

RENE'S REAL ESTATE REPORT

COMPARATIVE MARKET ANALYSIS FOR SEPTEMBER 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
8641 San Souci Drive	3 / 2	2	1,757	\$265,000	\$258,000
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	\$180,000
10454 Lanshire Drive	3 / 2	1	1,372	\$235,000	\$235,000
10630 LeMans Drive	3 / 2	2	1,909	\$235,000	\$229,900
10114 Linkwood Drive	3 / 2	2	1,781	\$259,000	\$259,000
SOLD					
9047 Longmont Drive	3 / 1	1	1,252	\$180,000	> \$175,000
10469 Lanshire Drive	3 / 1.1	1	1,290	\$205,000	> \$205,000
8832 Larchwood Drive	3 / 2	2	1,406	\$218,500	> \$205,000
8818 Lockhaven Drive	3 / 2	2	1,413	\$226,000	> \$220,000

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

HOME PRICES HOLDING STRONG

DFW home prices fell by the smallest percentage in almost two years in the latest housing market snapshot. Prices were down only 1.6 percent in July from a year earlier in as reported by the S&P / Case-Shiller home price index. Local home prices were up from one month to the next after many consecutive months of increases. We recently experienced the highest point in the home price index since last September! The small annual decline in North Texas home prices accounts for a big improvement from earlier in the year, when the index showed prices were falling by more than 5 percent from 2008. This data is proof that home price declines were at their lowest in early 2009 and that the decline in home price values continues to decelerate. We are even witnessing sustained monthly increases across our local market. This stabilization in values has analysts keeping an eye on how the market may react later this year when the popular federal home buying tax credit expires. Now is a great time to buy or sell a home! So if you are thinking of buying or selling please consider me, your TRUSTED RESULTS REALTOR, for your next transaction.



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