

## 4500 Block of Highland Park and University Park - MLS Data

### 2008 Quarter 1 Real Estate Sales Information

BRIGGS FREEMAN  
REAL ESTATE BROKERAGE

Please keep in mind that these are averages

SOLDS	Number of Transactions	% change vs 2007	Average Square Feet	Average Sales		Average Price Per Square Foot		Average Days On Market		Average SP% of LP	Low	High
				Price	% change vs 2007	Price Per Square Foot	% change vs 2007	Days On Market	% change vs 2007			
<b>Quarter 1 2008</b>												
Under \$1,000,000	3	-25%	2252	\$816,667	4%	\$363	23%	94	7%	92	\$755,000	\$930,000
Over \$1,000,000	1	-33%	3925	\$1,195,000	-69%	\$305	-13%	92	-30%	100	\$1,195,000	\$1,195,000
<b>Quarter 1 2007</b>												
Under \$1,000,000	4		2656	\$784,750		\$295		88		96	\$515,000	\$949,000
Over \$1,000,000	3		4907	\$1,724,301		\$351		130		95	\$1,272,903	\$2,300,000

The few transactions this quarter **diminish** the statistical data relevance - although factual.

In the past 10 days, several properties came on the market in this area.

Quarter 2 should show some improvement as it will reflect the Spring 08 market.

#### Current 4500 Block Market Data

	Number of Listings	Average Square Feet	Average List Price	Average Price Per Square Foot	Average Days On Market	Low	High
Active - for Sale	20	3688	\$1,452,000	\$394	94	\$529,000	\$3,175,000
Active - Option	1	4254	\$1,395,000	\$328	78	\$1,395,000	\$1,395,000
Pending	2	2969	\$1,035,000	\$349	116	\$925,000	\$1,145,000



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

More market data available at [www.myhomedallas.com](http://www.myhomedallas.com). Contact me with any questions.

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