

# BRAUN STATION WEST REAL ESTATE UPDATE

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Hello Braun Station West Neighbors,

Warm weather is in the air and we can finally look forward to those Texas bluebonnets popping up their flowery heads. Spring is a time of renewal, Mother Nature shakes off the old and bursts forth with an invigoration of fresh color and aromas. With spring we begin to think of refreshing renewals of our own. Whether we decide to repaint, replant, remodel or move on, spring seems to be the perfect time for change. One thing I am happy to report that has not changed, Braun Station West is still a very desirable neighborhood! Utilizing the resources of the Texas A&M Real Estate Research Center, I have included some supportive statistical information.

As of January 1, 2008 there are 25 Single Family Homes in Braun Station West for sale. The average Listing Price of these homes is \$183,390 or \$88.00 per square foot. There are currently 12,368 homes for sale in San Antonio with the average Median Price of \$139,700. The average Sold Price of homes in Braun Station West for 2007 was \$178,627 or \$87 per square foot. The average Median Price of homes sold in San Antonio in 2007 was \$147,225. Why is this information of significance?

## Active Listings

Address	List Price	Sq. Ft.	DOM	\$ Sq.Ft.
8631 Pendragon	\$122,000	1,356	145	\$89.97
8535 Chimneyhill	\$125,900	1,314	9	\$95.81
8507 Pendragon	\$133,000	1,410	22	\$94.33
8901 Brigadoon	\$134,900	1,455	114	\$92.71
8403 Crooked Path	\$134,900	1,723	34	\$78.29
8918 Pertshire	\$137,000	1,514	190	\$90.49
9306 Cheswick	\$140,000	1,762	111	\$79.46
9303 Woodheather	\$141,000	1,791	101	\$78.73
9310 Wendover	\$142,500	1,289	40	\$110.55
9306 Beowulf	\$142,500	1,522	11	\$93.63
9306 Woodheather	\$143,500	1,574	87	\$91.17
8930 Tintagel	\$145,000		59	
7946 Rugged Ridge	\$146,500	1,668	123	\$87.83
9215 Horse Heath	\$166,500	1,907	26	\$87.31
8558 Donegal	\$167,000	1,907	24	\$87.57
8803 Pertshire	\$169,000		31	
8930 Queen Hts.	\$174,900	2,056	156	\$85.07
8747 Curry Hts.	\$225,000	2,463	171	\$91.35
8507 Queen Hts.	\$241,900	2,522	24	\$95.92
8710 Curry Hts.	\$245,000	2,448	73	\$100.08
8726 London Hts.	\$269,900	2,990	11	\$90.27
8503 Regis Hts.	\$279,950	3,400	90	\$82.34
8602 Seaton Hts.	\$280,000	3,588	241	\$78.04
8626 London Hts.	\$289,500	3,253	143	\$88.99
8634 Wrexham Hts.	\$299,900	3,213	17	\$93.34

1. Average price of homes sold in Braun Station West was higher than the average price of homes in San Antonio.

2. Homes currently for sale in Braun Station West start with a higher listing price than homes sold last year.

3. Homes are selling!!!!

Let me reiterate some areas I have covered this past year. Regarding location, location, location - well, Braun Station West is still a very desirable neighborhood in San Antonio. If you are looking to sell, then look at your home through the eyes of a buyer. Does your home lack curb appeal or is it welcoming? Is your home well kept or in need of repair? Is the price you want realistic or over the top? Would you buy your home in its present condition? These are some tough questions. For professional advice, consult a licensed real estate professional. Likewise, if you are considering buying a new home or previously owned home, a Realtor can help with both! Most buyers think they have to buy a new home from the builder, relying on the builder's representatives. Not true, a Realtor can help you navigate through a new home purchase too! One of the most important and often overlooked steps regarding a new home purchase is having a licensed Home Inspector, of your choosing, inspect your home before you buy. Sellers, remember that your buyer will be having your home inspected before they buy it. It is better to take care of matters before they cost you money at the closing table. One of the many tasks of a Realtor is to advise you on how best to market your home. It is your job to make sure your home is ready to sell.

If you have any questions or would like additional real estate information, please feel free to call me at 386-0794 or e-mail at [janderson12@satx.rr.com](mailto:janderson12@satx.rr.com).

## Properties Sold

Street Name	Sq. Ft.	DOM	List Price	\$ Sq. Ft.	Sale Price	\$ Sq. Ft.
Brigadoon	2,043	12	\$127,000	\$62.16	\$120,000	\$58.74
Grimesland	1,768	123	\$136,900	\$77.43	\$127,000	\$72.34
Wimbledon	1,538	39	\$134,900	\$87.71	\$134,900	\$87.71
Wickersham	1,644	75	\$144,500	\$87.90	\$144,500	\$87.90
Pottesgrove	2,269	9	\$164,900	\$72.68	\$155,000	\$68.31
Hetton Heights	3,002	82	\$235,000	\$78.28	\$230,000	\$76.62