



# KELLER WILLIAMS®

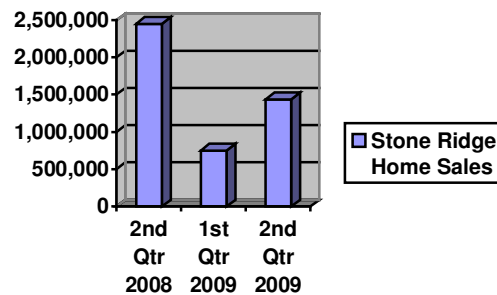
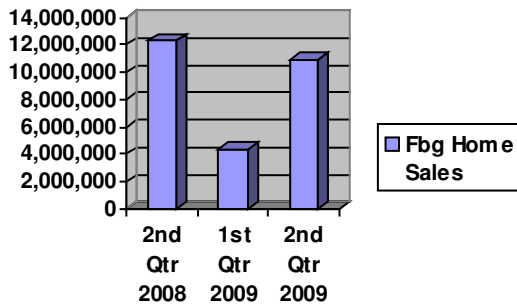
R E A L T Y

2<sup>nd</sup> quarter (April 1, 2009-June 30, 2009) Real Estate Market Update

Prepared by Catherine Jeffrey, Realtor

## Fredericksburg Residential

In-Town Residential	#	Volume	Median Price	Median Days on Market
Sold	48	\$10,894,500	\$204,000	131
<b>Catherine's Sales</b>	<b>1</b>	<b>\$337,500</b>	<b>\$337,500</b>	<b>38</b>
Under Contract	16	\$3,707,000	\$209,500	200
On the Market	187	\$64,673,763	\$279,500	120



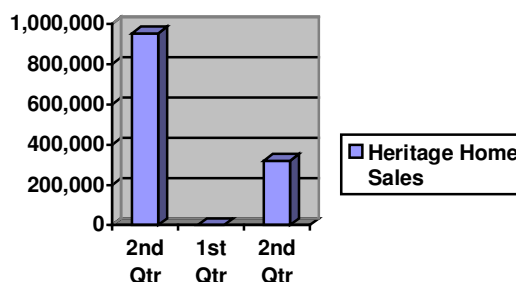
- **Sales are up** from last quarter by 150%!
- Sales are down 12% from 2<sup>nd</sup> quarter 2008.
- **Inventory is down** from a 27-month supply to a 12-month supply of homes.

Stone Ridge	#	Volume	Median Price	Median Days on Market
Sold	4	\$1,436,500	\$358,500	99
Under Contract	3	\$1,086,750	\$337,000	143
On the Market	12	\$4,888,650	\$381,950	73

- Average of 1.33 listings sold per month during 2nd quarter 2009.
- 9-month supply of homes in Stone Ridge.
- Home sales up 97% from last quarter.
- Home sales are down 70% from 2<sup>nd</sup> quarter 2008.

Heritage Hill Country	#	Volume	Median Price	Median Days on Market
Sold	1	\$319,700	\$319,700	88
Under Contract	0			
On the Market	13	\$3,163,80	\$235,800	79

- Sales are up 400% from 1<sup>st</sup> quarter 2009.
- Sales down 166% from 2<sup>nd</sup> quarter 2008.



### Gillespie County Farm and Ranch Property

Farm and Ranch	#	Volume	Median Price	Median Days on Market
Sold	18	\$3,762,763	\$145,500	110
<b>Catherine's Sales</b>	<b>1</b>	<b>\$142,500</b>	<b>\$142,500</b>	<b>413</b>
Under Contract	10	\$6,386,275	\$283,200	164
On the Market	384	\$211,224,334	\$249,000	294

- Land is generally overpriced for the current market: the median list price of land is \$249,000 but yet the median selling price is \$145,500.
- If no new land properties were to enter and buyers continued to buy at this rate, the market, it would take 5 years to sell the land currently for sale.
- Compared to last year's 2<sup>nd</sup> Quarter, ranch sales are down 679%.

### Gillespie County In-town Lots

In-Town Lots	#	Volume	Median Price	Median Days on Market
Sold	7	\$369,500	\$57,500	698
<b>Catherine's Sales</b>	<b>2</b>	<b>\$120,000</b>	<b>\$60,000</b>	<b>66</b>
Under Contract	10	\$565,900	\$59,900	810
On the Market	82	\$6,539,550	\$56,700	716

- Lot list prices are in line with lot sold prices.
- At the current rate of sales, if no new lots were to come on the market, it would take 11 months to sell all of the in-town lots.

All data based on Gillespie County Board of Realtors MLS database.  
If you have any questions about this market analysis please call me and I will be happy to talk with you.

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