

BRAUN STATION WEST REAL ESTATE UPDATE

by Jack "Top" Anderson, REALTOR

Hello Braun Station West Neighbors,

The first week in July, my wife and I took off and drove to visit her father in Rapid City, South Dakota. The first day of our 1400 mile, two day journey, from San Antonio to Rapid City, was a pretty straight shot, up Interstate 10 and north up Highway 83. The first night we bedded down in Shamrock, Texas, a bustling little oil and cattle town. Of course as a Realtor, my first thought was, "How's the real estate market up here?" As we pulled into a Best Western motel, I noticed a small house with a "For Sale" sign of a well-known real estate company. As we journeyed the next day, through Oklahoma, Kansas, Colorado, and Nebraska, then on into Rapid City, we continued to notice "For Sale" signs in small towns and remote areas along our route. I don't know why, but this really fascinated me to see that people live everywhere and everywhere Real Estate Agents are needed to sell homes.

Recently, I was going through the Texas A&M Real Estate web page (<http://recenter.tamu.edu>) and came across an article written by Bryan Pope, Associate Editor for the Real Estate Center at Texas A&M. Mr. Pope quoted the *Office of Federal Housing Enterprise Oversight*, "...that home prices in Texas increased 6.9 percent during first quarter of 2007, well above the 4.3 percent national average. By comparison, home appreciation slowed to 1.2 percent in California and 3 percent in New York. Nevada price increases virtually disappeared at just .6 percent. Even rapidly growing Florida and Arizona reported value increases of 4.3 percent and 5.2 percent, respectively."

The market is strong in San Antonio and the sale of homes is continuing to hold strong. While last year was a great Sellers' market, this year is a strong Buyers' market. What does this mean? Simply put, because last year's sales were so strong, many more families decided to sell their homes this year, creating more choices for home Buyers. Believe me when I tell you, based on experience and facts quoted by the *Office of Federal Housing Enterprise Oversight*, people throughout Texas are selling their homes and people are buying, especially in San Antonio. Take a day's drive to Shamrock, Texas and you, too, will gain an appreciation for the vastness of our great state and see that Texans in large and small towns and out in remote rural areas are buying and selling with the aid of reliable, knowledgeable, licensed Realtors and real estate agents.

If you have any questions or would like additional real estate information, please feel free to call me at **210-386-0794** or e-mail me at janderson12@satx.rr.com.

Active Listings

Street Name	List Price	Sq. Ft.	DOM	\$ Sq.Ft.
Creek Trail	\$128,000	1,496	19	\$85.86
Pertshire	\$129,900	1,445	54	\$89.90
Donegal	\$132,500	1,522	4	\$87.06
Donegal	\$136,000	1,492	13	\$91.15
Rolling Stone	\$139,900	1,616	33	\$86.57
Rocky Path	\$139,900	1,537	31	\$91.02
Pertshire	\$142,900	1,980	17	\$72.17
Brigadoon	\$143,000	2,043	86	\$70.00
Wickersham	\$146,000	1,644	67	\$89.36
Colchester	\$149,900	1,757	12	\$85.32
Pertshire	\$159,900	2,106	69	\$75.93
Pottesgrove	\$165,500	2,093	136	\$79.55
Wickersham	\$178,500	2,163	39	\$82.52
Hoke	\$179,500	2,300	71	\$78.04
Havelock	\$179,900	2,324	26	\$77.41
Curry Hts.	\$199,500	1,984	67	\$100.55
Saint Ives	\$239,000	2,489	4	\$96.02
Hetton Hts.	\$244,900	2,753	59	\$88.96
Waldon Hts.	\$248,000	2,233	25	\$111.06
Waldon Hts.	\$249,900	2,677	52	\$93.35
Prince Hts.	\$257,500	2,800	31	\$91.96
Seaton Hts.	\$259,900	3,010	3	\$86.35
London Hts.	\$279,000	3,253	127	\$85.77
Regis Hts.	\$289,950	3,400	55	\$85.28

Active Listings Continued

Street Name	List Price	Sq. Ft.	DOM	\$ Sq.Ft.
Skye Hts.	\$295,000	3,335	109	\$88.46
Seaton Hts.	\$300,000	3,726	9	\$80.52
Wrexham Hts.	\$315,000	3,213	9	\$98.04
Seaton Hts.	\$318,000	3,731	147	\$85.23

Properties Sold

Street Name	List Price	Sale Price	Sq. Ft.	DOM	\$ Sq.Ft.
Brigadoon	\$110,000	\$114,000	1,153	3	\$98.97
Brigadoon	\$135,000	\$130,000	1,411	28	\$92.13
Lockridge	\$128,990	\$132,000	1,369	8	\$96.42
Brigadoon	\$134,950	\$133,000	1,617	72	\$82.25
Pendragon	\$139,900	\$139,900	1,624	61	\$86.15
Pendragon	\$142,000	\$142,000	1,868	18	\$76.02
Rugged Ridge	\$162,700	\$150,000	1,993	1	\$75.26
Beowulf	\$157,900	\$155,900	1,829	73	\$85.24
Beowulf	\$159,900	\$158,000	1,832	13	\$86.24
Sturbridge	\$182,500	\$177,500	2,568	90	\$69.12
Oxted	\$194,500	\$194,500	2,235	14	\$87.02
Wuthering Hts.	\$197,500	\$195,000	2,335	42	\$83.51
Cheviot Hts.	\$229,900	\$216,900		32	
Drayton Hts.	\$249,950	\$249,950	2,755	141	\$90.73
Cheviot Hts.	\$279,000	\$264,000		40	
Cheviot Hts.	\$287,000	\$283,000	3,026	19	\$93.52
Cheviot Hts.	\$299,000	\$298,000	2,952	21	\$100.95