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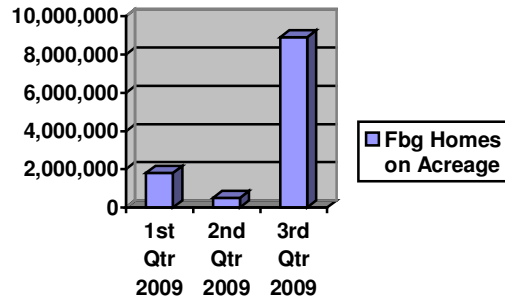
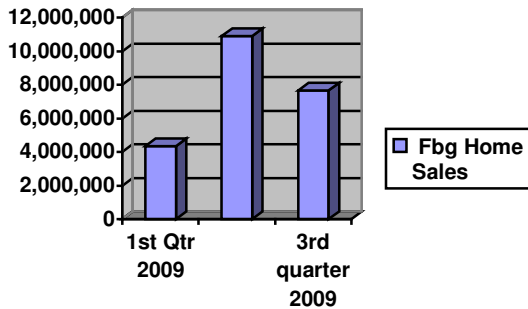
R E A L T Y

3rd quarter (July 1, 2009-September 30, 2009) Real Estate Market Update

Prepared by Catherine Jeffrey, Realtor

Fredericksburg Residential

In-Town Residential	#	Volume	Median Price	Median Days on Market
Sold	35	\$7,678,100	\$203,000	171
Catherine's Sales	1	\$240,000	\$240,000	65
Under Contract	13	\$2,583,650	\$174,500	74
On the Market	175	\$55,033,906	\$264,900	131



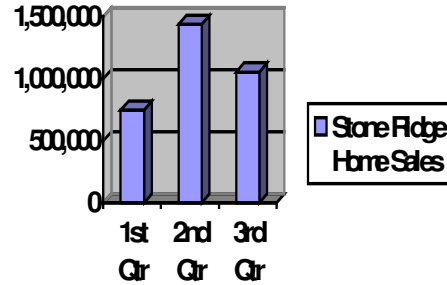
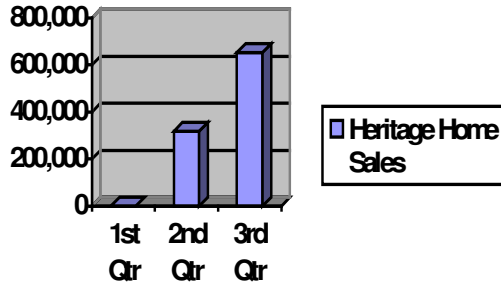
- In-Town Residential Sales are down from last quarter by 29%!
- In-Town Residential Inventory is up slightly from a 12-month supply to a 15-month supply of homes.
- Gillespie County Home Sales on Acreage increased 94% compared to last quarter.

Fredericksburg out-of-town Residential

In-Town Residential	#	Volume	Median Sold Price	Days on Market
Sold	21	\$8,906,550	\$310,000	173
Catherine's Sales	1	\$228,500	228,500	146
Under Contract	6	\$1,342,900	\$246,750	74
On the Market	175	\$55,033,906	\$264,900	131

Stone Ridge Home Sales

Stone Ridge	#	Volume	Median Price	Days on Market
Sold	3	\$1,055,400	\$325,500	171
Under Contract	0	\$0		
On the Market	14	\$7,524,050	\$390,325	110



- Average of 1 listing sold per month in both Stone Ridge and Heritage during 3rd quarter 2009.
- 14-month supply of homes in Stone Ridge.
- 13-month supply of homes in Heritage Hill Country.
- Home sales down 26% from last quarter in Stone Ridge and up 105% in Heritage Hill Country compared to last quarter.

Heritage Hill Country Home Sales

Heritage Hill Country	#	Volume	Median Price	Days on Market
Sold	3	\$654,000	\$209,000	88
Under Contract	0			
On the Market	13	\$3,163,80	\$235,800	79

Gillespie County Farm and Ranch Property

Farm and Ranch	#	Volume	Median Price	Days on Market
Sold	7	\$1,823,006	\$170,000	199
Under Contract	10	\$4,668,367	\$270,450	244
On the Market	397	\$222,845,696	\$258,900	265

Gillespie County In-town Lots

In-Town Lots	#	Volume	Median Price	Days on Market
Sold	10	\$590,087	\$58,040	850
Under Contract	3	\$269,300	\$74,900	211
On the Market	97	\$7,667,840	\$55,000	782

- In-town lot sales are up 50% compared to 2nd quarter 2009.
- Average of 2.33 ranch sales per month.
- There is a 14-year (170-month) supply of Ranch Property compared to 64-month supply last quarter, if buyers continue to buy at this rate.
- Ranch sales are down 50% from 2nd quarter 2009.

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.

Catherine Jeffrey, Realtor

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