

RENE'S REAL ESTATE REPORT

COMPARATIVE MARKET ANALYSIS FOR JULY 2010

ADDRESS	BED/ BATHS	GARAGE/ CARPORT	SQUARE FEET	ORIGINAL PRICE	CURRENT PRICE/ SOLD PRICE
ACTIVE / OPTION CONTRACT					
10215 Lynford Drive	3 / 1	0	1,365	\$193,000	\$174,900
10204 McCree Road	3 / 2	2	1,446	\$184,900	\$172,900
8828 Larchwood Drive	3 / 2	2	1,590	\$252,900	\$239,900
8871 Liptonshire Drive	3 / 2	2	1,511	\$219,900	\$209,900
9042 Lydgate Drive	3 / 2	1	1,269	\$219,900	\$194,977
8859 Larchwood Drive	2 / 2	0	1,521	\$215,000	\$214,900
10209 Lynford Drive	3 / 2	1	1,426	\$194,500	\$189,900
10205 Lynford Drive	3 / 1.1	2	1,264	\$179,900	\$179,900
10630 Le Mans Drive	3 / 2	2	1,909	\$219,900	\$189,900
10666 Le Mans Drive	3 / 2	2	1,818	\$170,000	\$159,000
10208 Lanshire	3 / 2	1	1,331	\$215,000	\$215,000
10523 McCree Road	3 / 2	2	1,729	\$209,900	\$204,900
9077 Longmont Drive	4 / 2	0	1,523	\$225,000	\$215,000
8505 Lockhaven Drive	3 / 2	2	1,426	\$225,000	\$225,000
10205 Linkwood Drive	3 / 2	2	1,650	\$259,900	\$249,900
8819 Liptonshire Drive	3 / 2	1	1,269	\$142,900	\$142,900
SOLD					
9074 Longmont Drive	3 / 1.1	1	1,281	\$176,000	> \$180,000

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

LOWEST MORTGAGE RATES IN DECADES!

Mortgage rates dropped to the lowest level in decades this month, and home affordability is very favorable. Uncertainty about the extent of global economic growth and continued low inflation levels have helped mortgage rates reach record levels. Congress has reached agreement on the Financial Reform bill, and it is expected to pass soon. This bill includes provisions which will affect mortgage lending and the home buying process, but the impact will not be fully known for some time as many of its changes are subject to regulatory discretion. Separately, the larger bill containing an extension to the home buyer tax credit "close-by" deadline passed as well changing the current June 30 deadline to September 30. Weak economic data from the US, Europe, and China caused investors to question the pace of the global economic recovery. Slower economic growth was positive for mortgage rates and negative for the stock market. So NOW is an ideal time to enter the real Estate market; if you are thinking of buying or selling please consider me, your TRUSTED RESULTS REALTOR, for your next transaction.



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