



The Belt Team News



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The Belt Team...Making Your Dreams Come True!



#06-11

Virginia is Top Place Where Americans Would Love to Live

Virginia and North Carolina top the charts as places where Americans most want to live, while California and Florida received the top votes of foreign respondents in a recent study, the Anholt State Brands Index. The Index analyzes the brand strengths and weaknesses of all U.S. states.

The survey polled more than 9,000 U.S. citizens and 12,000 people in 15 other countries on their attitudes and perceptions of all 50 states. Questions regarding physical aspects of each state, economic and educational opportunities, lifestyle appeal, people and basic qualities and infrastructure were designed to give state administrators and economic development offices insights into how their state is perceived within and outside of the United States.

The top five most desirable states to make a home, according to U.S. citizens, are North Carolina, Virginia, Florida, Colorado and Oregon. Virginia and North Carolina also ranked highly as lifestyle destinations, and they consistently placed in the top 10 for climate, physical attractiveness, amenities, ease of finding employment, commercial opportunity and education.

Perceptions of U.S. states by the domestic respondents are generally "more detailed and more likely to be based on fact rather than fiction" than those of international audiences, observes Simon Anholt, who authored the study with Global Market Insite Inc., a provider of global market intelligence.

Rankings by overseas respondents are more likely to be based on media depictions, historical events, products and famous people, says Anholt. America has the distinction of perhaps being the only country for which global consumers can express familiarity with individual political jurisdictions, such as our states, according to Anholt.

Foreign rankings were based on parameters similar to those used for the domestic audience. For international respondents, the top five states are California, Florida, Hawaii, New York and Washington state. Anholt notes that Washington's position could derive from confusion between the state and the District of Columbia.

Source: Realtor Magazine Online, 10/24/06

MARKET UPDATE - October

(most recent numbers available)

Vienna - 22180

Avg Days on Market Oct 2005: 20
Avg Days on Market Oct 2006: 67
Avg Sales Price as % of List 2005: 98.62%
Avg Sales Price as % of List 2006: 94.56%
Median Sold Price 2005: \$579,900
Median Sold Price 2006: \$600,000

Vienna - 22181

Avg Days on Market Oct 2005: 9
Avg Days on Market Oct 2006: 118
Avg Sales Price as % of List 2005: 99.47%
Avg Sales Price as % of List 2006: 91.30%
Median Sold Price 2005: \$625,000
Median Sold Price 2006: \$730,000

Vienna - 22182

Avg Days on Market Oct 2005: 49
Avg Days on Market Oct 2006: 110
Avg Sales Price as % of List 2005: 94.22%
Avg Sales Price as % of List 2006: 92.48%
Median Sold Price 2005: \$688,500
Median Sold Price 2006: \$708,000

Oakton - 22124

Avg Days on Market Oct 2005: 15
Avg Days on Market Oct 2006: 116
Avg Sales Price as % of List 2005: 99.71%
Avg Sales Price as % of List 2006: 86.37%
Median Sold Price 2005: \$750,000
Median Sold Price 2006: \$665,000

Source: Metropolitan Regional Information Systems, Inc. - MLS Resale Data

Call the Belt Team, if you'd like more information...including statistics for McLean, Great Falls, Reston, Fairfax, Herndon & more! (703) 242-3975

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KIND WORDS FROM CLIENTS...



"We appreciate your entire team. Gail is so gracious and knowledgeable... and everyone we worked with was responsive. We have spoken your praises to several and will gladly do so again. Best wishes!"

Penny & Earl Boyanton
(December 2006)



Our Coldwell Banker Vienna office is once again an official drop-off site for the Toys for Tots program sponsored by the U.S. Marines.

Look for the big truck in our parking lot & drop off a new, unwrapped toy for a needy child for Christmas. Toys for Teens are especially needed! Our office is located at 465 Maple Ave W (on the corner of Nutley & Rt 123). Please bring your toys by December 21st. (Thanks in advance to all our "regulars"!) And Happy Holidays!



Make a Donation

The Belt Team - #1 Team State of VA www.TheBeltTeam.com

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PS. We love referrals...especially yours...please let us know if we can help your family, friends or associates with their real estate needs!