

BRAUN STATION REAL ESTATE HOTLINE

by Reggie Hock, REALTOR

Howdy Neighbors,

What a fantastic city we live in! According to statistics provided by The Real Estate Center of Texas A&M, San Antonio is the fastest growing city in Texas and one of the fastest growing in the nation. Between 2000 and 2004 San Antonio has experienced a jump in population of 8%. The only other "Big" city nationwide to gain more than 5% is Phoenix, AZ.

Dr. Murdock of UTSA and the Demographer for the State of Texas states that by 2010 San Antonio will surpass San Diego, CA as the seventh largest city in the country. It's no wonder that people from other parts of the country have discovered South Texas: with our median home price of \$119,100 we have some of the most affordable homes anywhere. According to the Texas Housing Affordability Index showing San Antonio with a rating of 1.80, we are the most affordable "Big" city in Texas. The only places in Texas with a lower rating are Brownsville with 1.51, Corpus with 1.77, El Paso with 1.59, Harlingen with 1.72 and McAllen with 1.32. (Index provided by Dr. Gaines, Research Economist TAMU.)

"Big" cities were not the only areas in Texas showing phenomenal growth; the suburbs have been experiencing their own growing pains. Selma has experienced an increase in population of 41% during this same period.

There were some negative statistics also. Three Texas cities actually had declining populations: Abilene, Beaumont and Wichita Falls lost a total of 5,960 residents.

Make sure you pass along a Howdy to the 1.7 million new Texans when you meet!

Braun Station has had a pretty active past couple of months with 13 sold properties with an average sales price of \$78.00 per square foot and 11 active listings averaging \$82.00 per square foot list price. This is a sold average of 95.12% of the List price. The average for San Antonio is 95% - 97% depending on the neighborhood. This represents a 9.2% increase over the same time last year in price per square foot of sold properties. Kind of makes up for all that time spent in traffic with the increased population, don't you think?

This is higher than the average increase in property prices throughout San Antonio and can be directly attributed to the quality of living provided by our outstanding neighborhood. Let's keep up the good work! If you would like additional information contact me either by phone at 210-535-8815 or by email at reggie@reggiehock.com.

SEPTEMBER - OCTOBER STATS

Properties Sold

| Street Name | List Price | Sale Price | Sq. Ft. | DOM | \$ Sq.Ft. |
|---------------|------------|------------|---------|-----|-----------|
| New London | \$94,900 | \$89,000 | 1,272 | 81 | \$69.97 |
| Ipswich | \$109,900 | \$93,000 | 1,239 | 30 | \$75.06 |
| Pertshire | \$97,775 | \$103,750 | 1,248 | 23 | \$83.13 |
| Wickersham | \$108,500 | \$106,000 | 1,427 | 28 | \$74.28 |
| Woodheather | \$109,000 | \$112,500 | 1,494 | 12 | \$75.30 |
| Letcombe | \$116,000 | \$114,000 | 1,499 | 64 | \$76.05 |
| Woodheather | \$127,300 | \$127,000 | 1,526 | 19 | \$83.22 |
| Queen Hts. | \$159,900 | \$165,000 | 2,056 | 9 | \$80.25 |
| Goodwick Hts. | \$185,000 | \$183,000 | 2,029 | 20 | \$90.19 |
| Murphy Hts. | \$185,000 | \$185,000 | 2,038 | 12 | \$90.78 |
| Curry Hts. | \$180,000 | \$190,000 | 2,462 | 441 | \$77.17 |
| Cheviot Hts. | \$299,900 | \$299,900 | 4,144 | 182 | \$72.37 |
| Seaton Hts. | \$359,500 | \$320,000 | 4,636 | 72 | \$69.03 |

Properties Currently Listed

| Street Name | List Price | Sq. Ft. | DOM | \$ Sq.Ft. |
|------------------|------------|---------|-----|-----------|
| Sturbridge | \$118,500 | 1,442 | 45 | \$82.18 |
| Grimesland | \$119,150 | 1,397 | 101 | \$85.29 |
| Chimneyhill | \$119,900 | 1,434 | 19 | \$83.61 |
| Crooked Road | \$121,900 | 1,436 | 14 | \$84.89 |
| Tintagel | \$130,900 | 1,913 | 124 | \$68.43 |
| Colchester | \$142,500 | 1,819 | 33 | \$78.34 |
| Curry Hts. | \$193,500 | 2,448 | 19 | \$79.04 |
| Drayton Hts. | \$202,000 | 2,768 | 20 | \$72.98 |
| Norham Hts. | \$233,700 | 2,735 | 56 | \$85.45 |
| Drayton Hts. | \$259,900 | 2,950 | 13 | \$88.10 |
| Braun Hill Drive | \$279,000 | 2,948 | 51 | \$94.64 |