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Greetings Allandale Neighbors,

Below is a summary of our neighborhood real estate transactions for the period beginning August 8, 2013 through January 12, 2014.

Once again Austin is listed at the top of the list for fastest growing cities. And once again homes in Austin are flying off the market! There are more buyers than available property. If you're thinking of selling, now is a great time to list your home. Work with one of Allandale's most experienced realtors and let me help you make it a smooth transaction.

For more information on current Allandale and Austin area listings please visit <http://www.leeallbright.com> for map and search tools to up-to-date Austin area MLS listings.

Lee

### CURRENT LISTINGS AND PRICES

|                       |         |
|-----------------------|---------|
| 3202 Silverleaf DR    | 425,000 |
| 3208 Silverleaf DR    | 429,900 |
| 2610 Cascade DR       | 474,000 |
| 6106 Shoal Creek BLVD | 569,000 |
| 5914 Carleen DR       | 589,000 |

Total Listing Count: **5**

Ave List Price: **\$497,380**

Lowest Price: **\$425,000**

### HOMES CURRENTLY UNDER CONTRACT

|                   |
|-------------------|
| 7501 Daugherty ST |
| 3110 Whitepine DR |
| 5713 Louise LN    |
| 3102 Stardust DR  |

Total Listing Count: **4**

Ave List Price: **\$488,498**

### SOLD LISTINGS

|           |             |
|-----------|-------------|
| Albata    | Marilyn     |
| Stoneway  | Marilyn     |
| Cavileer  | Carleen     |
| Jamaica   | Carleen     |
| Stoneway  | Carleen     |
| Fairlane  | Marilyn     |
| WHITEWAY  | Whiteway    |
| Shoalwood | Janey       |
| Albata    | Shoal Creek |
| Argentia  | Shoal Creek |
| Mohawk    | Fairlane    |
| Whitepine | Terrace     |
| Marilyn   | Lexington   |
| Janey     | White Horse |
| Park View | White Rock  |
| Ellise    |             |

Total Listing Count: **31**

Ave Sold Price: **433,545**

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## A Brief Summary of my Allandale transactions for 2013:

### ACTIVE

### PENDING

3106 Borden Road  
3304 Foster Lane

### SOLD!

3314 Foster Lane  
6407 Shoal Creek  
5705 Bullard Drive  
3104 Skylark Drive  
3105 Borden Road  
3207 Silverleaf Drive  
3103 Greenlawn Blvd

I've been working and living in the Allandale area for more than 25 years and have sold and/or listed more than **260** homes and I believe each transaction is different as is each home that I deal with. Let my experience in real estate and in the Allandale area work for you. Please contact me for your real estate needs if only for a free comparative market analysis of your home.

With mortgage rates less than 4% now is an excellent time to buy or sell real estate!

Thank you,  
Lee



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