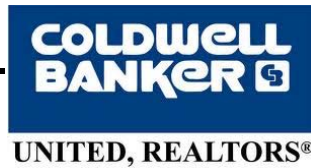




“Buzz” Words-From The “B”
Mary “B” Battaglia, GRI, CRS, CRN, CEMS
Austin Board of Realtor’s Salesperson of the Year
 maryb@maryb.com http://www.maryb.com
 Office/Direct: 512-219-7993

PERSONAL SERVICE IS MY GUARANTEE!!

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**SELLING MORE HOMES IN OUR NEIGHBORHOOD IN 2018
 THAN ANY OTHER INDIVIDUAL AGENT OR TEAM**

Oak Forest & Balcones Oaks - For The Year 2018

Sold Listings

Address	Bd	Ba	Liv	Din	Ga	Sqft	\$/SqFt	List
11509 Three Oaks	3	2.0	1	0	2	1,372	\$232.51	\$319,000
11701 Oak Knoll	3	2.0	1	1	2	1,558	\$217.59	\$339,000
7413 Fireoak	3	2.0	1	2	2	1,798	\$190.77	\$343,000
11512 Oak View	3	2.0	1	1	2	1,390	\$248.20	\$345,000
11704 Broad Oaks	3	2.0	2	2	2	1,462	\$239.33	\$349,900
6600 Three Oak Cr	3	2.0	1	2	2	1,533	\$238.03	\$364,900
6700 Rustling Oak	4	2.0	1	2	2	1,842	\$198.15	\$365,000
7314 Danwood	4	2.5	2	2	2	2,182	\$167.28	\$365,000
11800 Three Oaks	3	2.0	1	1	2	1,427	\$258.93	\$369,500
6805 Vallecito	3	2.0	1	1	2	1,778	\$208.04	\$369,900
11514 Antigua	4	2.5	1	2	2	2,003	\$187.22	\$375,000
6603 Wild Oak Cir	3	2.5	1	1	2	1,796	\$215.48	\$387,000
6706 Rustling Oak	3	2.0	2	1	2	1,985	\$201.01	\$399,000
11105 Oak View	3	2.0	1	2	2	1,926	\$207.17	\$399,000
11511 D-K Ranch	3	2.0	1	2	2	1,763	\$226.60	\$399,500
7110 Fireoak	3	2.5	1	1	2	1,881	\$212.60	\$399,900
11412 Charred Oak	4	2.0	1	2	2	1,900	\$210.53	\$400,000
6705 Colina Ln	3	2.0	1	2	2	1,927	\$207.58	\$400,000
11107 Township Cv	3	2.0	1	2	2	2,014	\$199.60	\$402,000
11804 Broad Oaks	3	2.0	2	2	2	1,923	\$210.61	\$405,000

Sold Listings (cont)

Address	Bd	Ba	Liv	Din	Ga	Sqft	\$/SqFt	List
11514 Oak Knoll	3	3.0	2	2	2	2,212	\$188.52	\$417,000
6705 Vallecito	4	2.0	1	2	2	2,242	\$186.20	\$417,470
7103 Vallecito	4	2.5	2	2	2	2,040	\$205.83	\$419,900
7207 Danwood	4	2.0	2	2	2	2,229	\$188.38	\$419,900
11517 Antigua	3	2.0	1	2	2	1,896	\$221.47	\$419,900
11416 Pradera	4	2.0	1	2	2	1,934	\$217.11	\$419,900
11601 Broad Oaks	3	2.0	1	1	2	1,898	\$223.34	\$423,900
7403 Attar Cv	3	2.0	2	2	2	1,862	\$228.20	\$424,900
11404 Deadoak	3	2.0	1		2	1,980	\$214.62	\$424,950
11502 Three Oaks	3	2.0			2	1,962	\$219.11	\$429,900
7403 Fireoak	3	3.0	1	2	2	2,170	\$200.41	\$434,900
6606 Woodcrest	3	2.0	2	1	2	1,615	\$271.83	\$439,000
7302 Grass Cv	4	2.0	1	2	2	2,031	\$221.07	\$449,000
6712 Township Tr	4	2.5	2	2	2	2,199	\$204.59	\$449,900
7412 Fireoak	3	2.0	1	1	2	2,206	\$203.94	\$449,900
7000 Narrow Oak	4	2.5	1	2	2	2,061	\$218.34	\$450,000
11502 Oak Knoll	3	2.0	1	1	2	1,680	\$267.86	\$450,000
7106 Vallecito	4	3.0	2	2	2	2,210	\$235.29	\$520,000
11406 Pradera	4	4.0	1	2	1	2,738	\$193.21	\$529,000
11605 Ironwood	3	2.0	3	1	2	2,325	\$236.56	\$550,000

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

*See Back for a Summary and Area Statistics
 This Market Report will be Conveniently Available Online at www.maryb.com*

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The Oak Forest and Balcones Oaks Markets

During 2018 in Oak Forest/Balcones Oaks there were 37 homes sold; 3 less than in 2017. The average sale price was about \$405,000 which reflects an average dollar per square foot of \$214.01 which is slightly more (by 2%) than we saw in 2017. Our market continues to be strong with homes selling for over 99% of list price.

Today, we are having an "early Spring" with very brisk buyer demand evidenced by multiple offers, increased showings and good attendance at open houses. Driving this is a shortage in inventory, an increasing population and the feeling that higher interest rates are ahead. With Austin's continued popularity, this presents a wonderful opportunity for both Sellers and Buyers!

*Have an experienced, knowledgeable agent to represent your interests.
If you are considering selling, let's visit about the process and the possibilities.
No obligation, just smart planning!*

The Overall Austin Real Estate Market:

Average YTD sold price - up 3.2% from a year ago to \$385,063
Number of Sales YTD – 3.6% greater than last year
Number of Active Listings – 7029 in December; 6396 today, a 10% drop
Months of Inventory – increasing to 2.7 months; still favoring Sellers

I have reports from two local economists who are still predicting a good year for the Austin area. I was personally looking for Austin's prices to level a bit....then three Corporations announced moves or expansions! The future is bright, and I'd love to have a discussion about the process, and maximizing your property value.

Neighborhood Charities

Northwest Austin Circle of Friends (benefitting Dell Children's Hospital)
visit: www.cheersforchildrenatx.com

The Missy Project (visit www.themissyproject.org for brain aneurysm research/prevention)