



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

TOP LISTING AGENT 2002-2008

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OAK FOREST-BALCONES OAKS- WINDRIDGE —END OF THE YEAR 2009 REPORT!

Oakforest/Balcones Oaks —Sold

STREET	* PLAN	TCAD SQ. FT.	SOLD PRICE
Three Oaks	4-2-1-2-0	2325	\$175,000
Three Oaks	3-2-1-1-2	1427	\$207,500
Pradera	4-2.5-1-1-2	2016	\$233,500
Fireoak	3-2-1-2-2	1733	\$233,800
Oak View	3-2-1-2-2	1713	\$237,500
Three Oaks	4-2-2-2-2	1688	\$239,900
Pradera	3-2-1-2-2	1829	\$241,000
Danwood	3-2-1-2-2	1823	\$247,000
D-K Ranch	3-2-1-2-2	1800	\$250,000
Oakknoll	3-2-1-2-2	1614	\$250,000
Township	3-2-1-2-2	1911	\$250,000
Fireoak	3-2-1-2-2	1714	\$252,000
Pradera	4-2-1-2-2	1934	\$270,000
Township Tr	3-2-1-2-2	1867	\$280,000
Township Cove	3-2-1-2-2	2022	\$286,000
Oak View	3-2-1-2.2	2000	\$288,000
Ironwood	3-2-2-2-2	2276	\$295,000
Vallecito	3-2.5-1-2-2	1966	\$300,000
Oak Knoll	3-2-2-2-2	2175	\$305,500
Chelsea Moor	4-3-3-2-2	2101	\$310,000

Windridge— Sold

STREET	*PLAN	TCAD SQ. FT.	SOLD PRICE
Catthorn	3-2-1-2-2	1875	\$290,625
Sage Oak	4-2-2-2-2	2029	\$292,000
Windridge Cv	3- 2.5-1-2-2	2105	\$300,000
Bayridge Cv.	3-3-1-2-2	2171	\$315,000
Spear Oak	4-2.5-2-2-2	3318	\$355,000
Sage Oak	3-3-2-2-2	2763	\$390,000
Oak View blt 1994	4-3.5-2-2-2	3003	\$425,000

Windridge—No Pendings

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

*These Market Reports Are Now Conveniently
 Available Online at www.maryb.com*

Oakforest—Pending

STREET	*PLAN	TCAD SQ.FT.	LIST PRICE
Oak Knoll	3-2.5-2-2-2	2162	\$214,900
Oak Knoll	3-2.5.1-2-2	2288	\$229,900
Narrow Oak	3-2.5-1-2-2	1761	\$250,000
D-K Ranch	4-2.5-2-2-2	2282	\$289,900
Carlwood	4-2-1-2-2—pool	2316	\$318,500

ALL AVAILABLES

Oakforest/Balcones Oaks:

STREET	*PLAN	TCAD SQ.FT.	LIST PRICE
11607 Oak knoll	3-2-2-2-2	2100	\$269,900
6704 Fireoak	4-3.5-1-1-2	2549	\$299,000
7405 Fireoak	4-2.5-2-2-2	2382	\$309,900
11601 Ironwood	4-2.5-1-2-2	2382	\$350,000

Windridge

10905 Catthorn	4-3.5-2-2-2	2943	\$425,000
7908 Yaupon blt 1993	4-3.5-3-2-2	3784	\$618,000

OAKFOREST-BALCONES OAKS

YEAR END 2009 vs YEAR END 2008

Average Sold price: \$267,608 (*\$266,503-in 2008*)
 Average Square footage: 2005 (*1943 sq ft.-in 2008*)
 Average \$/Sq. Ft: \$136.83 sqft (*\$137.86-in 2008*)
 Average Days on the Market: 39 (*43 days-in 2008*)
 Listing to Sold Price %: 97.47% (*98.31%-in 2008*)
 Original List to Sold Price %: 96.24% (*95.79% in 2008*)
 Total Homes Sold: 20 (*29 homes-in 2008*)

WINDRIDGE STATS

YEAR END 2009 vs YEAR END 2008

Average Sold Price: \$338,232 (*\$385,067-in 2008*)
 Average Square Footage: 2669 (*2652 sq ft.-in 2008*)
 Average \$/Sq. Ft: \$139.26 sqft. (*\$145.62-in 2008*)
 Average Days On The Market: 79 (*62-in 2008*)
 Listing to Sold Price %: 97.1% (*97.08%-in 2008*)
 Original List to Sold Price %: 93.31% (*92.58% in 2008*)
 Total Homes Sold: 8 (*8-in 2008*)

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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

SAVE A DATE!!!!!!
THE MISSY PROJECT ANNUAL GOLF TOURNAMENT APRIL 26, 2010 B.A.D (BRAIN ANEURYSM DISEASE!)
FOR MORE INFORMATION VISIT US AT: Website: www.themissyproject.com