



“Buzz” Words-From The “B”

THAT’S MARY “B”!!

Mary “B” Battaglia, GRI,CRS
TOP LISTING AGENT 2002-2007



email: maryb@maryb.com

http://www.maryb.com

Office/Pager: 512-767-6787

PERSONAL SERVICE IS MY GUARANTEE!!

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

Data from 4/1/08 to 6/30/08 Oak Forest/Balcones Oaks/Windrige

Oakforest/Balcones Oaks —Active

STREET	PLAN	TCAD SQ. FT.	LIST PRICE
11711 Three Oaks	3-2-1-2	1421	\$224,900
6602 Wild Oak	4-2-1-2	1634	\$239,500
11111 Oak Knoll	4-2-1-2	1684	\$259,850
11815 Three Oaks	4-2-2-2	2325	\$259,900
11804 Three Oaks	3-2-2-0	2080	\$260,000
11418 Pradera	4-2.5-2-2	2016	\$275,000
11607 Oak Knoll	3-2-2-0	2100	\$279,900
11301 Vallecito Cv	4-2-1-2	1809	\$293,000
11302 Deadoak	4-2-1-2	2064	\$300,000
7405 Fireoak	4-2.5-2-2	2382	\$309,899
11700 Three Oaks	3-2-2-0	2315	\$312,500
7309 Kapok	3-2-1-2	1894	\$319,900
7010 Narrow Oak	4-2.5-2-2	2410	\$329,000
11504 Oak Knoll	4-3-1-2	2500	\$329,900
7410 Fireoak	3-2-3-3	2401	\$329,999
6704 Vallecito	4-2.5-1-2	2402	\$349,000

Oakforest/Balcones Oaks—Pending

STREET	PLAN	TCAD SQ.FT.	LIST PRICE
11101 Aerie Cv	4-2.5-2-2	2283	\$309,900
11302 Oak View	4-2.5-1-2	2225	\$314,900
11208 Deadoak	4-2-2-2	2873	\$373,000

Oakforest/Balcones Oaks—Sold

STREET	PLAN	TCAD SQ.FT.	LIST PRICE
Shumard	3-2-2-2	1801	\$229,900
Vallecito	3-2-1-2	1925	\$244,500
Danwood	4-2.5-1-2	1936	\$250,000
Township	3-2-1-2	2014	\$270,000

Tanbark	4-2-1-2	2236	\$275,000
Charred Oak	4-2-2-2	1902	\$280,000
Carlwood	4-2-1-2	1814	\$289,900
Narrow Oak	3-2-1-2	1992	\$295,000
Antigua	4-2-1-2	2152	\$300,000
Grapevine	3-2.5-2-2	2344	\$334,000
Colina	4-2.5-2-2	2401	\$319,900
Colina	3-2-2-2	2422	\$329,950
Danwood	4-2.5-2-2	2484	\$339,900

Windrige—Active

STREET	PLAN	TCAD SQ. FT.	LIST PRICE
7203 Nine Oaks	4-2-2-2	2512	\$359,000
10700 Windrige	4-2-1-2-2	2593	\$359,900
6803 Bayridge T	3-2.5-2-2	2506	\$395,000
10508 Oak View	4-2.5-2-2	3143	\$515,000
7908 Yaupon	4-3.5-3-2	3784	\$699,900

Windrige—Pending

STREET	PLAN	TCAD SQ. FT.	LIST PRICE
10710 Bayridge C	4-2-2-2	2137	\$345,000

Windrige—Sold

STREET	PLAN	TCAD SQ.FT.	LIST PRICE
10604 Oak View	4-2-2-2	3257	435,000

► **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.

**Mary "B" Battaglia GRI,CRS
Coldwell Banker United
13376 Research Blvd. #120
Austin, Tx. 78750**



Overall Austin Market Summary

We are lucky to be in Austin these days, as we are one of the very few bright spots! Compared to this time last year, the number of single-family homes sold has dropped by 17%; however, the average sales price is the same at \$245,491. The number of single-family listings is up 22% compared to this time last year, and the months of inventory in the market is 5.5 months, which slightly favors buyers. The average days on the market for single-family homes has declined to 71 days. In the Northwest corridor, the average price this year is up 3.7% to \$309,242; the number of sales is off 23% while the number of listings is up 43%. In our neighborhood the average list price is \$292K which is \$141 per sq. ft. The average sales price is \$284K, which is \$137 per sq. ft.

Real Estate Reminders

- **4th of July Trail of Flags.** It has been an honor to provide them for you for 22 years in our neighborhood.
- 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!