



KELLER WILLIAMS®

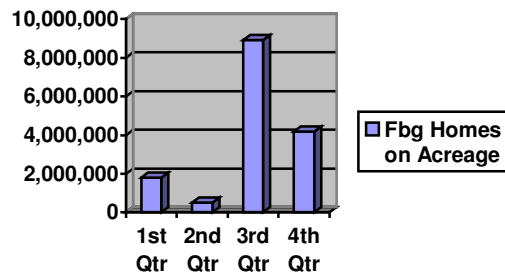
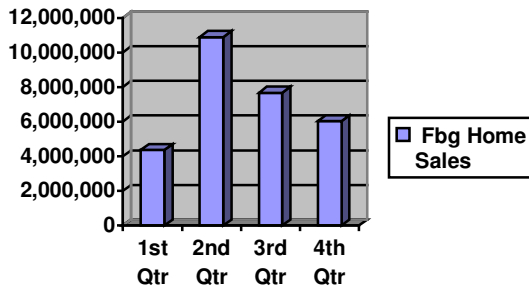
R E A L T Y

4th quarter (October 1, 2009-December 31, 2009) Real Estate Market Update

Prepared by Catherine Jeffrey, Realtor

Fredericksburg Residential

In-Town Residential	#	Volume	Median Price	Median Days on Market
Sold	27	\$6,030,000	\$199,999	140
Catherine's Sales	3	\$595,000	\$198,000	122
Under Contract	14	\$3,295,600	\$1197,750	172
On the Market	146	\$45,081,694	\$259,000	175



Fredericksburg Homes on Acreage

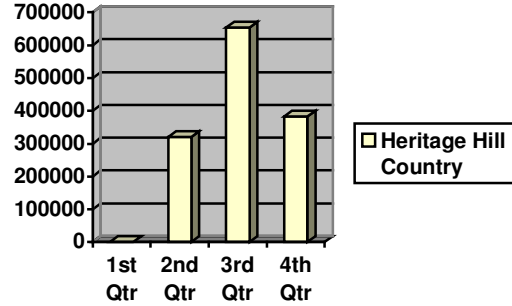
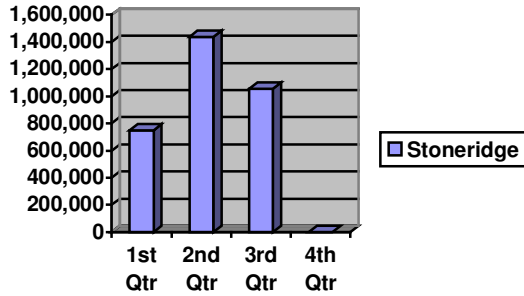
In-Town Residential	#	Volume	Median Price	Days on Market
Sold	15	\$4,751,800	\$250,000	131
Under Contract	4	\$3,069,500	\$772,500	275
On the Market	105	\$83,158,716	\$549,000	174

Stone Ridge Home Sales

Stone Ridge	#	Volume	Median Price	Days on Market
Sold	0	\$0	\$0	
Under Contract	0	\$0	\$0	
On the Market	14	\$5,298,800	\$415,000	150

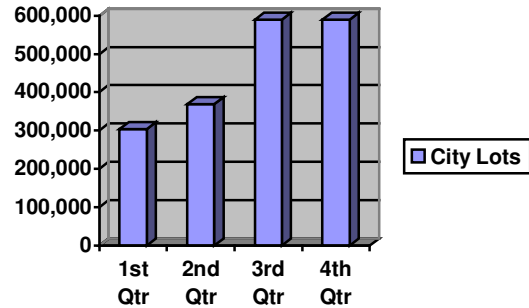
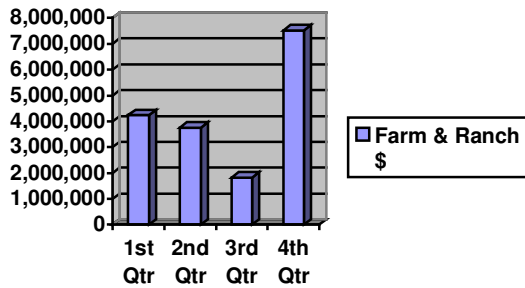
Heritage Hill Country Home Sales

Heritage Hill Country	#	Volume	Median Price	Days on Market
Sold	2	\$382,500	\$191,250	174
Under Contract	1	\$198,000	\$198,000	321
On the Market	11	\$2,968,400	\$275,000	187



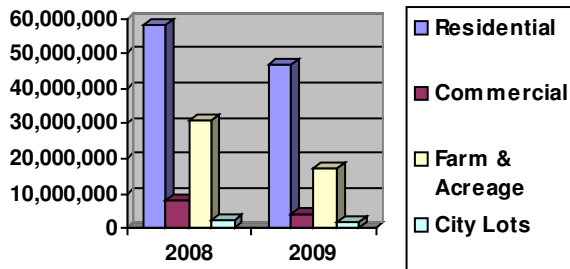
Gillespie County Farm and Ranch Property

Farm and Ranch	#	Volume	Median Price	Days on Market
Sold	16	\$7,523,676	\$211,250	338
Under Contract	7	\$7,800,924	\$330,000	284
On the Market	336	\$195,990,440	\$250,000	348



Gillespie County In-town Lots

In-Town Lots	#	Volume	Median Price	Days on Market
Sold	5	\$589,000	\$69,500	832
Under Contract	3	\$465,600	\$54,500	281
On the Market	105	\$8,137,890	\$54,600	865



2010 Real Estate Forecast
 While 2009 continued to show the effects of the recession, most are predicting a rebound in 2010. It is expected that interest rates will climb into the 6-7% range this year and the demand for an investment safe from inflation will start the trend out of a buyer's market and into a seller's market.

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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