



**“Buzz Words” From The “B”**  
**Mary “B” Battaglia, GRI,CRS,CRN,CEMS**  
**TOP LISTING AGENT**

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**Balcones Oaks, Oak Forest, Windridge Summary Report for 2010**

Address	Bed	Ba	SF	\$/sf	List Price
<b>Active Listings - Oak Forest, Balcones Oaks</b>					
7409 Fireoak	4	2	1653	\$138.54	\$229,000
11608 Broad Oaks	3	2	1912	\$129.97	\$248,500
11406 Charred Oak	4	2.5	1974	\$131.71	\$260,000
7403 Fireoak	3	3	2170	\$129.03	\$280,000
11514 Oak Knoll	3	3	2212	\$130.88	\$289,500
7101 Fireoak	4	2	2041	\$150.91	\$308,000
6900 Vallecito	4	2.5	2519	\$135.95	\$342,450
7007 Narrow Oak Trl	5	3	2807	\$133.59	\$375,000
<b>Under Contract Listings</b>					
11514 Oak View	4	2	1758	\$113.71	\$199,900
11711 Broad Oaks	4	2	1588	\$147.98	\$235,000
7300 Chelsea Moor	3	2	2075	\$124.58	\$258,500
11302 Vallecito Cv	3	2	2246	\$115.72	\$259,900
11503 Oak Knoll	3	2	1758	\$150.74	\$265,000
11414 Pradera	4	2.5	2280	\$120.18	\$274,000
<b>Sold Listings</b>					
11516 Oak Knoll	3	2	1978	\$90.70	\$179,400
11705 Oak Knoll	3	2.5	2162	\$99.40	\$214,900
11804 Three Oaks Trl	3	2	1604	\$137.16	\$220,000
11504 Oak Knoll	3	2.5	2288	\$100.48	\$229,900
11709 Broad Oaks	3	2	1413	\$162.77	\$230,000
6509 Woodcrest	3	2	1466	\$160.30	\$235,000
7000 Fireoak	3	2	1646	\$144.29	\$237,500
11715 Broad Oaks	3	2	1744	\$140.48	\$245,000
11603 Chelsea Moor	4	3	2468	\$101.30	\$249,999
7000 Narrow Oak Trl	3	2.5	1761	\$141.96	\$250,000
6714 Township Trl	3	2.5	1922	\$132.67	\$254,990
7003 Shumard Cir	3	2	1755	\$146.95	\$257,900
11206 Deadoak	3	2	1797	\$149.42	\$268,500
11607 D-K Ranch	3	2	1982	\$135.72	\$269,000
6715 Colina Ln	3	2	1629	\$168.82	\$275,000
11500 Pradera	3	2	2066	\$133.11	\$275,000
6903 Shumard Cir	4	2	1780	\$159.99	\$284,777
7005 Danwood	3	2.5	1942	\$149.07	\$289,500
11722 D-K Ranch	4	2.5	2282	\$127.04	\$289,900
11506 Sweetshade	4	2.5	2182	\$132.86	\$289,900
6704 Fireoak	4	3.5	2549	\$117.65	\$299,900
11105 Township Cv	3	2.5	2081	\$144.16	\$300,000
7405 Fireoak	4	2.5	2382	\$125.94	\$300,000
7205 Fireoak	4	2	2031	\$152.63	\$310,000
7300 Grass Cv	4	2.5	2402	\$129.06	\$310,000
7203 Carlwood	4	2	2316	\$137.52	\$318,500
6803 Rustling Oaks T	4	2	2085	\$154.68	\$322,500
7307 Kapok	4	2	2409	\$140.27	\$337,900
7200 Carlwood	4	2.5	2576	\$131.95	\$339,900
11601 Ironwood Cir	4	2.5	2382	\$144.79	\$344,900
6802 Township Trl	3	2.5	2617	\$133.74	\$350,000

Address	Bed	Ba	SF	\$/sf	List Price
<b>Active Listings - Windridge</b>					
10900 Buckthorn	4	2	2160	\$150.46	\$325,000
<b>Sold Listings</b>					
7429 Fireoak Dr	3	2	1866	\$147.37	\$275,000
7300 Sage Oak Tr	3	2	1894	\$147.78	\$279,900
6705 Manzanita St	3	2	1840	\$157.55	\$289,900
10903 Catthorn Cv	4	2.5	2388	\$146.57	\$350,000
10905 Catthorn Cv	4	3.5	2943	\$144.41	\$425,000
7610 Baja CV	4	2.5	3191	\$151.99	\$485,000
7908 Yaupon Dr	4	3.5	3784	\$158.54	\$599,900

**The Austin Real Estate Market:**

Average sold price - up 4% from a year ago to \$253,151  
 Number of Sales YTD – down 5% compared to this time last year  
 Number of Active Listings – down slightly from last month to 8458  
 Active Listings compared to last December – an increase of 9%  
 Months of Inventory - there is 6.0 MOI; an oversupply, favoring buyers  
 Average days on market – up very slightly at 77 days to sell

**The North & Northwest Austin Market:**

Average sold price – up 6.8% from a year ago to \$310,948  
 Number of Sales YTD – down 8.1% compared to this time last year  
 Number of Active Listings – down 2.6% from last month to 457 listings  
 This also reflects a 23% increase in active listings from a year ago.  
 Months of Inventory – almost in balance at 3.9 months of inventory

**Want More Statistics Online?**

For monthly Austin Area Market Reports featuring  
 10 areas from Georgetown to Southwest Austin  
 Visit Mary's Blog at [www.maryb.com](http://www.maryb.com)

**Mary's Area Stats**

- 91% of my listings have sold
- my listings have sold in an average of **53 days** - over **3 weeks less** than the MLS avg.



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## UPCOMING NEIGHBORHOOD EVENTS

### Caraway PTA Family Dinner Night

Saturday, March 5th

At Caraway Elementary School

Catered by PTerry's: Burgers and Veggie Burgers

Dinner Seatings - 5:30 and 6:30 -- Silent Auction closes at 7:45.

Dinner tickets \$8 before 2/25, \$10 after 2/25 and at the door

Basket Drawings plus drawings for other great items -- tickets \$1 and \$3

► Silent Auction sponsors contact: Tricia Greene at [triciasgreene@hotmail.com](mailto:triciasgreene@hotmail.com)

### LONA Membership Meeting

March 8th at the Spicewood Springs Library; 6:30-8:30pm

### 16<sup>th</sup> Annual Spring Egg Hunt - SUNDAY, APRIL 17th 2011

*sponsored by Laurel Oaks Neighborhood Association (LONA)*

**What you can do to help:** Deliver 12 or more filled plastic eggs per child to 8113 Pilgrims Place by 5:00 pm Saturday, April 16th. There will be a large bin on the front porch for drop off.

(For details, visit the LONA website at [www.laurel-oaks.org](http://www.laurel-oaks.org))

### Annual Missy Project Golf Tournament and Silent Auction

**"THE MISSY PROJECT" for B.A.D. (Brain Aneurysm Disease)**

**Don't play Golf?... Attend the Live/Silent Auction or Dinner**

Date: April 25th, 2011

Location: Great Hills Country Club

Time: Registration 10:30am-

Shotgun Start @ 12:45pm

Dinner/Auction: 5:00 p.m. with live and silent auction following dinner.

**Info:** [www.themissyproject.com](http://www.themissyproject.com); Call: Mary Magel 512-257-9680 Email: [themissyproject@gmail.com](mailto:themissyproject@gmail.com)

**What Can You do?** We need hole & screening sponsors, golfers, auction items and baked goods

**Who was Missy?** Missy went to Caraway Elementary; her parents still live in our neighborhood. The Missy Project was established by the Magel family and friends November 24, 1999 on what would have been Missy's 13th birthday. Missy passed away suddenly while at summer camp from a brain aneurysm which they never knew she had; she was 12. In addition to important research, the proceeds go toward screenings of candidates considered at risk.

