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# Fulbrook Housing Report

## Fulbrook- Year in Review

Fulbrook, and other high-end communities, could not escape the effects of the down market that punished homes priced in the \$500,000 to \$1 million range. The good news is that we expect this to change in 2010 as Buyers take advantage of this "buying opportunity" and Lenders resume their appetite for Jumbo Loans. However, some existing supply will need to be absorbed first. So, we don't anticipate a turnaround until after mid-year.



The good news is that Fulbrook is one of the finest estate lot communities in the Houston area, and quality tends to weather the storm better and rebound quicker. At the moment, supply appears to be the major obstacle to creating upward momentum in Fulbrook. Once this is absorbed, a healthier market should reappear. Here are the facts for 2009:

- 12-homes Sold resulting in a total volume of \$6,236,000
- The average Sales Price was \$519,708
- The average price per square foot for all homes Sold was \$139
- The average price per square foot sold in Bessie's Creek was \$110
- The average price per square foot sold in the Custom Section was \$162
- There are currently 13-homes Available on the market
- The average List Price of the Available homes is \$199 per square foot

Again, we anticipate a continuation of a slower market until mid-year, then a rebound. For Sellers it's a time to be patient, and if you need to sell, to be realistic and price homes to the true market. For Buyers though, this is an ideal time to be taking advantage of this opportunity that a superb community such as Fulbrook offers.



## Active Homes on the Market

Property Type: SingleFamily Status: Active

Subject Property	MLS#	Address	BR	Bths	# Gar	Pool	Lot SqFt	Bldg SqFt	Yr	List Price	LP/ SF
	<a href="#">80334110</a>	5503 FULBROOK SHORES TRACE	4	3/0	3	N	0	3,666	2008	\$585,000	\$159.57
	<a href="#">55543449</a>	5542 FULBROOK SHORES TRCE	3	3/1	3	N	48,352	3,245	2006	\$595,000	\$183.36
	<a href="#">5935825</a>	4519 BOX TURTLE	4	3/1	4	N	44,697	4,350	2007	\$625,000	\$143.68
	<a href="#">118371</a>	31810 CHURCHILL FIELD LANE	3	3/0	3	N	54,450	4,026	2000	\$650,000	\$161.45
	<a href="#">897074</a>	5034 HARRIS WOODS TRACE	4	3/1	3	N	45,302	4,405	2007	\$725,000	\$164.59
	<a href="#">3363648</a>	4819 HARRIS WOODS TRACE	5	5/0	3	N	48,991	4,550	2007	\$749,000	\$164.62
	<a href="#">67674014</a>	31818 CHURCHILL FIELD LN	4	3/2	3	Y	74,923	5,351	2000	\$798,000	\$149.13
	<a href="#">82196833</a>	31602 CHURCHILL FIELD LN	4	3/1	3	N	98,446	4,123	2007	\$849,000	\$205.92
	<a href="#">80735809</a>	31503 BLUE HERON LN	3	3/2	3	Y	59,677	4,019	2003	\$895,000	\$222.69
	<a href="#">6570608</a>	32102 FULBROOK COMMONS	4	4/1	3	N	60,548	4,265	2008	\$900,000	\$211.02

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