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### PROPERTY VALUES

## What You Get For ... \$275,000



Ryan Collier for The New York Times

A three-bedroom town house in East Falls, a residential neighborhood in northwest Philadelphia, is on the market for \$269,900. [More Photos >](#)

By MIKE POWELL  
Published: June 23, 2009

### Philadelphia

### Multimedia



Slide Show

Properties for \$275,000

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WHAT: A three-bedroom two-bath town house

HOW MUCH: \$269,900

PER SQUARE FOOT: \$179.93

SETTING: East Falls is a residential neighborhood in northwest Philadelphia, along the Schuylkill River (which separates east and west Philadelphia). This corner-lot town house — built as a store in the late 1800s and converted to a residence in the 1970s — is across the street from the commuter rail that travels to Center City; Ridge Avenue, a

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Don Ippock for The New York Times  
A four-bedroom house in a residential neighborhood of Columbia, Mo., is on the market for \$274,900. More Photos »

commercial street with coffee shops, pizzerias, antiques shops and bars is two blocks away. Next to Kelly Drive is a bike path that winds along the Schuylkill and into East Fairmount Park, is also nearby. There are several public and private schools within a mile of the house (and Drexel University, too).

**COMMON SPACES:** The living room, facing the street, a formal dining room and an eat-in kitchen are on the first floor; a storage basement has six-foot ceilings.

**PERSONAL SPACES:** The bedrooms are upstairs. The master has a bay window overlooking the street; a middle bedroom has a modular closet system.

**OUTDOOR SPACE:** A concrete patio is accessible from the street and kitchen.

**TAXES:** \$1,338 a year

**CONTACT:** Brooke Willmes, Prudential Fox and Roach Realtors (267) 980-5858; [www.freshquarters.com](http://www.freshquarters.com)

### Columbia, Mo.

**WHAT:** A four-bedroom two-and-a-half bath house

**HOW MUCH:** \$274,900

**PER SQUARE FOOT:** \$113.17

**SETTING:** This house is in the residential neighborhood of southwest Columbia called Lake Woodrail. Grocery stores and pharmacies are within a mile, but for dining and culture, people go downtown, about three miles northeast. "People like [Willie Nelson](#) come play Columbia," the house's listing agent said. "They end up playing places much smaller and more comfortable than you'd expect." The downtown district has more than 110 shops, 70 restaurants, quarterly art-gallery walks and an annual ragtime festival.

There are public elementary and middle schools within a mile and a half of the house, and a public high school two miles away.

**COMMON SPACES:** The house, purchased four years ago, has since been substantially renovated by the current owner, including the addition of a gas fireplace and built-in bookshelves in the living room, cherry floors and crown molding throughout most of the house and new countertops in the kitchen.

The hearth room, which leads out to the house's patio, has a wood-burning brick fireplace and built-in shelves. The eat-in kitchen has bay windows overlooking the backyard.

**PERSONAL SPACES:** The bedrooms are upstairs; two overlook the house's yard and two overlook the street.

**OUTDOOR SPACE:** A stone patio accessible from the hearth room; a manicured yard with mature trees.

**TAXES:** \$2,063 (in 2008)

**CONTACT:** Julie Wilford-Gold, Re/Max Boone Realty (573) 876-2829; [www.goodplacetoland.com](http://www.goodplacetoland.com)

### Oakland, Calif.

**WHAT:** A one-bedroom one-bath loft apartment



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**HOW MUCH:** \$275,000

**PER SQUARE FOOT:** \$280.61

**SETTING:** This is one of 39 units in a 1924 creamery, converted to lofts in 2002. The San Antonio district is a racially diverse network of neighborhoods near Oakland Harbor's inner channel.

The section of town where the apartment is located, about a half-mile south of Lake Merritt and a block north of Laney College, is mostly residential, dotted with groceries and corner shops. One of the city's most trafficked shopping-and-dining districts, around Grand and Lakeshore Avenues, is a mile and a half north, along the east side of Lake Merritt.

A BART stop is about four blocks away; San Francisco is about 20 minutes west across the San Francisco Bay.

**COMMON SPACES:** The main level is an open floor plan with exposed brick walls, concrete floors and 16-foot ceilings.

**PERSONAL SPACES:** A lofted sleeping area with closet space and exposed timber trusses sits under a skylight.

**OUTDOOR SPACE:** The building has a courtyard with a common area, including a picnic table and a barbecue area. Lake Merritt — a 155-acre lake surrounded by parkland and bike paths — is a half-mile away.

**TAXES:** \$3,685 a year; \$250 a month in homeowner's association dues

**CONTACT:** Andy Read, Caldecott Properties (510) 594-2400; [www.caldecott.com](http://www.caldecott.com)

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OAKLAND, CALIF.

\$275,000

A one-bedroom loft apartment is in the San Antonio district in Oakland and is on the market for \$275,000

Photo: Jim Wilson/The New York Times

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The advertisement features a man in a suit, Saul Hansell, standing next to a computer monitor. The monitor displays a line graph with an upward trend. The text "TO HIGH-TECH." is prominently displayed at the top, and "Saul Hansell technology reporter" is at the bottom.



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There is a loft above the common space.

Photo: Jim Wilson/The New York Times

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Looking down at the living room from the loft.

Photo: Jim Wilson/The New York Times

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A lofted sleeping area with closet space and exposed timber trusses sits under a skylight.

Photo: Jim Wilson/The New York Times

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The building has a courtyard with a common area, including a picnic table and a barbecue area.

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