

# BRAUN STATION WEST REAL ESTATE UPDATE

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Hello Braun Station West Neighbors,

What an incredible year it has been! Elections, Economy, and the Housing Market made us all shiver and shake our heads. Some economists have declared that we are in a recession and the nation as a whole is hurting. Although many unfortunate situations surround us, I am extremely glad to be living in Texas. The Texas economy is doing well with a 3% increase in jobs, while the nation is down .04% in overall employment. The housing market is doing well in San Antonio. Are you aware that 21 homes have sold in our neighborhood in just the past six months? I've attached a listing of them and homes currently for sale in our neighborhood. When you take a close look at the statistics provided by MLS, you will see that currently there are 19 homes for sale in the Braun Station West neighborhoods! Houses are selling! Buyers are buying! Yes, the market in San Antonio is good.

So, if you are thinking of selling or renting your current home, just remember the basics that we have gone over in past newsletters. Think curb appeal, upkeep, cleanliness and de-clutter. When you consider your home's curb appeal, take in your surroundings. Is there graffiti on your street? If so, is it something you can clean up? Maybe if it is on a neighbor's property, you might politely ask if you could assist them in cleaning up the graffiti. Braun Station West is a **neighborhood**. There is pride in being part of this community. Graffiti tends to put buyers in a negative frame of mind. So let's all do our part to show our pride and love for this neighborhood. Show pride and ownership inside too by staging your home, making it look like a model home, ready for immediate move in. Need some ideas? Visit new home developments or check out HGTV's shows Curb Appeal and Designed to Sell for creative ways to make your home shine.

If you are in the market for a new home, the first step is to seek the advice of a reputable mortgage lender. Having a pre-approval letter from your lender goes a long way when submitting an offer on a house. Next, seek out the assistance of a licensed REALTOR.

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

## Properties Sold

Address	List Price	Sq. Ft.	DOM	\$ Sq.Ft.	Sale Price	\$/Sq. Ft.
Wickheather	\$124,900	1,683	75	\$74.21	\$119,000	\$70.70
Wimbledon	\$118,495	1,255	126	\$94.41	\$121,500	\$96.81
Crooked Path	\$124,900	1,723	109	\$72.48	\$124,900	\$72.48
Rugged Ridge	\$134,900	1,537	58	\$87.76	\$130,500	\$84.90
Kings Cross	\$133,500	1,346	20	\$99.18	\$131,000	\$97.32
Rugged Ridge	\$134,000	1,506	23	\$88.97	\$134,000	\$88.97
Rugged Ridge	\$140,000	1,675	60	\$83.58	\$135,500	\$80.59
Rugged Ridge	\$140,000	1,668	94	\$83.93	\$138,400	\$82.97
Brigadoon	\$144,900	1,493	25	\$97.05	\$142,500	\$95.44
Foxboro	\$145,500	1,366	16	\$105.51	\$142,500	\$104.31
Wickheather	\$139,900	1,490	46	\$93.89	\$144,500	\$96.97
Foxboro	\$150,000	1,452	9	\$103.30	\$148,000	\$101.92
Pertshire	\$156,900		104		\$153,000	
Saint Ives	\$178,900	2,068	38	\$86.50	\$178,900	\$86.50
Saint Ives	\$189,900	2,162	85	\$87.83	\$180,000	\$83.25
Queen Heights	\$225,000	2,522	161	\$89.21	\$217,500	\$86.24
Prince Heights	\$234,900	2,421	28	\$97.02	\$225,000	\$92.93
Hetton Heights	\$232,900	2,448	37	\$95.13	\$225,000	\$91.91
Seaton Heights	\$265,000	3,098	12	\$85.53	\$255,000	\$82.31
Goodwick Heights	\$297,000	2,844	16	\$104.43	\$280,000	\$98.45
London Heights	\$298,500	3,417	52	\$87.35	\$283,500	\$82.96

## Properties Available

Street Name	Sq. Ft.	DOM	List Price	\$ Sq. Ft.
Wimbledon	1,700	4	\$109,900	\$64.64
Tintagel	1,906	2	\$112,500	\$59.02
Pertshire	1,514	12	\$120,000	\$79.26
Chimneyhill	1,459	42	\$124,900	\$85.60
Woodheather	1,791	156	\$136,900	\$76.43
Brigadoon	1,828	38	\$149,900	\$82.00
Wickersham	2,001	97	\$166,500	\$83.20
Null Heights	2,386	116	\$209,000	\$87.59
Skye Heights	2,844	167	\$259,900	\$91.38
Seaton Heights	3,731	57	\$279,900	\$75.02
Wrexham Heights	3,213	145	\$290,000	\$90.25
Braun Hill Drive	2,390	162	\$294,500	\$123.22
Boutry Heights	3,231	75	\$298,000	\$92.23
Wuthering Heights	3,211	180	\$299,000	\$93.11
London Heights	3,081	26	\$299,974	\$97.36
Goodwick Heights	3,335	8	\$307,000	\$92.05
Queen Heights	3,417	124	\$324,000	\$94.82
Goodwick Heights	3,396	20	\$329,000	\$96.87
Prince Heights	3,450	116	\$334,900	\$97.07