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Greetings Allandale Neighbors,

Below is a summary of our neighborhood real estate transactions for the period beginning January 13, 2014 through April 6, 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

3205 Foster LN	\$358,900
6809 Joyce ST	\$360,000
7105 Daugherty ST	\$399,999
7508 Greenhaven DR	\$470,000
2904 Whiteway DR	\$535,000
3108 White Rock DR	\$579,000

Total Listing Count: **6**

Ave List Price: **\$450,483**

Lowest Price: **\$358,900**

HOMES CURRENTLY UNDER CONTRACT

- 3103 West Terrace DR
- 3000 Silverleaf DR
- 2603 Twin Oaks DR
- 3200 Stardust DR
- 6207 Shoal Creek DR
- 6106 Wynona Ave
- 2610 Cascade DR
- 6308 Wilbur DR
- 7508 Shoal Creek BLVD
- 7003 Fort Hill CT
- 5808 Marilyn DR
- 3102 Stardust DR
- 5905 Woodview Ave

Total Listing Count: **13**

Ave List Price: **\$618,297**

SOLD LISTINGS

- Wynona Ave
- Daugherty ST
- Wynona Ave
- Silverleaf DR
- Savoy PL
- Whitepine DR
- Yellowpine TER
- Richcreek RD
- Silverleaf DR
- Park View DR
- Louise LN
- Shoal Creek BLVD
- Carleen DR

Total Listing Count: **13**

Ave Sold Price: **\$428,063**

A Brief Summary of my Allandale transactions for 2014:

ACTIVE

7508 Greenhaven Drive

PENDING

SOLD!

3304 Foster Lane
3106 Borden Road
8609 Primrose Lane

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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