



“Buzz” Words-From The “B”
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**SELLING MORE HOMES IN OUR NEIGHBORHOOD
 THAN ANY OTHER INDIVIDUAL AGENT OR TEAM**

Oak Forest Area - January thru June 2019

Active Listings								
Address	Bds	Ba	Liv	Din	Gar	Sqft	\$/sf	L Price
6602 Danwood DR	3	2	1	2	2	1,485	\$259.19	\$384,900
Pending Listings								
7303 Tanbark CV	4	2	2	2	2	2,236	\$233.45	\$522,000
7206 Danwood DR	3	2.5	2	2	2	2,608	\$202.84	\$529,000
11712 Three Oaks TRL	3	2	1	1	2	1,539	\$245.61	\$378,000
11714 Broad Oaks DR	3	2	1	1	2	1,548	\$268.09	\$415,000
11501 Oak Knoll DR	3	2.5	1	1	2	1,507	\$278.70	\$420,000
11400 Pradera DR	3	2	1	1	2	1,884	\$233.55	\$440,000
11211 Deadoak LN	5	3.5	3	2	2	2,928	\$173.84	\$509,000
7204 Carew CV	4	3	2	2	2	2,554	\$215.31	\$549,900
7004 Vallecito DR	4	2.5	2	2	2	2,442	\$225.22	\$549,999
Sold Listings								
7415 Fireoak DR	4	2	1	2	2	1,964	\$203.67	\$400,000
6607 THREE OAKS CIR	3	2	1	1	2	1,636	\$244.50	\$400,000
7500 Chelsea Moor	3	2	2	2	2	1,923	\$210.61	\$405,000
7307 Fireoak DR	3	2	2	2	2	1,738	\$230.15	\$400,000
6705 Vallecito DR	4	2	1	2	2	2,242	\$186.20	\$417,470
7400 Danwood DR	3	2	2	2	0	1,632	\$251.23	\$410,000
7008 Danwood DR	3	2	3	1	2	2,079	\$221.26	\$460,000
11305 Vallecito CV	3	2.5	1	1	2	2,110	\$225.07	\$474,900
11607 Oak Knoll DR	3	2	2	1	2	2,238	\$236.77	\$529,900
7100 Vallecito DR	4	2.5	3	2	2	2,052	\$252.92	\$519,000
7314 Danwood DR	4	2.5	2	2	2	2,182	\$242.85	\$529,900
11413 Pradera DR	5	3	2	2	2	2,290	\$227.03	\$519,900

Note: MLS rules prohibit my publishing sold prices here. The price shown for all properties is the last listed price. I will be happy to share the final sold values and terms upon request.

*See Back for Statistics & Summary for Austin & the Oak Forest area
 These Market Reports Are Conveniently Available Online at www.maryb.com*



Complete Neighborhood Statistics On www.maryb.com



Enjoy complete market statistics on the Oak Forest area
Updated each month on my website

The Austin Area is still setting the pace!

North Austin has attracted major expansions in the Domain, Parmer @ McNeil and at 1431 & Sam Bass. Companies such as Apple, U.S. Tennis, Google, Facebook, Indeed and others are leading the way.

is the #1 City to **Start a Business** in

Austin currently has an impressive **2.5% unemployment** rate (Bureau of Labor Statistics)

What's with mortgage interest rates?

30-year **mortgage rates** are running close to 3.5% these days; which presents Buyers with greater buying power. Luxury placements are running between 3.75% and 4%.

What's the Austin Metro market like?

Net inventory is dropping slightly even though the number of new listings is increasing. In most areas, supply is not keeping up with demand, which is creating a Seller's market.

- there are **8249 homes for sale** in the Metro Area; **41 more than in late May**. But a year ago there were 318 more listings available, and 3300 more listings three years ago; so you can see why with 145 people/day coming to the area that demand is way up.

Oak Forest area?

- **\$456K**: The **average sales price (YTD)** in the Oak Forest area (**11%** more than 2018)
- **\$228.00 per sq ft**: The **average price per square foot** for homes selling in our area. (varies greatly based on condition, location and amenities)
- **21**: The average **days on the market** for a home in the Oak Forest area.