

PLEASE PRINT

4500 Block of Highland Park and University Park - MLS Data

2010 Quarter 2 Reiew - Real Estate Sales Information



Please keep in mind that these are averages

| SOLDS | <u>Number of Transactions</u> | <u>% change vs 2009</u> | <u>Average Square Feet</u> | <u>Average Sales Price</u> | | <u>Average Price Per Square Foot</u> | | <u>Avg. Days On Market</u> | <u>Avg. SP% of LP</u> | <u>Low</u> | <u>High</u> |
|-----------------------|-------------------------------|-------------------------|----------------------------|----------------------------|------|--------------------------------------|-----|----------------------------|-----------------------|------------|-------------|
| | | | | <u>% change vs 2009</u> | | <u>% change vs 2009</u> | | | | | |
| Quarter 2 2010 | | | | | | | | | | | |
| All Prices | 13 | 650% | 3359 | \$1,005,062 | 161% | \$298 | 24% | 95 | 95 | \$485,000 | \$1,775,000 |
| Quarter 2 2009 | 2 | | 2351 | \$622,500 | | \$291 | | 153 | 100-Z | \$615,000 | \$630,000 |
| All Prices | | | | | | | | | | | |

The 4500 Block of HP and UP showed significant growth from 2009 Q2. This is typical across the Park Cities. We are having a good Summer Market and good indications that this will continue. Interest Rates are Incredible 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 | 25 | 3970 | \$1,257,716 | \$313 | 136 | \$479,000 | \$2,300,000 |
| 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.



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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"