

RENE'S REAL ESTATE REPORT

COMPARATIVE MARKET ANALYSIS FOR MARCH 2010

ADDRESS	BED/ BATHS	GARAGE/ CARPORT	SQUARE FEET	ORIGINAL PRICE	CURRENT PRICE/ SOLD PRICE
ACTIVE / OPTION CONTRACT					
8819 Liptonshire Drive	3 / 2	1	1,269	\$179,000	\$142,900
8629 San Souci Drive	3 / 2	2	1,902	\$214,900	\$214,900
8871 Liptonshire Drive	3 / 2	2	1,511	\$219,000	\$219,900
10559 Le Mans Drive	3 / 2	2	1,608	\$180,000	\$180,000
8828 Larchwood Drive	3 / 2	2	1,590	\$252,900	\$252,900
10523 McCree Road	3 / 2	2	1,729	\$229,900	\$229,900
8638 Lockhaven Drive	2 / 2	2	1,503	\$219,900	\$219,900
10234 Linkwood Drive	4 / 3.1	2	3,524	\$539,000	\$519,000
8879 Larchwood Drive	3 / 2	2	1,414	\$235,000	\$235,000
10123 Linkwood Drive	3 / 2	2	1,624	\$249,000	\$239,000
10229 Lynford Drive	3 / 1	2	1,213	\$189,000	\$189,000
10548 Le Mans Drive	3 / 2	2	1,823	\$250,000	\$250,000
8855 Larchwood Drive	3 / 2	2	1,598	\$224,000	\$224,000
SOLD					
9085 Longmont Drive	3 / 2	2	1,553	\$229,500	> \$229,500

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

THE CLOCK IS TICKING....

The \$8,000 First-time Homebuyer Tax Credit and the \$6,500 Tax Credit for Move-up or Repeat buyers both effectively end April 30, 2010. It now appears very unlikely these tax credits will be extended a second time. Anyone wishing to take advantage of either tax credit must execute a contract of sale no later than April 30, 2010, and must close the transaction by June 30, 2010. If you are considering buying or selling and think you qualify as First-time or Repeat buyer, you should act soon! The federal tax credits and today's low interest rates combine to offer an opportunity for home ownership that may never be repeated. For questions regarding who is eligible or how to claim the tax credit, definitions of first-time homebuyers, income limits and modified adjusted gross income please give me a call; I would happily refer you to the right mortgage professional that can help you through the process at the most competitive rate and terms. So if you are thinking of buying or selling please consider me, your TRUSTED RESULTS REALTOR, for your next transaction.



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