

PLEASE PRINT

**4500 Block of Highland Park and University Park - MLS Data
2008 Reiew - Real Estate Sales Information**



Please keep in mind that these are averages

	Number of Transactions	% change vs 2007	Average Square Feet	Average Sales Price		Average Price Per Square Foot		Avg. Days On Market		Avg. SP% of		
					% change vs 2007		% change vs 2007		% change vs 2007	LP	Low	High
SOLDS												
Year 2008												
Under \$1,000,000	8	-50%	2337	\$812,250	3%	\$351	7%	67	-14%	96	\$544	\$979,000
Over \$1,000,000	14	-30%	3856	\$1,367,593	-1%	\$355	n/c	135	217%	95	\$1,014,800	\$2,375,000
Year 2007												
Under \$1,000,000	16		2547	\$788,131		\$328		78		96	\$515,000	\$977,000
Over \$1,000,000	20		3962	\$1,374,583		\$356		62		97	\$1,000,000	\$2,300,000

Given the present state of the national and local real estate market - these 4500 block numbers are impressive. The 4500 block is out preformed all of HPIISD (and most parts of Dallas) for 2008. Great blocks, great architecture, and great people - make the 4500 Blocks a terrific place to live!

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	13	3980	\$1,403,462	\$356	160	\$799,000	\$2,600,000
Active - Option	0						
Pending	0						

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



**Tom Hughes
Briggs Freeman
214-520-4050**

thughes@briggsfreeman.com

*More market data available at 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.
Private Sales do occur - contact me directly for house or lot transaction information not in MLS.*

"Preserving and Improving the Process of Residential Real Estate"