

PAM GARFINKEL'S SWEETWATER REAL ESTATE BLUE SHEET

Welcome to the August 2006 issue of the *Sweetwater Real Estate Blue Sheet*. This information is provided by Re/Max's Pam Garfinkel who specializes in the Sweetwater subdivision. ***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 **\$156.09/SF (average sale price \$878,620)** versus last year's average for the same period of \$145.62 (\$786,167). This increase warrants comment and as I mentioned previously, 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. This issue has become quite important to the 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 Sweetwater. 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.

PAM GARFINKEL

281-660-0722

pgg29@aol.com

Re/Max on the Brazos

www.PamGarfinkel.com



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 January 01, 2006 to August 25, 2006.

	Address	Bedrooms	FB	HB	Lot Size	Sq. Foot	Garage	Floors	Yr Blt	List Price	Sale Price	LP/SF	SP/SF
34	CHELSHIRE BEND	5	3	2		4,928	3	2	1997	1,100,000	1,070,000	\$223.21	\$217.13
10	ELLCOTT WAY	6	5	2	28749	8,800	3	3	2003	1,999,900	1,800,000	\$227.26	\$204.55
22	LEGEND PARK DR	5	3	1		5,174	3	2	1997	1,150,000	1,050,000	\$222.27	\$202.94
17	SAINT PETERS WALK	5	4	2	27637	5,757	2	2	1989	1,200,000	1,150,000	\$208.44	\$199.76
4002	MT VERNON	6	4	1		6,100	3	2	1996	1,250,000	1,170,000	\$204.92	\$191.80
27	LEGEND PARK DR	5	4	3	18225	6,414	3	2	1999	1,350,000	1,210,000	\$210.48	\$188.65
39	THE OVAL ST	4	3	1		6,087	3	2	1992	1,189,000	1,100,000	\$195.33	\$180.71
4835	MENLO PARK DR	5	5	1		6,072	3	2	1996	1,149,000	1,075,000	\$189.23	\$177.04
4107	HYDE PARK DR	5	3	2		5,410	3	2	1996	999,850	955,000	\$184.82	\$176.52
16	ORKNEY ISLE CT	5	3	1	16990	5,071	3	3	1998	839,000	822,500	\$165.45	\$162.20
22	ELDERBERRY TRCE	5	4	2		4,900	3	2	1997	825,000	783,500	\$168.37	\$159.90
4823	MENLO PARK DR	4	3	1		5,672	2	2	1996	949,000	870,000	\$167.31	\$153.39
17	QUEEN MARY ST	5	4	1		5,475	2	2	1984	830,000	825,000	\$151.60	\$150.68
4918	MENLO PARK DR	5	3	1		5,117	3	2	1996	760,000	739,500	\$148.52	\$144.52
4011	MT VERNON AVE	5	3	2		5,378	3	2	1996	784,500	769,000	\$145.87	\$142.99
32	GLEN LOCH CT	4	3	1	15636	4,287	2	2	1984	599,000	599,000	\$139.72	\$139.72
44	GLEN LOCH CT	4	4	1		5,073	2	2	1984	699,000	682,000	\$137.79	\$134.44
4030	MONTICELLO DR	5	6	1		7,117	3	2	1997	1,000,000	950,000	\$140.51	\$133.48
31	GLEN EAGLES DR	5	5	2		6,500	2	2	1989	875,000	830,000	\$134.62	\$127.69
4002	MT VERNON AV	5	4	1		6,009	3	2	1996	795,000	740,000	\$132.30	\$123.15
91	HEATHROW	5	4	3	14486	4,811	2	2	1984	599,000	585,000	\$124.51	\$121.60
61	QUEEN MARY CT	3	3	1	11135	3,941	2	2	1984	495,000	477,000	\$125.60	\$121.04
13	CLANSMOOR CT	4	4	1	16463	4,709	3	2	1984	559,000	550,000	\$118.71	\$116.80
16	MASSEY ROW	4	3	1	14300	5,053	3	2	1990	588,000	588,000	\$116.37	\$116.37
69	GREENSWARD LN	4	5	1	11149	4,989	2	2	1988	589,500	575,000	\$118.16	\$115.25

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.

This is not intended to solicit property listed by other brokers. All information is obtained from the Houston Association of Realtors MLS or from other sources and is believed to be accurate but is not guaranteed. Opinions or Statements made are not intended to be forward-looking and should not be utilized with the intent of buying or selling. There are risks and uncertainties in buying or selling real estate. This is a paid advertisement.