



g a t a s team @ **kw** KELLERWILLIAMS
R E A L T Y BUFFALO NIAGARA

HOW DOES THE GATAS TEAM BUSINESS MEASURE UP AGAINST THE ENTIRE BUFFALO NIAGARA ASSOCIATION BOARD OF REALTORS:

GATAS TEAM AVG SOLD PRICE

\$176,109

BUFFALO NIAGARA BOARD

\$152,964

GATAS TEAM SOLD/LIST PRICE RATIO BUFFALO NIAGARA BOARD

99.28%

97.10%

STRATEGIC STAGING, NEGOTIATING AND MARKETING FOR GRANDIOSE EQUITY RETURN: The Gatas Team realizes up to 20% more for clients based on Staging, Negotiating and Marketing

<u>ADDRESS</u>	<u>LIST PRICE</u>	<u>SOLD PRICE</u>	<u>OVER ASKING</u>
841 Highland Ave, Ton.	\$134,900	\$167,000	19.22%
45 Follette Lane, Ton.	\$139,888	\$165,000	15.2%
1582 Nash Rd, N. Ton.	\$169,900	\$190,000	10.58%
46 Norwood Ave, Buff	\$539,900	\$575,000	6.1%
254 Wyeth Ave, Amherst	\$309,999	\$330,000	6.1%
374 Two Mile Ck, Ton.	\$189,900	\$200,000	5.1%

****According to the National Association of Realtors for homes sold Nationally in 2019, Agent Assisted Median Sales were higher than Non-Agent Assisted Sales:**

AGENT ASSISTED MEDIAN SALE PRICE

\$280,000

FSBO MEDIAN SALES PRICE

\$200,000

MULTIPLE OFFER STRATEGIES

- **Price: Based on Number of Offers and Current Mortgage Conditions**
- **Escrow Deposit: 1% - 4% of Purchase Price**
- **Mortgage Down Payment**
- **Closing Date based on the seller's motivation and goals**
- **Home Inspection**
- **Special Accommodations for Clients**
- **Home Warranty: Offering a home warranty to buyer**
- **Gift Cards to seller**
- **Moving Expense Coverage to seller**
- **Buyer Agent Team Commitment to the Transaction**
- **Attorney Team and Commitment to the Transaction**
- **Mortgage Team and Commitment to the Transaction**

THE GATAS TEAM EXPERIENCE MATTERS SO CALL US TODAY AT 716-218-3146 OR VISIT US AT WWW.GATASTEAM.COM FOR YOUR FREE NO OBLIGATION CONSULTATION. STOP LEAVING MONEY ON THE TABLE AND LET US GUIDE YOU TO REAL ESTATE WEALTH AND HEALTH!