

BRAUN STATION REAL ESTATE HOTLINE

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Howdy Neighbors,

What a great time to be in the Real Estate market as rates are low, demand is high and the only negative is the lack of inventory. Here in San Antonio we currently have a four and a half month supply of homes on the market; typically, we have a 6-8 month inventory in San Antonio. It is a true seller's market and higher resale prices become the norm. This is where the services of a skilled REALTOR will benefit the homeowner.

In February of 2006, the National Association of REALTORS published a study of recent homebuyers that revealed some very interesting (statewide) results. Some of the findings include:

- Home ownership is at a high of 70% in Texas, with first time home buyers accounting for two of every five homes purchased.
- Home buyers have a median age of 42, with an income of \$72,200.00.
- 85% of homes sold are single-family detached homes; of these 52% are located in the suburbs.

One of the most interesting insights for Braun Station is that 72% of home buyers rated the quality of the neighborhood as the most important factor in choosing a home. Braun Station has always maintained a reputation as being one of the most affordable communities with outstanding neighborhood amenities and a high quality of life for San Antonio.

The average time on market has been 60 days. This is higher than the median for San Antonio, which is 15-30 days for a home that is in good condition and priced correctly. How is this information useful to you as a home owner/seller? An informed agent can properly price your home and determine the best marketing plan to gain maximum exposure for your home. This combination of price and exposure will result in the best price for your home in the shortest amount of time.

The entire report is 139 pages and is filled with charts and graphs that give a fascinating insight into the thought process and characteristics of home buyers and sellers today. If you would like a copy of this report send me an e-mail and I will forward it you in .pdf format.

Active Listings

Street Name	List Price	Sq. Ft.	DOM	\$ Sq.Ft.
Tintagel	\$110,000		99	
Creek Trail	\$113,900	1,347	3	\$84.56
Foxboro	\$119,900	1,366	6	\$87.77
Letcombe	\$125,000	1,740	35	\$71.84
Brigadoon	\$134,900	1,615	29	\$83.53
Creek Trail	\$159,900	1,895	28	\$84.38
Queen Hts.	\$220,000	2,990	55	\$73.58
Goodwick Hts.	\$230,000	3,335	81	\$68.97
London Hts.	\$235,000	2,930	28	\$80.20
Goodwick Hts.	\$245,750	2,935	16	\$83.73
Braun Hill Dr.	\$600,000	5,459	6	\$109.91

Properties Sold

Street Name	List Price	Sale Price	Sq. Ft.	DOM	\$ Sq.Ft.
Kings Cross	\$110,000	\$111,000	1,248	38	\$88.94
New London	\$114,900	\$114,900	1,297	7	\$88.59
Cheviot Hts.	\$284,900	\$280,000	3,442	7	\$81.35

Sales Pending

Street Name	List Price	Sale Price	Sq. Ft.	DOM	\$ Sq.Ft.
Wimbledon	\$104,900		1,224	2	\$85.70