



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

TOP LISTING AGENT 2002-2008

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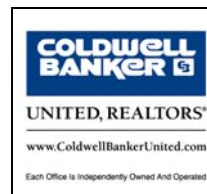
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 TEAM IN OUR NEIGHBORHOOD IN 2008**



MARKET REPORT—1ST 6 MONTHS 2009

Oakforest/Balcones Oaks —Sold

STREET	* PLAN	TCAD SQ. FT.	SOLD PRICE
Three oaks	4-2-2-2-2	2325	\$175,000
Pradera	4-2.5-1-2-2	2016	\$233,500
Fire Oak	3-2-1-2-2	1733	\$233,800
Oak View	3-2-1-2-2	1713	\$237,500
Three Oaks	4-2-1-1-2	1688	\$239,900
Pradera	3-2-1-2-2	1829	\$241,000
D-K Ranch	3-2-1-2-2	1800	\$250,000
Oak Knoll	3-2-1-2-2	1614	\$250,000
Fireoak	3-2-1-2-2	1714	\$252,000
Pradera	4-2-1-2-2	1934	\$270,000
Oak View	3-2-1-2-2	2000	\$288,000
Ironwood	3-2-2-2-2	2276	\$295,000
Vallecito	3-2.5-2-2-2	1966	\$300,000
Chelsea Moor	4-3-3-2-2	2101	\$310,000

Windridge—Sold

STREET	*PLAN	TCAD SQ. FT.	SOLD PRICE
Sage Oak	4-2-2-2-2	2029	\$292,000
Bayridge	3-3-1-2-2	2171	\$315,000
Sage Oak	3-3-2-2-2	2763	\$390,000

ALL AVAILABLES

Windridge:			List Price
7005 Windridge	3-2-1-2-2	2105	\$324,500
10605 Oakview	4-3-1-2-2	3033	\$464,000
10616 Oakview	5-4-3-2-2	3928	\$535,000
7908 Yaupon	4-3.5-3-2	3784	\$659,000

ALL AVAILABLES— continued

STREET	*PLAN	TCAD SQ. FT.	LIST PRICE
Oakforest/Balcones Oaks:			
11800 Three Oaks	3-2-1-2-2	1427	\$216,000
6607 Danwood	3-2-1-2-2	1440	\$219,000
11804 Three Oaks	3-2-1-2-2	1605	\$219,000
6808 Township	3-2-1-2-2-	1911	\$258,000
11705 Oak Knoll	3-2-1-2-2	2162	\$259,900
11504 Oak Knoll	4-3-1-2-2	2500	\$299,900
11722 D-K Ranch	4-2.5-2-2	2282	\$300,000
11603 Chelsea Mr.	4-3-2-2-2	2468	\$335,000

ALL CONTRACT PENDINGS

Windridge:			
Cathorn	3-2-1-2-2	1975	\$300,000

Oakforest:
 None at time of report



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 TRAIL OF FLAGS
 FOR
 OVER 20 YEARS!**

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

OAKFOREST-BALCONES OAKS

SINCE JANUARY 1, 2009

Average Sold price: \$255,407 (\$271,938 1st 6mos. 2008)
 Average Square footage: 1908 (1973 sqft. 1st 6mos in 2008)
 Average \$/Sq. Ft: \$135.19 sqft (\$138.21-1st 6mos in 2008)
 Average Days on the Market: 29 (31 days-1st 6mos in 2008)
 Listing to Sold Price %: 96.29% (96.92% 1st 6mos in 2008)
 Total Homes Sold: 14 (16 homes-1st 6mos in 2008)

WINDRIDGE STATS—SINCE JANUARY 1, 2009

Average Sold Price: \$332,333 (\$413,025-1st 6mos in 2008)
 Average Square Footage: 2321 (2837 sqft.-1st 6mos in 2008)
 Average \$/Sq. Ft: \$143.38 sqft. (\$146.22-1st 6mos in 2008)
 Average Days On The Market: 117 (59 1st 6mos in 2008)
 Listing to Sold Price %: 92.58% (94.84% 1st 6mos in 2008)
 Total Homes Sold: 3 (4 homes 1st 6mos in 2008)

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- Compared to this time last year, the number of single-family homes sold in the Austin area dropped by 25%. The average sales price for single family homes is down 3% to \$238,378. The median price, however, is at \$186,000 which is 1% less when compared to this time last year.
- The total number of single-family listings in the Austin MLS is the same as this time last year at 9529 units. This is still an oversupply, and it is exerting downward pressure on prices -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 increased to 7.5 months which favors buyers. The average days on the market for single-family homes to sell has dropped slightly to 83 days.

In most areas in and around Austin, the market for homes priced under 225K is more active, as are the closer-in markets. The list-to-sell ratio is at 95.7%, which is up from a low of 94.2% during last 95.1% in March. Our current market represents a enticing opportunity for buyers with an oversupply of inventory here, coupled with historically low interest rates from 5-5.5%.

The Austin metro area has recently been named by Kiplinger, U.S. News and World Report, Forbes and Business Week to EIGHT more Top Places lists, as an inbound city, healthy job market, attractive economy and best place to live. While Austin is surely feeling the effects of the national economy, these strengths have kept Austin real estate prices relatively stable in comparison to most other metro areas in the U.S. Austin leads Texas in another category that we need to be aware of.

The Austin area is one of the driest in Texas, with the least amount of rain inflow into the Highland Lakes since 1942. Some of you may have noticed that Lake Travis and Lake Buchanan are showing the effects. The LCRA is monitoring the situation very closely. Let's hope for some rain!

SELLING YOUR HOME IN AUSTIN IS EXEMPT FROM AUSTIN CITY ENERGY AUDIT IF

This article does not apply to a residential facility if one or more of the following apply:

- (1) the facility was constructed no more than ten years before the time of sale;**
- (2) the facility participated in the Austin Energy Home Performance with Energy Star program, or an equivalent Austin Electric Utility program, not more than ten years before the time of sale and either:**
 - (a) performed at least three of the efficiency measures, or (b) received a rebate of an amount prescribed by rule, but not less than five hundred dollars 500.00);**
- (3) the facility participated in the Austin Energy Free Weatherization Program, or an equivalent Austin Electric Utility program, not more than ten years before the time of sale;**
- (4) the purchaser of the facility qualifies for and has signed an agreement, in a form acceptable to the director, agreeing to participate in the Austin Energy Free Weatherization Program or an equivalent Austin Electric Utility program, not later than six months after the time of sale; or**
- (5) the facility is manufactured housing built on a permanent chassis and**
- (6) designed to be used without a permanent foundation.**

**SEPTEMBER IS AWARENESS MONTH FOR: B.A.D (BRAIN ANEURYSM DISEASE!)
FOR MORE INFORMATION GO TO: Website: www.themissyproject.com**