

# BRAUN STATION REAL ESTATE UPDATE

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Hello Braun Station Family,

This August my family and I will have lived in Braun Station for nine wonderful years. I am amazed at all the changes that have taken place during these past nine years. As we searched for a place to live in San Antonio, I did extensive research in the northwest San Antonio area and discovered Braun Station subdivision was a dream neighborhood. The availability of great schools was very important. My daughter attended Stevenson Middle School, John Marshall High School and eventually the University of Texas at San Antonio. All schools are either located in or nearby Braun Station and all are great schools.

I could not have imagined nine years ago that property values in Braun Station would increase from \$50 per square foot to the current highs at \$100 and more per square foot.

You may be asking "what has caused this housing explosion?" Well the secret is out! San Antonio has recently been rated as one of the top cities in the nation to live and work in. Our many amenities, growing businesses, medical facilities, affordable homes and wonderful neighborhoods have been touted in magazines, news article and on television. The news has attracted job hunters, investors and Baby Boomers, all of which want a good home in a nice, well maintained neighborhood.

As a Realtor, I have helped some of these Baby Boomer clients find their dream homes in Braun Station. A personal observation was that a well kept neighborhood is extremely important to these new San Antonio arrivals. I learned early in my Real Estate career that LOCATION, LOCATION, LOCATION are the three most important words in my real estate vocabulary. Let's keep Braun Station as a prime location destination.

A well kept home can make a difference when negotiating the price of a home. General maintenance of such items as the Air Conditioner/Heating Units can increase the overall life span of the units, and the value of the home. If a house is in need of painting—don't hesitate to paint inside and outside. Lack of maintenance to a home can lead to extreme weathering of the exterior wood and trim and eventually wood rot. Beautification of one's home will always increase the chances of the home selling faster. Don't give the Buyers an excuse to ask for additional funds at closing because of House Inspector's findings!

Braun Station has the location and the continued upkeep and beautification of our homes, yards and common areas maintain Braun Station's status as a great neighborhood.

Please feel free to contact Jack Anderson on Real Estate issues by e-mail at JACK@BRASSRING.COM or call at (210) 386-0794.

## Active Listings

| Street Name  | List Price | Sq. Ft. | DOM | \$ Sq.Ft. |
|--------------|------------|---------|-----|-----------|
| Kings Cross  | \$136,000  | 1,460   | 3   | \$93.15   |
| Crooked Path | \$141,000  | 1,904   | 19  | \$74.05   |
| Wickheather  | \$159,600  | 1,927   | 27  | \$82.82   |
| Beowulf      | \$169,900  | 2,292   | 38  | \$74.13   |
| Boutry Hts.  | \$319,900  | 2,319   | 46  |           |
| Waldon Hts.  | \$350,000  | 3,450   | 30  | \$101.45  |
| Boutry Hts.  | \$379,000  | 3,445   | 14  | \$110.28  |

## Properties Sold

| Street Name   | List Price | Sale Price | Sq. Ft. | DOM | \$ Sq.Ft. |
|---------------|------------|------------|---------|-----|-----------|
| Tintagel      | \$110,000  | \$108,000  |         | 100 |           |
| Foxboro       | \$119,900  | \$115,000  | 1,366   | 9   | \$84.19   |
| Woburn        | \$128,500  | \$129,000  | 1,511   | 6   | \$85.37   |
| Brigadoon     | \$134,900  | \$136,000  | 1,615   | 31  | \$84.21   |
| London Hts.   | \$235,000  | \$227,100  | 2,930   | 37  | \$77.51   |
| London Hts.   | \$237,000  | \$235,000  | 3,396   | 6   | \$69.20   |
| Goodwick Hts. | \$245,750  | \$245,000  | 2,935   | 13  | \$83.48   |