

2009 2nd Quarter MLS Sales Information

Neighborhood Real Estate Information

	# of Solds	% Change vs. 2008	Avg. Square Feet	2009 Avg. Sale Price	% Change Versus 2007	Avg. Price per Sq. Foot	% Change vs. 2007	AVG Days On Market	Average Sales Price % of LP	Low	High
HPISD											
Under \$1MM	33	-11%	2874	\$774,848	3%	\$280	-4%	87	96%	\$500,000	\$996,000
\$1MM to \$3MM	47	-42%	4891	\$1,549,427	-5%	\$321	-8%	124	95%	\$1,010,000	\$2,950,000
Over \$3MM	4	-64%	7403	\$5,000,172	-6%	\$674	7%	96	100%	\$3,300,000	\$8,495,000
Preston Hollow											
Under \$1MM	67	-40%	3201	\$548,773	4%	\$171	1%	105	94%	\$159,000	\$975,999
\$1MM to \$3MM	21	-52%	5944	\$1,474,786	-1%	\$249	-8%	104	93%	\$1,049,500	\$2,495,000
Over \$3MM	3	-25%	7985	\$4,298,333	10%	\$541	13%	143	96%	\$3,500,000	\$5,600,000
Bluffview/Devonshire											
Under \$1MM	17	-35%	2147	\$465,906	-17%	\$221	-7%	85	95%	\$260,000	\$976,910
Over \$1 MM	2	-60%	4970	\$1,498,000	8%	\$315	6%	88	99%	\$1,375,000	\$1,595,000
West HP/Greenway Parks											
Under \$750,000	3	-70%	2633	\$427,667	-18%	\$161	-2%	187	93%	\$380,000	\$420,000
Over \$750,000	9	50%	4504	\$1,192,667	14%	\$268	0%	112	96%	\$750,000	\$1,674,000
Lakewood											
Under \$500,000	26	-41%	1944	\$355,943	-11%	\$181	-3%	108	95%	\$222,600	\$450,000
Over \$500,000	24	71%	3679	\$802,625	-21%	\$218	-15%	105	97%	\$549,000	\$1,850,000

Contact me for any of your buying, selling, or leasing needs. Also, I am never too busy for any of your referrals.

More market data and free home valuation available at www.myhomedallas.com.

Non MLS properties and lot info available to my clients - contact me directly.

If your property is presently being offered for sale, this is not a solicitation of the listing.



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"Preserving and Improving the Process of Residential Real Estate"