

**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*

<b>SOLDS</b>	<u>Number of Transactions</u>	<u>% change vs 2007</u>	<u>Average Square Feet</u>	<u>Average Sales Price</u>	<u>% change vs 2007</u>	<u>Average Price Per Square Foot</u>	<u>% change vs 2007</u>	<u>Avg. Days On Market</u>	<u>Avg. SP% of</u>		
									<u>LP</u>	<u>Low</u>	<u>High</u>
<b>Quarter 1 2009</b>											
All Prices	3	-25%	2855	\$894,667	-1%	\$314	-12%	155	97	\$799,000	\$1,065,000
<b>Quarter 1 2008</b>											
All Prices	4		2670	\$911,250		\$357		80	94	\$755,000	\$1,195,000

The 4500 block numbers remain steady - just a slight drop from 2008. Inventory is increasing, with some great houses available in the area. Spring market is starting late this year, buyers are starting to come out now. Great blocks, great architecture, and great people - make the 4500 Blocks a terrific place to live!

**Current 4500 Block Market Data**

	<u>Number of Listings</u>	<u>Average Square Feet</u>	<u>Average List Price</u>	<u>Average Price Per Square Foot</u>	<u>Avg. Days On Market</u>	<u>Low</u>	<u>High</u>
Active - for Sale	29	3553	\$1,206,379	\$340	117	\$519,000	\$2,600,000
Active - Option	0						
Pending	1	1632	\$615,000	\$377	20		

**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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*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.*

*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"*