



“Buzz” Words-From The “B”
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**SELLING MORE HOMES IN OUR NEIGHBORHOOD
 THAN ANY OTHER INDIVIDUAL AGENT OR TEAM**

Barrington Oaks Area - January thru June 2019

Active Listings

Address	Bds	Ba	Liv	Din	Gar	Sqft	\$/sf	L Price
11401 Blackmoor Dr	4	2.5	1	1	2	1,914	\$207.94	\$398,000
11600 Buckingham Rd	4	2	2	3	2	1,938	\$218.78	\$424,000
11900 Buckingham Rd	4	2	2	2	2	2,143	\$232.85	\$499,000
11804 Buckingham Rd	4	2.5	3	2	2	2,746	\$181.90	\$499,500

Pending Listings

11221 Barrington Way	3	2	2	1	2	1,702	\$234.43	\$399,000
11504 Heathrow Dr	4	2.5	2	2	2	2,288	\$214.12	\$489,900

Sold Listings

11606 Windermere	3	2	1	2	2	1,601	\$174.58	\$279,500
7701 Danwood Dr	4	2	1	1	0	1,654	\$194.98	\$322,500
11711 Barrington Way	4	2	2	1	2	1,862	\$204.03	\$379,900
11602 Barrington Way	3	2	2	1	2	2,003	\$162.26	\$325,000
11603 Shakespearean	4	2	1	2	2	1,828	\$205.14	\$375,000
8104 WexfoRd Dr	3	2	1	2	2	1,773	\$208.69	\$370,000
11515 Shakespearean	4	2	3	2	2	1,962	\$211.52	\$415,000
11216 Henge Dr	3	2	2	1	2	1,544	\$271.96	\$419,900
11613 Sherwood For	3	2	1	1	2	1,654	\$250.60	\$414,500
11410 Windermere	4	2	2	2	2	1,952	\$225.36	\$439,900
8105 WexfoRd Dr	4	2.5	2	2	2	2,258	\$216.56	\$489,000
11403 Blackmoor Dr	4	2	1	2	2	1,903	\$256.96	\$489,000
11509 Shakespearean	3	2	1	1	2	2,104	\$228.09	\$479,900

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 for Austin & the Barrington Oaks area
 These Market Reports Are Conveniently Available Online at www.maryb.com*



Complete Neighborhood Statistics On www.maryb.com



Enjoy complete market statistics on the Barrington Oaks area
Updated each month on my website

The Austin Area is still setting the pace!

North Austin has attracted major expansions in the Domain, Parmer @ McNeil and at 1431 & Sam Bass. Companies such as Apple, U.S. Tennis, Google, Facebook, Indeed and others are leading the way.

is the #1 City to **Start a Business** in

Austin currently has an impressive **2.5% unemployment** rate (Bureau of Labor Statistics)

What's with mortgage interest rates?

30-year **mortgage rates** are running close to 3.5% these days; which presents Buyers with greater buying power. Luxury placements are running between 3.75% and 4%.

What's the Austin Metro market like?

Net inventory is dropping slightly even though the number of new listings is increasing. In most areas, supply is not keeping up with demand, which is creating a Seller's market.

- there are **8249 homes for sale** in the Metro Area; **41 more than in late May**. But a year ago there were 318 more listings available, and 3300 more listings three years ago; so you can see why with 145 people/day coming to the area that demand is way up.

Barrington Oaks area?

- **\$399,931K**: The **average sales price (YTD)** in the Barrington area (**7%** more than 2018)
- **\$216.00 per sq ft**: The **average price per square foot** for homes selling in our area.
(varies greatly based on condition, location and amenities)
- **37**: The average **days on the market** for a home in the Barrington Oaks area.