

PLEASE PRINT

4500 Block of Highland Park and University Park - MLS Data

2008 Quarter 2 Real Estate Sales Information

BRIGGS FREEMAN
REAL ESTATE BROKERAGE

Please keep in mind that these are averages

SOLDS	Number of Transactions	% change vs Q2 2007	Average Square Feet	Average Sales Price	% change vs 2007	Average Price Per Square Foot	% change vs Q2 2007	Average Days On Market	% change vs Q2 2007	Average SP% of LP	Low	High
Quarter 2 2008												
Under \$1,000,000	4	-75%	2428	\$822,000	3%	\$339	9%	45	-164%	98	\$544,000	\$979,000
Over \$1,000,000	4	-75%	3938	\$1,394,750	13%	\$354	4%	198	63%	96	\$1,079,000	\$1,850,000
Quarter 2 2007												
Under \$1,000,000	7		2594	\$801,943		\$309		119		95	\$635,000	\$977,000
Over \$1,000,000	7		3561	\$1,215,286		\$341		74		99	\$1,067,000	\$1,650,000

4500 Block numbers look good. Price gains in this pocket are ahead of HPISD overall.

The high cost of financing jumbo mortgages (\$417,000+) is hampering the high-end transactions. This will improve over time.

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

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	19	3881	\$1,536,737	\$396	122	\$795,000	\$2,995,000
Active - Option	0						
Pending	1	4105	\$1,450,000	\$353	154		



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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.

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