



# “Buzz” Words-From The “B”

## THAT’S MARY “B”!!

Mary “B” Battaglia, GRI,CRS  
TOP LISTING AGENT 2002-2007



email: maryb@maryb.com

http://www.maryb.com

Office/Pager: 512-767-6787

### PERSONAL SERVICE IS MY GUARANTEE!!

Living in your neighborhood and *trusted by your neighbors* since 1983!!

Data from 1/1/08 to 3/31/08 Barrington Oaks

#### Barrington Oaks —Sold

STREET	PLAN	TCAD SQ. FT.	LIST PRICE
Parliament	3-2-1-1-0	2110	\$188,000
D-K Ranch	3-2-1-2-1	1366	\$199,965
Barrington	3-2-1-1-2	1404	\$199,990
Pilgrims Pl	4-2-1-2-2	1925	\$239,900
Barrington	4-2-2-1-2	1952	\$249,500
Wexford	4-3-1-1-2	2119	\$254,900
Sherwood	4-2-2-2-2	2331	\$299,900

#### Barrington Oaks—Pending

STREET	PLAN	TCAD SQ.FT.	LIST PRICE
11501 Barrington	3-2-1-1-2	1447	\$219,900

#### Barrington Oaks—Active

STREET	PLAN	TCAD SQ.FT.	LIST PRICE
11204 Barrington	3-2-1-1-2	1502	\$199,900
8302 Pilgrims Pl	3-2-1-1-2	1652	\$215,000
11125 Henge	4-2-1-1-0	2006	\$229,900
11522 Heathrow	5-3-2-2-2	2099	\$299,000
11404 Windermere	4-2.5-2-2-2	2569	\$359,975

#### BARRINGTON OAKS 2008 STATS

Average Sold Price: \$227,393  
 Average Size of Sold Property: 1887 sf  
 Average Price per Square Foot: \$123 psf  
 Average Days On The Market: 40  
 Sales to List Price ratio: 97%  
 Total Homes Sold: 7  
 Average Price of Active Listings: \$260,755  
 Average Size of Active Listing: 1966 sf  
 Average Price per Square Foot: \$132.08  
 Average Days On The Market: 36

► Save these Reports on your Computer!

These Market Reports are Now Available online at  
[www.maryb.com](http://www.maryb.com)

(Click on “Neighborhood Information” then select  
“Real Estate Statistics”)

Latest Travis County Appraisal District values are out. You can challenge them at no cost. See back for information.

Note: MLS regulations prohibit the publishing of a property’s Sold Price.  
As a result, I have noted the List Price.  
I will be happy to provide more detailed information upon individual request!

**Mary "B" Battaglia GRI,CRS**  
**Coldwell Banker United**  
**512-767-6787**  
**maryb@maryb.com**



### **Overall Austin Market Summary**

Compared to this time last year, the number of single-family homes sold has dropped by 10%; however, the average sales price is similar at \$234,324. The total number of single-family listings is up 24% compared to this time last year, which is keeping prices stable as competition increases. The months of inventory in the Austin market is 5.2 months, which slightly favors buyers (a balanced market is about 4 months of inventory). The average days on the market for single-family homes has moved seasonally higher to 75 days. In the Northwest corridor, the average price this year is up 5.6% to \$289,269 while the number of sales compared to this time last year is off 12.3%

### **Real Estate Reminders**

- **Appraisal District Protests must be filed by May 31st.** I have assisted many in our neighborhood who have successfully challenged their valuations, saving them hundreds of dollars a year. I'll be happy to help you too, just give me a call!
- Planning a Spring garage sale? I have **free garage sale signs** to deliver to you!
- Have a friend or family member who needs **relocation information or assistance?** I can help by personally selecting an experienced agent to assist them in any metropolitan area.
- **Considering another home?** Let's visit early about the best way to approach a complex process. After over 25 years in real estate, I know where the bumps are!

**Contacting me** is easy! **Call:** (512) 767-6787; or **email me:** maryb@maryb.com

Stop by my award-winning website at **<http://www.maryb.com>**

and get to know our market, and me, even better!