



“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!!

Living in your neighborhood and *trusted by your neighbors* since 1983!!

Data from 1/1/08 to 3/31/08 Oakforest/Balcones Oaks/Windridge

Oakforest/Balcones Oaks —Sold

STREET	PLAN	TCAD SQ. FT.	LIST PRICE
Three Oaks	4-2-1-1-2	1544	\$235,000
Shumard	3-2.5-1-2-2	1888	\$235,000
Oak Knoll	4-2-1-1-2	1674	\$239,000
Charred Oak	4-2.5-1-2-2	2005	\$285,000
Darcus Cv	4-2-2-1-2	1973	\$316,000

Oakforest/Balcones Oaks—Pending

STREET	PLAN	TCAD SQ.FT.	LIST PRICE
7306 Danwood	4-2.5-1-1-2	1936	\$250,000
6809 Township	3-2-1-2-2	2014	\$270,000
7303 Tanbark	4-2-1-2-2	2236	\$275,000

Oakforest/Balcones Oaks—Active

STREET	PLAN	TCAD SQ.FT.	LIST PRICE
11704 D-K Ranch	4-2.5-1-1-2	1801	\$256,900
11414 Charred Oak	4-2-2-2-2	1902	\$285,000
11607 Oak Knoll	3-2-2-1-2	2100	\$299,900
11504 Antigua	4-2-1-2-2	2152	\$300,000
11302 Oak View	4-2.5-1-1-2	2225	\$314,900
7010 Narrow Oak	4-2.5-2-2-2	2410	\$339,000

Windridge—Sold

STREET	PLAN	TCAD SQ. FT.	LIST PRICE
Bayridge Ter	4-2.5-1-1-2	2528	\$339,000
Sage Oak	4-2-1-2-2	2279	\$369,900
Baja Cv	4-3.5-3-2-2	3283	\$569,000

Windridge—Pending

STREET	PLAN	TCAD SQ. FT.	LIST PRICE
10604 Oak View	4-2.5-2-2-3	3257	\$369,900

Windridge—Active

STREET	PLAN	TCAD SQ.FT.	LIST PRICE
10700 Oak View	4-2-2-2-2	2813	\$369,500
6803 Bayridge Ter	3-2.5-2-2-2	2506	\$411,750
7908 Yaupon	4-3.5-3-2-2	3784	\$699,900

OAK FOREST-BALCONES OAKS 2008 STATS

Average Sold price: \$265,333
 Average Square footage: 1843
 Average \$ per Square Footage: \$143.97 psf
 Average Days on the Market: 41
 Sales to List Price ratio: 98%
 Total Homes Sold: 6

WINDRIDGE 2008 STATS

Average Sold Price: \$412,367
 Average Square Footage: 2697
 Average \$ per Square Footage: \$157 psf
 Average Days On The Market: 43
 Sales to List Price ratio: 97%
 Total Homes: 3

► 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”)

Notes: MLS regulations prohibit the publishing of a property's Sold Price.
 I will be happy to provide more detailed sold information upon individual request!
 Travis County Appraisal District values are in; see back for info on challenging them—free.

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Overall Austin Market Summary

Compared to this time last year, the number of single-family homes sold has dropped by 10%; however, the average sales price is similar at \$234,324. The total number of single-family listings is up 24% compared to this time last year, which is keeping prices stable as competition increases. The months of inventory in the Austin market is 5.2 months, which slightly favors buyers (a balanced market is about 4 months of inventory). The average days on the market for single-family homes has moved seasonally higher to 75 days. In the Northwest corridor, the average price this year is up 5.6% to \$289,269 while the number of sales compared to this time last year is off 12.3%

Real Estate Reminders

- **Appraisal District Protests must be filed by May 31st.** I have assisted many in our neighborhood who have successfully challenged their valuations, saving them hundreds of dollars a year. I'll be happy to help you too, just give me a call!
- 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!