

PAM GARFINKEL'S SUGAR CREEK REAL ESTATE BLUE SHEET

Welcome to the August 2006 issue of the *Sugar Creek Real Estate Blue Sheet*. This information is provided by Re/Max's Pam Garfinkel who specializes in the Sugar Creek subdivision and is also a resident. *This is now available online at www.PamGarfinkel.com.*

Highlights: We have seen significant strength in home sales this summer with a very big rise in the average price per square foot to **\$93.94/SF (average sale price \$282,524)** versus our last issue's average of \$84.29 (\$243,749). This large increase warrants comment and as I mentioned in prior issues, it was my feeling that our proximity to Houston in comparison to other Sugar Land subdivisions would make us more attractive to the commuter who is looking to cut-down on travel time and/or gas consumption.

Both these issues have become quite important to the average home buyer with \$3.00 gas, where the SUV is still very important to the suburbanite and with the rush hour traffic building significantly on the Southwest Freeway just south of Williams Trace. Throw in the favorable impact that high oil has on the Houston economy, the stabilizing of mortgage rates, the 96.4% growth rate (compared to the national average of 14.9% for 15 years) and the very impressive opinion by *Money Magazine* which rated Sugar Land as one of the best small cities to live in the U.S.A. (*ranked #3*), and our prospects are looking very bright.

I have established a link under my web address (PamGarfinkel.com) linking to the *Money Magazine* ranking and statistics. Also, you can find this and future issues of the *Blue Sheet* on the website.

The following data is for the time period of April 27, 2006 to August 18, 2006.

	Address	Bedrooms	FB	HB	Lot Size	Sq. Foot	Garage	Floors	Yr Blt	List Price	Sale Price	LP/SF	SP/SF
1251	CREEKFORD CIR	3	3	0	8580	2,766	2	1	1996	\$429,000	\$409,000	\$155.10	\$147.87
1226	CREEKFORD CIR	4	3	1	9867	3,697	3	2	1992	\$425,000	\$425,000	\$114.96	\$114.96
3006	FAIRWAY	4	3	1	14000	2,763	2	1.5	1974	\$319,000	\$312,000	\$115.45	\$112.92
215	BROCKET PL	3	2	0	4950	1,794	2	1	1980	\$189,900	\$185,000	\$105.85	\$103.12
3110	COUNTRY CLUB BLVD	2	2	1	7187	2,152	2	1	1976	\$227,000	\$220,000	\$105.48	\$102.23
63	CRESTWOOD CIR	3	3	1	10700	3,107	2	2	1986	\$336,000	\$310,000	\$108.14	\$99.77
2319	COUNTRY CLUB BLVD	5	3	2	15521	3,986	3	2	1976	\$399,900	\$390,000	\$100.33	\$97.84
11	TIFFANY SQ	3	2	1	6115	2,197	2	2	1972	\$219,000	\$210,000	\$99.68	\$95.58
3014	BROADMOOR	4	2	1		2,121	2	1	1972	\$208,000	\$200,000	\$98.07	\$94.30
2727	COUNTRY CLUB BLVD	3	2	0	8200	1,864	2	1	1981	\$174,500	\$170,000	\$93.62	\$91.20
33	BENDWOOD DR	3	2	0	6281	2,178	2	1	1972	\$190,000	\$190,000	\$87.24	\$87.24
1511	SUGAR CREEK BLVD	4	3	1	9974	4,150	2	2	1980	\$379,900	\$357,500	\$91.54	\$86.14
831	MERRICK	4	3	1		3,113	2	2	1971	\$269,900	\$260,000	\$86.70	\$83.52
2700	HIGHLAND CT	4	3	1	11448	4,529	3	2	1973	\$400,000	\$373,000	\$88.32	\$82.36
507	LONGVIEW DR.	4	2	1		2,988	0	1	1974	\$245,000	\$240,000	\$81.99	\$80.32
3011	COUNTRY CLUB BLVD	4	2	1	8930	2,573	2	2	1988	\$209,900	\$199,900	\$81.58	\$77.69
2114	COUNTRY CLUB BLVD	5	5	2	11979	5,665	3	2	1983	\$374,500	\$389,040	\$66.11	\$68.67
1629	COUNTRY CLUB BLVD	4	3	2	10389	3,759	2	2	1976	\$265,000	\$245,000	\$70.50	\$65.18

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WHAT'S YOUR HOME WORTH? If you are interested in having your home value and marketability assessed or would like to list your home, please **contact Pamela Garfinkel at 281-660-0722** or via email at PGG29@aol.com.

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