



# “Buzz” Words-From The “B”

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**TOP LISTING AGENT**

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### **BARRINGTON OAKS MARKET REPORT– 2010 SUMMARY**

Address	Bed	Ba	Liv	Din	Gar	SF	\$/sf	List Price
Active Listings								
11805 Barrington	3	2	2	2	2	1497	\$114.83	\$171,900
11708 Barrington	4	2	1	1	2	1596	\$122.12	\$194,900
8014 Scotland Yard	3	2	2	1	2	2084	\$94.77	\$197,500
7901 Downing	3	2	1	1	2	1501	\$143.24	\$215,000
11407 D K Ranch	4	2	2	2	2	1990	\$113.07	\$225,000
Under Contract Listings								
7509 Danwood	4	2	1	1	2	1945	\$95.12	\$185,000
11302 Maidenstone	3	2	2	1	2	1856	\$105.01	\$194,900
8304 Pilgrims Pl	3	2	1	2	2	2066	\$100.19	\$207,000
Sold Listings								
11214 Blackmoor	3	2	1	1	2	1353	\$122.62	\$165,900
11227 Windermere	3	2	2	2	0	1976	\$91.09	\$180,000
7900 Parliament Pl	3	2	1	1	2	1414	\$130.76	\$184,900
11619 Sherwood Frst	3	2.5	2	2	2	1876	\$99.68	\$187,000
11215 Henge	3	2	1	1	2	1456	\$130.15	\$189,500
11125 Henge	3	2	2	1	0	2006	\$94.67	\$189,899
11226 Blackmoor	3	2.5	1	2	2	1678	\$113.23	\$190,000
7903 Downing St	3	2	1	1	2	1441	\$135.32	\$194,990
11207 Henge	3	2	1	1	2	1502	\$133.09	\$199,900
8011 Scotland Yard	3	2.5	1	1	2	1848	\$108.17	\$199,900
11128 Henge	3	2	1	1	2	1628	\$127.46	\$207,500
8102 Wexford	4	2	1	1	2	1674	\$130.82	\$219,000
8213 Pilgrims Pl	3	2.5	1	1	2	1754	\$124.86	\$219,000
11704 Charing Cross	4	2	2	1	2	1628	\$135.07	\$219,900
11805 Charing Cross	4	2	2	1	2	1637	\$134.39	\$220,000
7901 Scotland Yard	5	2	1	1	0	2130	\$104.93	\$223,500
11503 Buckingham	3	2	1	1	2	1620	\$138.75	\$224,777
8113 Wexford	3	2	1	2	2	1815	\$129.48	\$235,000
8007 Scotland Yard	3	2.5	1	2	2	1872	\$125.53	\$235,000
11407 Maidenstone	3	2	2	1	0	2163	\$109.57	\$237,000
11902 Knights Bridge	4	2.5	2	2	2	2244	\$106.51	\$239,000
8106 Pilgrims Pl	4	3	2	2	2	2083	\$115.17	\$239,900
11617 Sherwood Frst	3	2	2	2	2	1658	\$144.69	\$239,900
11807 Buckingham	4	2	2	2	2	1736	\$149.71	\$259,900
11903 Barrington Way	3	2	2	2	2	2265	\$114.77	\$259,950
11220 Blackmoor	3	2	2	2	2	2085	\$124.70	\$260,000
11522 Heathrow	5	3	2	2	2	2099	\$126.25	\$265,000
11404 Windermere	4	2.5	2	1	2	2575	\$118.05	\$303,988

**Note: MLS rules prohibit my publishing sold prices here. The price shown for all properties is the last listed price. I will be happy to share the final sold values and terms upon request.**

*See Back for Statistics & Summary*

*These Market Reports Are Now Conveniently Available Online at [www.maryb.com](http://www.maryb.com)*

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### **The Overall Austin Market**

Sales in December were up 6% over a year ago. This was a dramatic turn from November, which was off 27%. For the 2010 calendar year sales were off 5% to 17,905 single-family homes. The average sales price, however, was up 4% compared to 2009. 2010 was an unusual year, even considering the national economy. Last Spring saw the end of two homeowner's tax credits. This created an unusually active Spring and a less active Summer. Recently, more buyers are focusing on the interest rates at approx. 5%. Combined with attractive prices and good selection, this is an exceptional time of opportunity for buyers.

Austin continues to be prominently mentioned among the Top Cities nationally for job & population growth, quality of life, etc. – the latest being ABC News' naming Austin #1 to rebound economically. In a completely different category, Men's Health Magazine named Austin as the Sexiest City in America. Congrats!

#### **Austin Real Estate Market:**

Average sold price - up 4% from a year ago to \$253,151  
Number of Sales YTD – down 5% compared to this time last year  
Number of Active Listings – down slightly from last month to 10,158 listings  
Active Listings compared to last December – an increase of 9%  
Months of Inventory - there is 6.0 MOI; an oversupply, favoring buyers  
Average days on market – up very slightly at 77 days to sell

#### **The North & Northwest Austin Market:**

Average sold price – up 6.8% from a year ago to \$310,948  
Number of Sales YTD – down 8.1% compared to this time last year  
Number of Active Listings – down 2.6% from last month to 457 listings  
This also reflects a 23% increase in active listings from a year ago.  
Months of Inventory – almost in balance at 3.9 months of inventory

For **monthly Austin Area Market Reports** featuring  
10 areas from Georgetown to Southwest Austin  
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#### **NEIGHBORHOOD EVENTS**

- March 5th: Family Dinner Nite & Silent Auction at Caraway Elementary
- March 8th: LONA Membership Meeting at Spicewood Springs Library; 6:30-8:30pm
- April 17th: 16th LONA Annual Spring Egg Hunt at Oakview Park; 3:30pm  
(for details on Laurel Oaks Neighborhood Association events go to [www.laurel-oaks.org/](http://www.laurel-oaks.org/))
- April 25th: The Annual Missy Project Golf Tournament at Great Hills Country Club  
benefitting Brain Aneurysm Disease; details at [www.themissyproject.com](http://www.themissyproject.com)