



# View from the Rafters

## Featured Listing...



**Listing #1553 Fort Valley**—Owner/Agent. The best views in the Shenandoah Valley! Custom cabinets throughout the home, rock fireplace & chimney and rock foundation. Perfect for getaway or permanent residence. 3 bedrooms, 2 baths, basement for additional storage, 3 acres of privacy. Come and see!  
**\$199,900**

### The Dellinger Report

Local Market Updates  
 Shenandoah County

December

Year-to-Date

1. Residential

New Listings	41	342
Avg. Days on Market	15	131
Avg. List Price	\$205,693	\$264,354

2. Lot & Land

New Listings	8	196
Avg. Days on Market	12	188
Avg. List Price	\$135,850	\$119,579

3. Commercial

New Listings	2	52
Avg. Days on Market	19	169
Avg. List Price	\$499,950	\$348,303

4. Farm

New Listings	1	15
Avg. Days on Market	13	155
Avg. List Price	\$348,500	\$1,555,093

Sources: MRIS (Metropolitan Regional Information Systems, Inc.)  
 Information here is deemed reliable but not guaranteed.

### Properties Sold in Shenandoah County, Virginia—December 2011

	<u># Sold</u>	<u>Avg. Sales Price</u>	<u>Avg. Days on Market</u>
<b><u>Residential</u></b>	23	\$187,194	104
<b><u>Lots &amp; Land</u></b>	5	\$34,200	328
<b><u>Commercial</u></b>	0	0	0
<b><u>Farm</u></b>	2	\$404,000	44

*Please visit our website [www.shenandoahvalleyrealty.com](http://www.shenandoahvalleyrealty.com) for all our listings and photographs!*



*United Country  
Shenandoah Valley Realty...  
gets it sold!*



Find Your Freedom<sup>sm</sup>

How Buyers Are Hearing About Our  
Listings...

*December 2011*

**Total Buyer Inquiries Received: 481**

*Here are a sample of some of the sources where  
buyers are finding out about United Country  
Shenandoah Valley Realty:*

*United Country Internet Website  
United Country Catalog  
Where to Retire Magazine  
Business Brokers.net  
Victorian Homes Magazine  
Living the Country Life Magazine  
Progressive Farmer Magazine  
United Country Mountain Catalog  
Hobby Farms Magazine  
Countryside Magazine*

*Where is your realtor advertising?*

*From the Desk of...  
Cindy Dellinger, Broker*



*Happy New Year 2012!*

*As 2011 draws to a close, I would  
like to take this opportunity to thank each and  
every one of my clients for making this year a  
success. I hope that each of you has a healthy  
and happy new year. If there is anything that I  
can do to assist you in the coming year, please  
feel free to contact my office.*

*Cindy Dellinger*

Find Your Freedom<sup>TM</sup>

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*Please visit our website [www.shenandoahvalleyrealty.com](http://www.shenandoahvalleyrealty.com) for all our listings and  
photographs!*