

Real Estate Report

April
2008

For Highland Meadows Neighborhood Association
(NW Hwy/Plano Rd/Walnut Hill/Jupiter)
Presented by: Jim Smith / Caseyco Realtors

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Address	BR/Bth/Gar	Sq Ft	Days/Mkt	\$/SqFt	Price
Active					
12810 Pandora	3/2.0/2	1336	376	\$ 66.62	\$ 89,000
8635 Strathmore	5/2.0/1	2212	38	\$ 56.51	\$ 125,000
13251 Pandora	2/2.1/1	1589	52	\$ 81.18	\$ 129,000
11227 Pelican	3/2.0/2	1315	102	\$ 98.78	\$ 129,900
8507 Grenadier	3/2.0/2	1573	21	\$ 101.40	\$ 159,500
8531 Hackney	3/2.0/2	1382	1	\$ 115.77	\$ 160,000
8721 Flicker	3/2.2/2	2220	43	\$ 76.53	\$ 169,900
10905 McIntosh	3/2.0/2	1576	3	\$ 107.87	\$ 170,000
9527 Park Highlands	3/2.1/2	1772	51	\$ 98.48	\$ 174,500
12812 Pandora	2/1.1/2	2634	433	\$ 74.03	\$ 195,000
8635 Capri	3/2.0/2	2229	4	\$ 100.00	\$ 222,900
8723 Bacardi	3/3.0/2	2345	142	\$ 99.74	\$ 233,900
13344 Pandora	2/2.1/1	1971	62	\$ 121.27	\$ 239,024
11042 Wallbrook	3/3.1/2	2971	54	\$ 84.11	\$ 249,900
8741 Mediterranean	4/2.1/0	2741	119	\$ 96.68	\$ 265,000
10832 Meadowcliff	3/2.1/2	2206	32	\$ 176.75	\$ 389,900
Duplex					
11345 Quail Run	2/2/2 ea	2586	52	\$ 57.97	\$ 149,900
11365 Quail Run	2/2/2 ea	2256	138	\$ 77.57	\$ 175,000
12814 Pandora	2/1.5/2 ea	2634	401	\$ 74.03	\$ 195,000

Welcome to the Highland Meadows Neighborhood Association Monthly Real Estate Report for April. This was another excellent month for our community. Unlike some neighborhoods across America ours is good for both buyers and sellers. We have 19 properties for sale, 7 homes under contract and 5 homes sold this month. That is a balanced healthy market! If you have any real estate questions or referrals please contact me.

Jim D. Smith
Realtor/Broker/Owner
LH Class of '67
214-348-1786
Caseyco Realtors

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Under Contract					
11323 McCree	3/2.0/2	1822	66	\$ 63.84	\$ 116,320
8636 Shagrock	3/2.0/2	1542	55	\$ 84.24	\$ 129,900
11327 Cactus	3/2.0/2	1423	192	\$ 101.90	\$ 145,000
8728 Flicker	3/2.0/2	1769	14	\$ 98.87	\$ 174,900
9219 Rolling Rock	3/2.0/2CP	2355	8	\$ 76.43	\$ 180,000
11044 Wallbrook	3/2.0/2	1735	11	\$ 109.45	\$ 189,900
10938 Middle Knoll	3/2.0/2	1895	15	\$ 105.28	\$ 199,500

Sold					
11029 Cactus	3/2.0/0	1763	24	\$ 51.05	\$ 90,000
9053 Hackney	3/2.0/2	1391	5	\$ 101.37	\$ 141,000
10922 Villa Haven	3/2.0/2	1536	7	\$ 108.66	\$ 166,900
8659 Capri	4/2.1/2	2158	338	\$ 94.95	\$ 204,900
8729 Bacardi	4/3.0/2	2106	78	\$ 106.60	\$ 224,500

Information deemed reliable but not guaranteed-©NTREIS 2008

News Flash! Interest rates are great. With the pending Town Center and redevelopment of old apartment sites the positive attitude towards the Lake Highland's market is growing. It's a great time for buyers, sellers and investors. **You Make a Difference!** Have you ever considered that you can influence the continued strength of our neighborhood and the value of your home? Spring is in full bloom so are our yards. As people drive our neighborhood they form an opinion. The pride we take in our yards really makes a difference. Impressions are formed from the outside. **Real Estate Consulting!** If you have a question please contact me. Also, all referrals are appreciated and each person is treated with respect.

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