

# RENE'S REAL ESTATE REPORT

## COMPARATIVE MARKET ANALYSIS FOR DECEMBER 2008

ADDRESS	BED/ BATHS	GARAGE/ CARPORT	SQUARE FEET	ORIGINAL PRICE	CURRENT PRICE/ SOLD PRICE
<b>ACTIVE / OPTION CONTRACT</b>					
8835 Larchwood Drive	3 / 2	0	1,598	\$215,000	\$199,900
8903 Lockhaven Drive	3 / 2	2	1,926	\$279,900	\$269,900
<b>• SOLD</b>					
9009 Longmont Drive	3 / 2	2	1,241	\$179,000	> \$170,000
9034 Leaside Drive	3 / 2	2	1,504	\$209,900	> \$200,000
8636 San Souci Drive	3 / 2	2	1,944	\$259,000	> \$230,000

This report covers the L Streets Neighborhood Association (Crime Watch #1089) which is bordered by McCree Road, Plano Road, Ferndale Drive and Northwest Highway.

## NOW is the time to Buy or Sell!

The market is at a historic low with interest rates at or under 5% to qualified buyers. Right now is the time to keep your pulse on the positive residential and economic trends. Real Estate is local, so when you hear about other parts of the country being volatile or soft do not let the news affect you. Those statistics concern mainly the East and West coasts where markets have to adjust for the historic highs they enjoyed over the years. The Dallas Metroplex is doing very well compared to the rest of the nation. Our positive economic and employment climate make the area the right place to move with people relocating here every day, and each of them will need a home. The low cost of living and tremendous draw of workers to our strong economic growth and job markets have kept us ahead of the rest. Dallas has never seen the exceptionally high appreciation that other US markets has, so home pricing depreciation is nominal compared to those markets. Although our market will continue to present challenges to sellers, correct pricing and a good market presence will play a major role in selling at an optimum price in the shortest amount of time. The right buyer is sure to come along! So if you are thinking of buying or selling please consider me for your next transaction.



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