

Real Estate Report

February
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	314	\$ 66.62	\$ 89,000
8517 Strathmore	3/1.2/2	1558	105	\$ 76.96	\$ 119,900
8636 Shagrock	3/2.0/2	1542	23	\$ 84.24	\$ 129,900
11323 McCree	3/2.0/2	1822	43	\$ 71.82	\$ 130,860
11227 Pelican	3/2.0/2	1315	40	\$ 101.06	\$ 132,900
9053 Hackney	3/2.0/2	1391	5	\$ 104.17	\$ 144,900
11327 Cactus	3/2.0/2	1423	130	\$ 101.90	\$ 145,000
8530 Hackney	3/2.0/2	1313	211	\$ 113.10	\$ 148,500
8512 Hackney	5/2.0/0	3000	326	\$ 56.33	\$ 169,000
10930 Listi	4/2.0/2	1619	61	\$ 112.42	\$ 182,000
12812 Pandora	2/1.1/2	2634	371	\$ 74.03	\$ 195,000
8659 Capri	4/2.1/2	2158	319	\$ 94.95	\$ 204,900
8729 Bacardi	4/3.0/2	2106	47	\$ 106.79	\$ 224,900
8723 Bacardi	3/3.0/2	2345	80	\$ 101.92	\$ 239,000
8741 Mediterranean	4/2.1/0	2741	57	\$ 98.47	\$ 269,900
Duplex					
11365 Quail Run	2/2/2 ea	2256	108	\$ 77.57	\$ 175,000
11345 Quail Run	2/2/2 ea	2586	22	\$ 73.47	\$ 190,000
12814 Pandora	2/1.5/2 ea	2634	371	\$ 74.03	\$ 195,000
11348 McCree	3/2.5/2 ea	3602	143	\$ 55.52	\$ 200,000

Welcome to the new Highland Meadows Neighborhood Association Monthly Real Estate Report. At the end of February we had 19 properties for sale, 4 homes under contract and 6 homes sold. Activity in our neighborhood was good and we anticipate it to be even better in March. Note we have 4 duplexes available for investment or occupancy/investment combo. If you have any real estate questions please let me know and I will find the answer for you.

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

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Under Contract					
11029 Cactus	3/2.0/0	1763	24	\$ 56.72	\$ 100,000
8659 Flicker	4/3.1/2	1966	26	\$ 59.97	\$ 117,900
11105 McCree	3/2.0/0	2148	107	\$ 74.44	\$ 159,900
11130 Cactus	3/2.0/2	1813	74	\$ 93.63	\$ 169,750
Sold					
13251 Pandora	2/2.1/1	1589	128	\$ 59.79	\$ 95,000
9616 Bryson	2/2.0/2	1366	31	\$ 70.28	\$ 96,000
8536 Capri	3/1.1/2	1212	151	\$ 103.55	\$ 125,500
10938 McCree	3/2.0/2	1700	17	\$ 92.42	\$ 158,000
10810 Wallbrook	3/2.0/2	1735	134	\$ 92.22	\$ 160,000
8535 Bacardi	4/3.0/2	2262	11	\$ 84.00	\$ 190,000

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Myth continues! The real estate market is terrible and getting worse. **Truth!** It's still a great time for real estate transactions. Overall our neighborhood is doing well. For buyers, interest rates are low and the availability of homes is good. For sellers, prices are holding firm. For investors, rents are rising. It's a great time to buy or sell. Have you ever considered that we can positively influence the continued strength of our neighborhood? Do you have a friend, relative or workmate that might like to live near you? Please let me know and I will be glad to share with them the benefits of living in our wonderful neighborhood. Referrals are appreciated and each person is treated with great respect.

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