



Lee Allbright
 (512) 413-9520
 lee@leeallbright.com
 http://www.leeallbright.com



8/7/2014

Greetings Allandale Neighbors,

Below is a summary of our neighborhood real estate transactions for the period beginning April 7, 2014 through August 6, 2014.

Once again Austin is listed at the top of the list for fastest growing cities. And once again home listings in Allandale are flying off the market! There are more buyers than available property. This quarter the average sold price on homes in Allandale surpassed the average list price though in this market it's not too surprising.

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.

Lee

CURRENT LISTINGS AND PRICES

3205 Foster LN	\$349,999.00
2717 Geraghty AVE	\$379,900.00
7602 SILVERPLUME CIR	\$429,900.00
2701 Twin Oaks DR	\$435,000.00
3306 Skylark DR	\$435,000.00
5900 Bullard DR	\$479,900.00
6109 Shoal Creek BLVD	\$499,000.00
2604 Park View DR	\$499,000.00
7610 Shoal Creek BLVD	\$499,900.00
3200 Skylark DR	\$499,900.00
5805 Cary DR	\$539,500.00
7403 Shoal Creek BLVD	\$549,900.00
2913 Stoneway DR	\$579,900.00
5701 Shoal Creek BLVD	\$645,900.00

Total Listing Count: **14**
 Ave List Price: **\$487,335**
 Lowest Price: **\$349,999**

HOMES CURRENTLY UNDER CONTRACT

7503 Daugherty ST	6100 Wynona AVE
6608 Jamaica CT	6102 Wynona AVE
3304 Silverleaf DR	6402 Shoal Creek DR
2506 Spruceleaf CIR	6400 Cary DR
2602 Geraghty AVE	6010 Cary DR

Total Listing Count: **10**
 Ave List Price: **\$421,895**

SOLD LISTINGS

Ellise	Wynona	Whiteway
Terrace	Daugherty	Pegram
Daugherty	Shoal Creek	Bull Creek
Silverleaf	Marilyn	Fort Hill
Stardust	Silverleaf	Marilyn
Joyce	Stardust	White Rock
Greenhaven	Greenhaven	Janey
Twin Oaks	Stardust	Shoal Creek
Shoalwood	Wilbur	Stardust
Shoalwood	Greenlawn	Woodview
Cavileer	Stardust	
Daugherty	Stoneway	

Total Listing Count: **34**
 Ave Sold Price: **\$477,122**

A Brief Summary of my Allandale transactions for 2014:

UPCOMING

7508 Daugherty
3201 McElroy
6007 Woodview

PENDING

3304 Silverleaf Drive

SOLD!

3314 Foster Lane
3106 Borden Road
8609 Primrose Lane
3102 Silverleaf Drive
7508 Greenhaven Drive

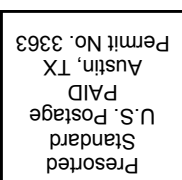
I've been working and living in the Allandale area for more than 25 years and have sold and/or listed more than **260** homes and I believe each transaction is different as is each home that I deal with. Let my experience in real estate and in the Allandale area work for you. Please contact me for your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



Lee Allbright
Your Allandale Realtor
<http://leeallbright.com>
512-413-9520 Cell
lee@leeallbright.com



Lee Allbright
Coldwell Banker United
9442 Capital of Texas Hwy North
Arboretum Plaza 2, Suite 150
Austin, Texas 78759