

BRAUN STATION REAL ESTATE UPDATE

by Reggie Hock, REALTOR

Howdy Neighbors,

This has been the most impressive real estate market in San Antonio in history. City-wide we have seen an increase in values of between 6 and 13 percent. Homes that are priced right and in condition to take advantage of this market have been flying off the market. To put it into perspective, in Braun Station West, comparing the first nine months of last year with the first nine months of this year: In 2005 we had a total of 43 homes sold, with an average sales price of \$74.00 per square foot, and an average days on market of 43 days. In 2006 we have had 47 homes sold, with an average sales price of \$84.00 per square foot, and an average days on market of 28 days. This is an increase in value of 8.8% over last year; the total increase in value for this year to date is 9.3%, and the days on market have decreased by 6.5%. Our average sales price has increased from \$149,291 to \$188,028, while our list price to sold price has remained constant at 98.5% to 98.6%. The historic average for San Antonio is an increase of 3-4% per year in value.

This is definitely the right time to get value for your home. So what has accounted for these staggering numbers? And what about the decrease you hear about on the evening news? San Antonio is on the grow. We have had incredible job growth over the last few years, good long term, highly skilled and highly paid jobs, with no let up in the immediate future. This is the largest single factor contributing to our continued increase in home values. The low interest rates and the underpriced value of our market is bringing in investors and job seekers from all over the country. While the national news only reports on national trends, many parts of the country have seen losses both in employment and home values, most notably in California, Nevada, New York and Florida, but Texas cities continue on an upward trend; San Antonio, Dallas and Houston have seen the largest increases in value. The only negative that comes along with this wonderful news is look out for the tax man when the next round of appraisals comes out; we will probably all see 20-30% increases in our appraised values, so be ready for a fight.

If you have any real estate questions or needs, please contact me either at 210-535-8815 or by e-mail at reggie@reggiehock.com, or just go to my website at www.reggiehock.com for information on any property listed in the San Antonio area.

Active Listings

Street Name	List Price	Sq. Ft.	DOM	\$ Sq.Ft.
Brigadoon	\$134,000	1,574	7	\$85.13
Pendragon	\$134,900	1,466	18	\$92.02
Letcombe	\$139,500	1,740	49	\$80.17
Crooked Path	\$141,000	1,904	79	\$74.05
Pendragon	\$145,500		16	
Rugged Ridge	\$150,000	1,908	50	\$78.62
Crooked Road	\$150,000	1,434	7	\$104.60
Pertshire	\$156,400	1,980	10	\$78.99
Beowulf	\$163,500	1,829	55	\$89.39
London Hts.	\$250,000	2,961	2	\$84.43
Wrexham Hts.	\$263,000	2,418	57	\$108.77
Waldon Hts.	\$309,000	2,778	11	\$111.56
Cheviot Hts.	\$315,000		37	
Boutry Hts.	\$325,000	2,912	79	\$111.61
Waldon Hts.	\$339,500	3,251	90	\$96.42
Boutry Hts.	\$369,900	3,445	74	\$107.37

Properties Sold

Street Name	List Price	Sale Price	Sq. Ft.	DOM	\$ Sq.Ft.
Pertshire	\$130,000	\$127,000	1,328	7	\$95.63
Kings Cross	\$130,000	\$128,000	1,460	30	\$87.67
Donegal	\$130,000	\$130,000	1,405	7	\$92.53
Pendragon	\$140,000	\$140,000	1,675	2	\$83.58
Beowulf	\$150,000	\$142,000	2,292	50	\$61.95
Cheviot Hts.	\$239,900	\$239,000	2,837	1	\$84.24
Boutry Hts.	\$309,000	\$307,000		65	

Sales Pending

Street Name	List Price	Sq. Ft.	DOM
Kings Cross	\$127,000	1,367	12
Pendragon	\$129,500	1,476	3
Waldon Hts.	\$241,000	2,852	7

