



“Buzz” Words-From The “B”

THAT’S MARY “B”!!

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



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PERSONAL SERVICE IS MY GUARANTEE!!

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Data from 4/1/08 to 6/30/08 Barrington Oaks

Barrington Oaks —Sold

STREET	PLAN	TCAD SQ. FT.	LIST PRICE
Pilgrims Pl	3-2-1-2	1652	\$215,000
Queens Way	4-2-1-2	1774	\$219,900
Barrington	3-2-1-2	1447	\$219,900
Knights Br	3-2-1-1	1707	\$242,400
Sherwood	3-2-1-2	1743	\$263,000
Heathrow	3-2.5-1-2	1966	\$279,900

Barrington Oaks—Pending

STREET	PLAN	TCAD SQ.FT.	LIST PRICE
7804 Scotland	3-2-1-2	1437	\$200,000
11416 Barrington	3-2-1-2	1440	\$209,900
11235 Henge	4-2-1-2	1778	\$212,000

Barrington Oaks—Active

STREET	PLAN	TCAD SQ.FT.	LIST PRICE
11204 Barrington	3-2-1-2	1502	\$199,900
11806 Charing C	4-2-1-2	1347	\$199,900
11906 Buckingham	4-2-2-2	2006	\$206,500
8000 Downing	3-2-2-2	2084	\$249,500
8105 Wexford	4-2.5-2-2	2258	\$274,900

BARRINGTON OAKS 2nd Quarter Stats

Average Sold Price: \$233,051
 Average Size of Sold Property: 1715 sf
 Average Sold Price per Square Foot: \$140 psf
 Average Days On The Market: 12
 Sales to List Price ratio: 97%
 Total Homes Sold: 6
 Average Price of Active Listings: \$224,267
 Average Size of Active Listing: 1792 sf
 Average Price per Square Foot: \$127.35
 Average Days On The Market: 67

► Save these Reports on your Computer!



These Market Reports are Now Available online at
www.maryb.com

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

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!

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Overall Austin Market Summary

We are lucky to be in Austin these days, as we are one of the very few bright spots! Compared to this time last year, the number of single-family homes sold has dropped by 17%; however, the average sales price is the same at \$245,491. The number of single-family listings is up 22% compared to this time last year, and the months of inventory in the market is 5.5 months, which slightly favors buyers. The average days on the market for single-family homes has declined to 71 days. In the Northwest corridor, the average price this year is up 3.7% to \$309,242; the number of sales is off 23% while the number of listings is up 43%. The Barrington Oaks neighborhood is doing quite well by almost any measure!

Real Estate News & Reminders

- **4th of July Trail of Flags.** It has been an honor to provide them for you for 17 years in your neighborhood.
- 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!