



“Buzz” Words-From The “B”
Mary “B” Battaglia, GRI,CRS,CRN

TOP LISTING AGENT 2002-2008

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MARKET REPORT—1ST 6 MONTHS 2009

BARRINGTON-Sold

STREET	* PLAN	TCAD SQ. FT.	SOLD PRICE
Barrington Oaks	3-2-1-2-2	1422	\$184,900
Blackmoor	5-2-1-2-2	2119	\$187,000
Buckingham	3-2-1-2-2	1988	\$192,500
Henge	3-2-1-1-2	1386	\$193,500
Blackmoor	4-2-1-2-2	1713	\$198,500
Barrington Oaks	4-2.5-1-2-2	1708	\$199,000
Barrington Oaks	3-2-1-2-2	1888	\$205,000
Buckingham	4-2-1-2-2	1492	\$210,000
Blackmoor	3-2-1-2-2	1704	\$212,000
Barrington Oaks	3-2-1-2-2	1450	\$213,000
Buckingham	3-2-1-2-2	1554	\$218,000
Windermere	3-2-2-2-2	2048	\$229,900
Queens Way	4-2-1-2-2	2247	\$247,000
Greenwich Mer.	3-3-1-2-2	1838	\$251,000
Greenwich Mer.	4-2-2-2-2	2423	\$258,500

BARRINGTON OAKS STATS

SINCE JANUARY 1, 2009

- Average Sold price: \$213,320 (\$230,004 1st 6mos. 2008)
- Average Square footage: 1799 (1807 sqft. 1st 6mos in 2008)
- Average \$/Sq. Ft: \$120.90 sqft (\$128.85-1st 6mos in 2008)
- Average Days on the Market: 27 (27 days-1st 6mos in 2008)
- Listing to Sold Price %: 94.9% (94.23% 1st 6mos in 2008)
- Total Homes Sold: 15 (13 homes-1st 6mos in 2008)

BARRINGTON OAKS - Available

STREET	*PLAN	TCAD SQ. FT.	LIST PRICE
11806 Charring Cr.	3-2-1-2-2	1425	\$184,965
7902 Parliament PL	3-2-2-2-2	2110	\$192,000
8021 Scotland Yard	3-2-1-2-2	1397	\$194,900
11125 Henge	3-2-2-2-2	2006	\$199,900
11808 Knights Bridge	3-2-1-2-2	1525	\$200,000
11224 Barrington	4-2-2-2-2	1658	\$235,000
11404 Windermere Md	4-2.5-2-2-2	2575	\$344,900

BARRINGTON OAKS - Contract Pending

STREET	*PLAN	TCAD SQ. FT.	LIST PRICE
11405 Maidenstone	3-2.5-2-2-2	2225	\$290,000

*Plan: Bedroom-Bath-Living-Dining-Garage

**Know of anyone buying or selling?
 Please let me know.
 Your referrals are my greatest compliment!**



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- Compared to this time last year, the number of single-family homes sold in the Austin area dropped by 25%. The average sales price for single family homes is down 3% to \$238,378. The median price, however, is at \$186,000 which is 1% less when compared to this time last year.
- The total number of single-family listings in the Austin MLS is the same as this time last year at 9529 units. This is still an oversupply, and it is exerting downward pressure on prices -which is a positive for buyers.
- If you average the number of sales for the last 12 months and divide that figure into the number of current active listings, the result is the number of Months of Inventory (MOI). In a balanced market, the MOI is between 3.5 and 4.5 months. Currently, the MOI in the Austin market has increased to 7.5 months which favors buyers. The average days on the market for single-family homes to sell has dropped slightly to 83 days.

In most areas in and around Austin, the market for homes priced under 225K is more active, as are the closer-in markets. The list-to-sell ratio is at 95.7%, which is up from a low of 94.2% during last 95.1% in March. Our current market represents a enticing opportunity for buyers with an oversupply of inventory here, coupled with historically low interest rates from 5-5.5%.

The Austin metro area has recently been named by Kiplinger, U.S. News and World Report, Forbes and Business Week to *EIGHT* more Top Places lists, as an inbound city, healthy job market, attractive economy and best place to live. While Austin is surely feeling the effects of the national economy, these strengths have kept Austin real estate prices relatively stable in comparison to most other metro areas in the U.S. Austin leads Texas in another category that we need to be aware of.

The Austin area is one of the driest in Texas, with the least amount of rain inflow into the Highland Lakes since 1942. Some of you may have noticed that Lake Travis and Lake Buchanan are showing the effects. The LCRA is monitoring the situation very closely. Let's hope for some rain!

SELLING YOUR HOME IN AUSTIN IS EXEMPT FROM AUSTIN CITY ENERGY AUDIT IF

This article does not apply to a residential facility if one or more of the following apply:

- (1) the facility was constructed no more than ten years before the time of sale;**
- (2) the facility participated in the Austin Energy Home Performance with Energy Star program, or an equivalent Austin Electric Utility program, not more than ten years before the time of sale and either:**
 - (a) performed at least three of the efficiency measures, or (b) received a rebate of an amount prescribed by rule, but not less than five hundred dollars 500.00);**
- (3) the facility participated in the Austin Energy Free Weatherization Program, or an equivalent Austin Electric Utility program, not more than ten years before the time of sale;**
- (4) the purchaser of the facility qualifies for and has signed an agreement, in a form acceptable to the director, agreeing to participate in the Austin Energy Free Weatherization Program or an equivalent Austin Electric Utility program, not later than six months after the time of sale; or**
- (5) the facility is manufactured housing built on a permanent chassis and**
- (6) designed to be used without a permanent foundation.**

**SEPTEMBER IS AWARENESS MONTH FOR: B.A.D (BRAIN ANEURYSM DISEASE!)
FOR MORE INFORMATION GO TO: Website: www.themissyproject.com**