

# Mary B.



**“Buzz” Words-From The “B”**

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**TOP LISTING AGENT 2002-2008**

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### **BARRINGTON OAKS MARKET REPORT—END OF YEAR REPORT 2009**

#### BARRINGTON-Sold

STREET	* PLAN	TCAD SQ. FT.	SOLD PRICE
Scotland Yard	3-2-1-1-2	1397	\$170,850
Pilgrims Place	3-2.5-1-2-2	1638	\$173,000
Parliament Pl.	3-2-1-2-0	2110	\$173,500
Charring Cr.	3-2-1-2-2	1425	\$175,000
Barrington Oaks	3-2-1-2-2	1422	\$184,900
Pilgrims Place	3-2.5-1-2-2	1638	\$173,000
Knights Bridge	3-2-1-1-2	1626	\$191,500
Henge	3-2-1-1-2	1386	\$193,500
Knights Bridge	3-2-1-1-2	1525	\$199,900
Blackmoor	5-2-1-2-2	2119	\$187,000
Blackmoor	4-2-1-1-2	1713	\$198,500
Buckingham	3-2-1-2-2	1988	\$192,500
Barrington Oaks	4-2.5-1-2-2	1708	\$199,000
Barrington Oaks	3-2-1-2-2	1450	\$213,000
Buckingham	4-2-1-2-2	1492	\$210,000
Barrington Oaks	4-2-2-2-2	1658	\$216,500
Barrington Oaks	3-2.5-1-2-2	1888	\$205,000
Buckingham	3-2-2-2-2	1554	\$218,000
Blackmoor	3-2-1-1-2	1704	\$212,000
Windermere	3-2-2-2-2	2048	\$229,900
Chancellor	4-2-2-2-2	1843	\$230,000
Buckingham	4-2.5-1-2-2	1720	\$243,700
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
Maidenstone	3-2.5-2-2-2	2225	\$290,000
Buckingham	4-2.5-3-2-2	2746	\$310,000

#### CONTRACT PENDING

STREET	*PLAN	TCAD SQ.FT.	LIST PRICE
Sherwood For	3-2.5-2-2-2	1876	\$187,000
Scotland Yard	3-2.5-1-2-2	1872	\$235,000

#### BARRINGTON OAKS - Available

STREET	*PLAN	TCAD SQ. FT.	LIST PRICE
11214 Blackmoor	3-2-1-2-2	1353	\$175,000
11805 Barrington	3-2-2-2-2	1497	\$189,500
7903 Downing	3-2-1-2-2	1441	\$194,900
8102 Wexford	4-2-1-2-2	1674	\$219,000
7901 Scotland Yrd	5-2-1-1-0	2130	\$223,500
11902 Knights Brg	4-2.5-2-2-2	2244	\$239,000
11511 Heathrow	4-2.5-2-2-2	1965	\$239,900
11407 Maidenstone	3-2-2-2-0	2163	\$242,000

#### BARRINGTON OAKS STATS

##### END OF YEAR 2009 vs END OF YEAR 2008

Average Sold price: \$213,824 (*\$218,655 in 2008*)  
 Average Square footage: 1804 (*1756 sq ft. in 2008*)  
 Average \$/Sq. Ft: \$120.66 sqft (*\$125.89 in 2008*)  
 Average Days on the Market: 47 (*34 days- in 2008*)  
 Listing to Sold Price %: 96.72% (*98.11% in 2008*)  
 Original Listing Price to Sold Price%: 91.67% (*96.03 in 2008*)  
 Total Homes Sold: 27 (*25 homes- in 2008*)

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

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

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

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### **The overall Austin market:**

- Compared to last December, the number of single-family homes sold in the Austin area is 6% less. The average sales price for single family homes is down 2% to \$242,690. The median price, however, is at \$188,480 which is 1% less when compared to this time last year.
- The total number of single-family listings in the Austin MLS is 5% less than this time last year at 9335 units. Still, prices are being pushed down - 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 remained steady at 6 months which favors buyers. The average days on the market for single-family homes to sell has continued unchanged at 79 days.

The Austin area's population increased by 44,000 people last year, and Austin finished the year with less than ½ of 1% negative economic growth. This led all 20 major metro areas in the U.S., which is a reflection of Austin's overall strength. Most forecasts look for the Austin area to bounce back during 2010 and 2011, returning to positive job growth during March of 2010. The combination of a talented workforce, strong business climate and high quality of life will continue to serve the Austin area well into the future.

The recently extended tax credits for homebuyers will increase our market activity into the Spring, and current activity bears this out. This is indeed a special time; with prices still suppressed, a good selection of homes and interest rates hovering near record lows at 5%, this market is a wonderful opportunity for buyers and move-up sellers alike.

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

Average sold price – down 5.6% from a year ago to \$291,296  
Number of Sales YTD – up 2.6% compared to this time last year  
Number of Active Listings – down 3% from last month to 373; up 1.9% from a year ago  
Months of Inventory - there is a fairly balanced 3.7 months of inventory

### **The Cedar Park & Leander Real Estate Market:**

Average sold price – steady from a year ago to \$208,917  
Number of Sales YTD - down 7.6% compared to this time last year  
Number of Active Listings – down 8.3% from a year ago to 739 listings  
Months of Inventory – decreasing to 4.7 months; a slight oversupply

**FOR THE FULL REPORT READ MY BLOG ON MY WEBSITE AT: [www.maryb.com](http://www.maryb.com)**

**SAVE A DATE!!!!!!**

**THE MISSY PROJECT ANNUAL GOLF TOURNAMENT APRIL 26, 2010 B.A.D (BRAIN ANEURYSM DISEASE!)  
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