

RENE'S REAL ESTATE REPORT

COMPARATIVE MARKET ANALYSIS FOR JUNE 2009

ADDRESS	BED/ BATHS	GARAGE/ CARPORT	SQUARE FEET	ORIGINAL PRICE	CURRENT PRICE/ SOLD PRICE
ACTIVE / OPTION CONTRACT					
8835 Larchwood Drive	3 / 2	0	1,598	\$199,500	\$199,500
10611 LeMans Drive	3 / 2	2	1,384	\$239,900	\$219,900
9058 Longmont Drive	3 / 2	2	1,675	\$225,000	\$225,000
8851 Liptonshire Drive	3 / 2	2	1,821	\$272,500	\$257,000
10204 McCree Road	3 / 2	2	1,446	\$189,900	\$189,900
8832 Larchwood Drive	3 / 2	2	1,406	\$218,500	\$213,500
10548 LeMans Drive	4 / 2	2	1,655	\$226,900	\$226,900
10630 LeMans Drive	3 / 2	2	1,909	\$235,000	\$235,000
8911 Larchwood Drive	4 / 2	0	1,598	\$224,950	\$224,950
8935 Lockhaven Drive	2 / 2	2	2,074	\$292,000	\$292,000
• SOLD					
9011 Larchwood Drive	3 / 2	1	1,350	\$215,900	> \$210,000
10539 LeMans Drive	3 / 2	2	1,792	\$269,900	> \$265,000

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

Thinking of buying a home?

Then 2009 may be the best time ever! Home prices in the DFW area are moderate and tax incentives of up to \$8,000 are available for first-time buyers. Mortgage interest rates remain low, resulting in lower monthly house payments. Today, however, credit worthiness is more important than ever when qualifying for a mortgage so a little up-front work can expedite the qualifying process. Learn your credit score, it reflects your borrowing history and is considered by lenders as an indication of how likely you are to pay back the money you borrow. Determine your debt-to-income ratio, which expresses the amount of money you owe compared to the amount of money you make. Assemble the documentation a lender will require, usually six months of bank statements and recent tax returns to verify your income. Obtain a pre-qualification letter from a dependable mortgage lender. Please feel free to contact me for a referral to a local mortgage professional that can help get you the most competitive rate and terms. So if you are thinking of buying or selling please consider me for your next transaction.



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