

Pam Garfinkel's Sugar Creek Real Estate Blue Sheet

Welcome to the June 2008 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.PGarfinkel.com.***

Highlights: We have maintained market strength this *January 1 through June 1* with a rise in the price to **\$289,643** versus the same period last year. Again, as I mentioned in prior issues, it was my proximity to Houston in comparison to other subdivisions would make us more attractive to the is looking to cut-down on travel time and/or gas

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in home sales average sales of \$285,184. feeling that our Sugar Land commuter who consumption.

Provided below is a graph which reflects the 4 years of data over the same time periods (January 1 through June 1). From this graph we can see that Days-on-Market (DOM) which could be interpreted as Demand, remains modest (63 days) which is up from 2007 (60) but strong when compared to 2005 (80 days) and 2006 (94 days). The DOM data offers a consistent message with the "Average Price per Average Square Foot" which has modestly fallen to **\$93.67/SF** but is still higher, for example, than Greatwood (\$90.45/SF, DOM 59).

The following data is for the time period of January 1, 2008 to June 1, 2008.

| | Address | Bedrooms | FB | HB | Lot Size | Sq. Foot | Garage | Floors | Yr Blt | List Price | Sale Price | LP/SF | SP/SF |
|------|----------------|----------|----|----|----------|----------|--------|--------|--------|------------|------------|----------|----------|
| 323 | LAKESIDE BLVD | 3 | 3 | 1 | 8352 | 2,738 | 2 | 2 | 2001 | \$479,900 | \$470,000 | \$175.27 | \$171.66 |
| 407 | LAKESIDE BLVD | 4 | 4 | 1 | 8964 | 3,702 | 2 | 2 | 1990 | \$507,000 | \$495,000 | \$136.95 | \$133.71 |
| 4 | REGENT CT | 5 | 5 | 2 | 42040 | 5,533 | 3 | 2 | 1988 | \$800,000 | \$730,000 | \$144.59 | \$131.94 |
| 1414 | SUGAR CREEK | 5 | 3 | 1 | 12730 | 3,750 | 3 | 2 | 1978 | \$485,000 | \$485,000 | \$129.33 | \$129.33 |
| 719 | MONTCLAIR BLVD | 4 | 3 | 1 | 11480 | 3,026 | 2 | 2 | 1972 | \$332,000 | \$326,000 | \$109.72 | \$107.73 |
| 3123 | INWOOD CT | 4 | 2 | 1 | 12465 | 2,650 | 2 | 1 | 1976 | \$294,500 | \$280,000 | \$111.13 | \$105.66 |
| 32 | CHARLESTON ST | 3 | 3 | 1 | 7200 | 3,008 | 2 | 1 | 1974 | \$318,800 | \$305,000 | \$105.98 | \$101.40 |
| 3030 | BROADMOOR DR | 5 | 2 | 1 | 9200 | 2,852 | 4 | 2 | 1972 | \$295,000 | \$282,500 | \$103.44 | \$99.05 |
| 2126 | COUNTRY CLUB | 3 | 2 | 2 | 9889 | 3,202 | 2 | 1 | 1975 | \$349,000 | \$315,000 | \$108.99 | \$98.38 |
| 416 | LAKESIDE BLVD | 4 | 2 | 1 | 7303 | 2,818 | 2 | 2 | 1982 | \$273,599 | \$265,000 | \$97.09 | \$94.04 |
| 522 | LONGVIEW DR | 5 | 3 | 1 | 9720 | 2,822 | 2 | 2 | 1976 | \$260,000 | \$262,000 | \$92.13 | \$92.84 |
| 2810 | COUNTRY CLUB | 3 | 2 | 1 | 6890 | 2,803 | 2 | 2 | 1972 | \$269,500 | \$258,425 | \$96.15 | \$92.20 |
| 3011 | FAIRWAY DR | 4 | 2 | 1 | 12250 | 2,648 | 2 | 1 | 1973 | \$264,000 | \$240,000 | \$99.70 | \$90.63 |
| 803 | EDGEWICK CT | 3 | 3 | 0 | 11400 | 3,611 | 2 | 2 | 1971 | \$345,000 | \$316,000 | \$95.54 | \$87.51 |
| 523 | LONGVIEW DR | 4 | 3 | 1 | 9550 | 4,061 | 3 | 2 | 1973 | \$359,000 | \$354,000 | \$88.40 | \$87.17 |
| 511 | LONGVIEW DR | 3 | 2 | 1 | 9550 | 2,801 | 2 | 1 | 1974 | \$234,900 | \$233,000 | \$83.86 | \$83.18 |
| 911 | TEAGUE CIR | 5 | 3 | 1 | 10400 | 2,679 | 2 | 2 | 1973 | \$219,000 | \$213,300 | \$81.75 | \$79.62 |
| 615 | LONGVIEW DR | 3 | 2 | 1 | 9532 | 2,660 | 2 | 2 | 1975 | \$215,000 | \$210,000 | \$80.83 | \$78.95 |
| 822 | MERRICK DR | 3 | 2 | 1 | 10615 | 2,505 | 2 | 1 | 1972 | \$200,000 | \$196,000 | \$79.84 | \$78.24 |
| 627 | MONTCLAIR BLVD | 4 | 3 | 1 | 13209 | 3,875 | 2 | 2 | 1980 | \$320,000 | \$290,000 | \$82.58 | \$74.84 |
| 3110 | FAIRMONT CT. | 4 | 2 | 1 | | 2,328 | 2 | 1 | 1991 | \$179,900 | \$173,000 | \$77.28 | \$74.31 |
| 2 | WELLINGTON LN | 3 | 2 | 1 | 7800 | 2,893 | 2 | 2 | 1973 | \$212,000 | \$207,000 | \$73.28 | \$71.55 |
| 3110 | LYNBROOK CT | 4 | 2 | 0 | 14013 | 2,412 | 2 | 1 | 1972 | \$174,900 | \$170,000 | \$72.51 | \$70.48 |
| 602 | MONTCLAIR BLVD | 5 | 3 | 2 | 10193 | 3,088 | 2 | 2 | 1974 | \$229,900 | \$213,000 | \$74.45 | \$68.98 |
| 3119 | BROADMOOR DR | 3 | 2 | 1 | 10200 | 2,760 | 2 | 1 | 1972 | \$150,150 | \$142,000 | \$54.40 | \$51.45 |
| 606 | MONTCLAIR BLVD | 4 | 3 | 1 | 9600 | 3,160 | 2 | 2 | 1973 | \$150,000 | \$99,500 | \$47.47 | \$31.49 |

I have established a link on my web address (PGarfinkel.com) linking to this and prior issues of the *Blue Sheet*.

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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