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BEST BEST BEST BEST BEST BEST BEST BEST BEST
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2006 2008 2009 2010 2011 2012 2013 2014 2015



4BR | 4.1BTH | 3LA | 4GAR | Pool/Boat House/Guest House—\$1,479,000
1213 Shahan Prairie Road, Little Elm —1.87 Acres/850’ Shoreline
3,436 sq. ft. Main House/672 sq. ft. Guest House—Built in 1998

One of a kind property on a peninsula on Lake Lewisville with approximately 850’ of shoreline and 1.87 acres. The listing includes the Main House, Guest House and Boat House. The Main House offers views all around and 3BR/3.1BTH/2LA/4CAR and the Guest House offers 1BR/1LA/1BTH. There are 2 wells & 2 septic systems on the property. The Main House features Geothermal HVAC and a Rumsford fireplace. Many updates and upgrades! For a private showing call Judi Wright at 214-597-2985 or email Judi at judiwright@ebby.com



School is Out & Summer Is Almost Here!

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So hard to believe that June is already here! Real estate continues to be busy (it’s that time of the year), but sales in certain areas and price ranges have slowed down as more inventory has come on the market.

Here are some stats on locale cities through April and Year to Date:

April 2016
Frisco Sales—300/Average sales price—\$424,066/\$135/sq. ft. Homes are selling at 99% of asking price with 37 DOM—2.0 months of inventory on hand.

Allen Sales—127/Average sales price—\$378,040/\$130/sq. ft. Homes are selling at 99% of asking price with 28 DOM—1.7 months of inventory on hand.

Plano Sales—303/Average sales price —\$388,760/\$133/sq. ft. Homes are selling at 99% of asking price with 27 DOM — 1.4 months of inventory on hand.

YTD Sales 2016
Frisco—Sales are down 10% from the previous period last

year (probably due to inventory shortages) . The average rice is 12% higher than last year and the price per sq. ft. is 10% higher. There is a 16% longer time on market than the previous year (because of prices rising most likely) and 36% more inventory this year vs. last (more homes both new and pre-owned are coming on the market.

Allen— Sales are up 12% vs. the previous year at this same time and the average price is up 17% vs. last year at this time. The price per sq. ft. is 11% higher, and the average DOM has shrunk by 24% vs. last year., still there is 4% more inventory than last year.

Plano— Sales were even vs. last year, the average price is up 11% and the price per sq. ft. is up 8% over last year. Still, DOM grew by 13% and homes for sale grew by 21% vs. last year.

The market is experiencing a boom in most areas below the \$400K price range, but it is considerably slower (more normal) for homes in the \$400K—\$750K price range.

In the \$750K and above price range, sales have slowed down. In some neighborhoods it is particularly noticeable that listings are coming on the market and nothing is selling.

Comps, of course, vary by neighborhood within a city and by house. If you are interested in an updated valuation on your home, just give us a call. We study the trends and work hard to make sure that our clients properties are priced right to sell (not too high and not too low). Watching trends and analyzing them help us to help our clients properly price their home. Prices are still high, just not sky high, sell in 3 days high.

Unfortunately 2015 was a crazy year in real estate and I am sure you noticed a valuation increase for your property. (I pulled comps for many of you to help you protest!). Hopefully 2016 won’t be exactly the same. Don’t hesitate to call us if we can help in any way, that is what we are here to do. Call us at 214-597-2985—it’s like the easy button for real estate!





5BR | STUDY | 5.1BTH | 3LAS | 3GAR | 4,829 SQ FT | BLT IN 2013—\$800,000

6404 Silver Stream Lane, Frisco, TX—Sheridan @ Phillips Creek Ranch

Outdoor Living Area w/FP & Arbor—Projector & Screen in Media Remain

Belcraire beauty in Phillips Creek Ranch. 5BR's (2 on 1st floor), 5.1BTHS, 3 LA's (Game & Media) and Study. Chef's Kitchen is open to Family Room featuring a beautiful stone fireplace focal point. Extensive hard wood flooring (inc. stairs), iron balusters, vaulted ceilings, decorator paint & lighting, granite, decorator B/S, SS appliances and more. Fantastic open floor plan! Master bedroom is beautiful with beamed, vaulted ceiling and Master Bath is spa-like! Outdoor living area with covered arbor and built-in fireplace. For a private showing call Judi Wright at 214-597-2985.



5BR | 4.1BTH | 3LAS | 3GAR | Pool/Spa/Golf Course—

4,133 SQ FT | POOL | BLT IN 2001—\$925,000

4817 Augusta Drive, Frisco, TX—Gated & Guarded Stonebriar Village

Elegant beauty on the #8 hole of Stonebriar's private Country Club golf course featuring wide open, light & bright rooms with beautiful views to the back yard pool/spa and golf course. Designed for entertaining, French Doors open to the back yard and golf course from the Master Bedroom Family Room, Formal Living Room and Breakfast Room. Updated Master Bath, and more updates including: Granite, wood, new HVAC, Monier lifetime roof, pool remodel, HVAC (2 replaced '09/1 replaced '15), icemaker+ +! For a private showing call Judi Wright at 214-597-2985.

JUST LISTED



**3149 Seneca, Frisco—Pool/Spa
5BR/STUDY/4.1BTH/3LA/3CAR
Stonebriar Park—\$900,000**

JUST LISTED



**5641 Fairfax, Frisco—Outdoor Liv.
3BR/STUDY/3.1BTH/2LA/3GAR
Stonebriar Park—\$775,000**

JUST LISTED



**3525 Turtle Creek #3b, Dallas
2BR/2BTH/2GAR —Luxury High Rise
3525 Condominiums—\$535,000**

JUST LISTED



**13469 Stanmere, Frisco
5BR/STUDY/4BTH/3CAR
Cypress Creek—\$510,000**

PENDING



**8 Harbour Town Court, Frisco
4BR/Study/4BTH/3LA/3GAR
Stonebriar—\$800,000**

PENDING



**5700 Southern Hills, Frisco
4BR/3.1BTH/3LA/2GAR/Out. Liv.
Stonebriar—\$650,000**

SOLD



**1828 Canyon Court, Allen
4BR/3.5BTH/3LA/2GAR
Twin Creeks w/Pool/Spa**

SOLD



**1095 Arches Park, Allen
4BR/2.1BTH/2LA/2GAR
Waterford Parks**

PENDING



**5176 Lakehill Blvd, Frisco
4BR/3.1BTH/3LA/3GAR
Lakes on Legacy/Lakehill**