

RENE'S REAL ESTATE REPORT

COMPARATIVE MARKET ANALYSIS FOR OCTOBER 2008

ADDRESS	BED/ BATHS	GARAGE/ CARPORT	SQUARE FEET	ORIGINAL PRICE	CURRENT PRICE/ SOLD PRICE
ACTIVE / OPTION CONTRACT					
9009 Longmont Drive	3 / 2	2	1,241	\$179,000	\$167,900
9034 Longmont Drive	3 / 1.1	0	1,521	\$194,900	\$187,500
8636 San Souci Drive	3 / 2	2	1,944	\$259,000	\$239,500
8835 Larchwood Drive	3 / 2	0	1,598	\$215,000	\$208,000
9034 Leaside Drive	3 / 2	2	1,504	\$209,900	\$199,900
10648 LeMans Drive	3 / 2	2	1,894	\$269,900	\$254,900
8903 Lockhaven Drive	3 / 2	2	1,926	\$279,900	\$279,900
• CONTRACT PENDING					
8827 Larchwood	3 / 2	2	1,642	\$219,000	\$219,000
• SOLD					
8908 Liptonshire Drive	2 / 1	2	1,144	\$189,000	> \$190,000
10539 Le Mans Drive	3 / 2	2	1,792	\$199,000	> \$200,000
9030 Longmont Drive	3 / 2	0	1,584	\$234,000	> \$225,000

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

It's a GREAT Market for First-Time Buyers!

The latest NAR® Profile of Home Buyers and Sellers consumer survey shows first-time buyers have risen in market share and plan to own their homes longer than buyers in the past. Lawrence Yun, NAR chief economist, said a higher share of first-time buyers makes perfect sense, and is a trend he expects to grow. "First-time buyers are much more flexible in entering the market because they aren't concerned about selling an existing home," he said. "Given low home prices, plentiful supply and affordable interest rates, it's been an optimal time for entry-level buyers with a long-term view. Considering the temporary first-time buyer tax credit and improvements to the FHA loan programs, expect stronger entry-level activity as the flow of credit improves. That, in turn, should enable more existing owners to move in 2009." The number of first-time buyers rose in last year's survey, making a meaningful gain for the 12-month period. Consumers rely heavily on the expertise of real estate agents to navigate the market, which can be the biggest transaction of most people's lives. The qualities they are looking for in a Real Estate agent include reputation, honesty, integrity and knowledge of the market. Now is a great time to be involved in the Real Estate market and to give me the opportunity to provide you with each of the qualities you are looking for. So if you are thinking of buying or selling please consider me for your next transaction.



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