

2009 3rd Quarter MLS Sales Information
Neighborhood Real Estate Information

	# of Transactions	% Change vs. 2008	Avg. Square Feet	2009 Avg. Sale Price	% Change Versus 2007	Avg. Px. per Sq. Foot	% Change vs. 2008	AVG Days On Market	% Change vs. 2008	Average SP % of LP	Low	High
HPISD												
Under \$1MM	44	29%	3210	\$742,836	-1%	\$246	-15%	154	47%	94%	\$350,000	\$999,500
\$1MM to \$3MM	40	-46%	5214	\$1,536,050	1%	\$296	-12%	193	45%	94%	\$1,000,000	\$2,750,000
Over \$3MM	5	-29%	7824	\$5,427,000	29%	\$697	19%	168	-3%	99%	\$3,695,000	\$8,500,000
Preston Hollow												
Under \$1MM	69	5%	3178	\$558,298	-3%	\$176	-2%	138	7%	95%	\$160,000	\$995,000
\$1MM to \$3MM	28	-40%	6136	\$1,541,362	-10%	\$253	-13%	203	27%	94%	\$1,000,000	\$2,690,000
Over \$3MM	4	0%	9623	\$4,122,250	-10%	\$433	-1%	280	133%	97%	\$3,495,000	\$4,999,000
Bluffview/Devonshire												
Under \$1MM	17	-35%	2469	\$511,094	-8%	\$209	-6%	119	-13%	95%	\$235,000	\$930,000
Over \$1 MM	4	-43%	6243	\$1,163,500	-29%	\$210	-41%	376	165%	81%	\$1,025,000	\$1,300,000
West HP/Greenway Parks												
Under \$750,000	3	-75%	2336	\$370,800	-32%	\$158	-41%	49	-58%	94%	\$300,000	\$492,500
Over \$750,000	5	-55%	3143	\$869,807	-24%	\$280	4%	118	36%	99%	\$769,000	\$959,000
Lakewood												
Under \$500,000	27	-39%	1947	\$335,347	-10%	\$175	-2%	69	-1%	96%	\$222,500	\$478,888
Over \$500,000	22	10%	4446	\$893,830	2%	\$198	12%	136	94%	95%	\$599,000	\$1,985,000

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