

RENE'S REAL ESTATE REPORT

COMPARATIVE MARKET ANALYSIS FOR OCTOBER 2009

ADDRESS	BED/ BATHS	GARAGE/ CARPORT	SQUARE FEET	ORIGINAL PRICE	CURRENT PRICE/ SOLD PRICE
ACTIVE / OPTION CONTRACT					
10223 Lynford Drive	3 / 1	1	1,216	\$189,500	\$184,900
10211 McCree Road	3 / 2	2	1,476	\$195,000	\$189,000
9042 Lydgate Drive	2 / 1.1	1	1,269	\$149,900	\$149,900
8935 Lockhaven Drive	2 / 2	2	2,074	\$292,000	\$272,000
10204 McCree Road	3 / 2	2	1,446	\$189,900	\$189,900
9059 Longmont Drive	3 / 1.1	1	1,176	\$185,000	\$179,900
10444 Lanshire Drive	5 / 4	1	2,819	\$339,500	\$339,500
10630 LeMans Drive	3 / 2	2	1,909	\$235,000	\$209,000
8931 Larchwood Drive	3 / 2	1	1,383	\$193,900	\$193,900
SOLD					
8641 San Souci Drive	3 / 2	2	1,757	\$265,000	> \$260,000
10114 Linkwood Drive	3 / 2	2	1,781	\$259,000	> \$259,000

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

HOMEBUYER TAX CREDIT EXTENDED AND EXPANDED!

The Worker, Homeownership, and Business Assistance Act of 2009 has extended the tax credit of up to \$8,000 for qualified first-time home buyers purchasing a principal residence. The bill also applies to qualified purchasers who have owned and occupied a primary residence for a period of five consecutive years during the last eight years who are looking to buy. This tax credit does not have to be repaid, and applies to sales occurring on or after January 1, 2009 and on or before April 30, 2010. However, there will be cases where a home purchase completed by June 30, 2010 will qualify. The Act establishes different income limits depending on filing status and the date the sale occurs. If you are contemplating utilizing this credit for your purchase, you should act soon. 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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