305	Single Family	- / -	1,231	1,575	2007	\$218,000	-
Cobblestone Gated Community! 2 Bed / 2.5 Bath Townhome! Totally Remodeled!! New Appliancesm washer & dryer in unit, Carpet & Tile flooring.								<i>Courtesy of Exit Team Realty II</i>
 <span style="background-color: gray; color: white; padding: 2px;">PUBLIC RECORD</span>	<i>Recently Expired</i> <i>MLS ID: D1387368</i>							
 <p>Photo not available</p>	12800 SW 7th Ct Apt G314	Condominium	1 / 1	840	-	1988	\$58,900	-
1bd/1bth apt., new appls., repainted, move-in condition,perfect winter home, furn or unfurn, near Miami, Ft. Laud.								<i>Courtesy of The Keyes Co., REALTORS</i>
 <span style="background-color: red; color: white; padding: 2px;">DISTRESSED</span>	<i>Preforeclosure, Foreclosure Judgment Entered, Recently Expired</i> <i>MLS ID: D1397280</i>							
 <p>Photo not available</p>	15554 SW 25th St	Single Family	- / -	3,172	8,304	2001	\$325,000	-
SPACIOUS 5/4 HOME IN SILVER SHORES! SPECTACULAR COMMUNITY WITH MANY AMENITIES.								<i>Courtesy of The Firm Real Estate Group</i>



**DISTRESSED**

*Preforeclosure, Foreclosure Judgment Entered, Recently Expired* **MLS ID: D1311358**

**4645 SW 125th Ln**

Single Family

-/-

1,535

6,912

2005

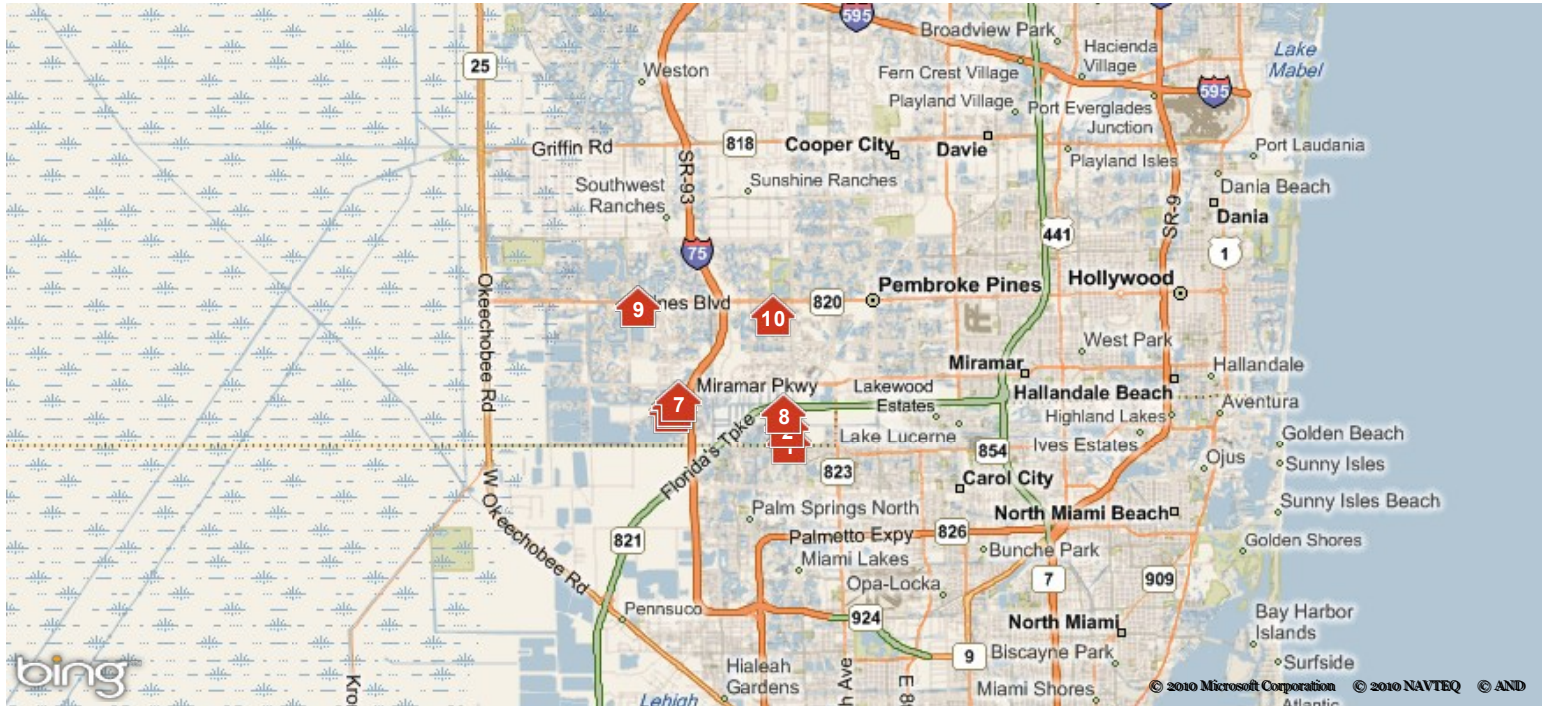
\$315,000

-





-







**\*\*\*SHORT SALE\*\*\* FABULOUS LAKE FRONT HOME IN GATED COMMUNITY, PROFESSIONALLY DECORATED AND COMPLETELY UPDATED**

*Courtesy of M Investment Realty, Inc.*



**Distressed: 10**

	Prop Type	Bed /Ba	Living Area (sq ft)	Lot Size (sq ft)	Last Sale Price	Recording Date	Status	Past Due Amt.	
	<b>1</b> FOR SALE Pre-Foreclosure, Short Sale, New, Active MLS ID: M1442028	Townhouse	3 / 3	1,463	1,187	\$165,000	-	Pre-Foreclosure	-
Spacious 3/2.5 corner unit townhouse. Great neighborhood with a community pool and excellent schools. Don't miss out make this your home!									
<i>Courtesy of Real Living First Service Rty</i>									
	<b>2</b> FOR SALE Foreclosure, REO, New, Active MLS ID: M1441386	Townhouse	3 / 3	1,700	2,208	\$184,900	-	Foreclosure	-
BEAUTIFUL 3/2.5 + 1 CAR GARAGE TOWNHOUSE. DON'T MISS IT.									
<i>Courtesy of JLA Property Consultants</i>									
	<b>3</b> FOR SALE Pre-Foreclosure, Short Sale, New, Active MLS ID: M1440982	Townhouse	1 / 1	-	-	\$150,000	-	Pre-Foreclosure	-
BEAUTIFUL 1 BEDROOM UNIT,GREAT OPPORTUNITY FOR THE RIGHT BUYER. UNIT ITS IN IMPECCABLE CONDITION. MOST DESIRABLE COMMUNITY IN THE MIRAMAR WEST AREA...									
<i>Courtesy of Aventura Brokers LC</i>									
	<b>4</b> FOR SALE Pre-Foreclosure, Short Sale, Relisted, Active MLS ID: M1440690	Condominium	2 / 2	1,205	1,205	\$115,000	-	Pre-Foreclosure	-
4445 SW 160th Ave Apt 202 PLEASE, CALL LISTING AGENT									
<i>Courtesy of Real Living First Service Rty</i>									

	<b>5</b> FOR SALE	Pre-Foreclosure, Short Sale, New, Active	MLS ID: M1439854						
		Townhouse	3/3	1,544	2,513	\$204,777	-	Pre-Foreclosure	-
		Rarely available, the community's largest unit situated on an interior lot boasting a master bedroom with a sitting area. Upgraded...							
									Courtesy of Keller Williams Realty SW
	<b>6</b> FOR SALE	Pre-Foreclosure, Short Sale, New, Active	MLS ID: M1438967						
		Condominium	3/2	1,540	-	\$132,000	-	Pre-Foreclosure	-
		Bright 3 bedroom 2 bath condo near schools, shopping and I-75. Spacious first floor unit with nearby parking. Short sale subject to lender's approval...							
									Courtesy of Solid Realty Corporation
	<b>7</b> FOR SALE	Pre-Foreclosure, Short Sale, New, Active	MLS ID: M1438636						
		Condominium	3/3	-	-	\$125,000	-	Pre-Foreclosure	-
		Short Sale							
									Courtesy of Brokers, LLC
	<b>8</b> FOR SALE	Pre-Foreclosure, Short Sale, New, Active	MLS ID: M1438601						
		Single Family	4/3	2,274	8,412	\$240,000	-	Pre-Foreclosure	-
		beautiful 4/2/1 in silver falls							
									Courtesy of LINDA MARX REALTY & INV., INC.
	<b>9</b> FOR SALE	Pre-Foreclosure, Short Sale, New, Active	MLS ID: M1437645						
		Townhouse	3/3	597	2,627	\$260,000	-	Pre-Foreclosure	-
		Great Location and Bank ready to deal.							
									Courtesy of Lakeview Properties Realty Inc
	<b>10</b> FOR SALE	Pre-Foreclosure, Short Sale, New, Active	MLS ID: M1437256						
		Condominium	2/2	1,207	1,207	\$59,933	-	Pre-Foreclosure	-
		GREAT HOME WITH AMAZING VIEWS IN THE MOST PREMIER 55+ COMMUNITY IN SOUTH FLORIDA WITH TOO MANY AMENITIES TO LIST. EXCELLENT CONDITION W/ W/D INSIDE							
									Courtesy of Re/Max Powerpro Realty