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Fulbrook Housing Report

Fulbrook Housing Report for January

The lending crises, instability in the oil sector and a slow economy have all affected the higher end home market. Fulbrook has not been immune and has a somewhat higher than normal number of homes on the market.

Currently there are 12 homes with an average List Price of \$200 per square foot.

The good news is that the house in Fulbrook Shores went under Contract in January. This is a good way to start the year and will help reduce the amount of inventory. However, the Sales Price per square foot will be considerably less than that of those on the market.



MLS Houston Association of REALTORS®

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
	55543449	5542 FULBROOK SHORES TRCE	3	3/1	3	N	48,352	3,245	2006	\$595,000	\$183.36
	5935825	4519 BOX TURTLE	4	3/1	4	N	44,697	4,350	2007	\$600,000	\$137.93
	118371	31810 CHURCHILL FIELD LANE	3	3/0	3	N	54,450	4,026	2000	\$650,000	\$161.45
	897074	5034 HARRIS WOODS TRACE	4	3/1	3	N	45,302	4,405	2007	\$699,000	\$158.68
	46410946	4819 HARRIS WOODS TRACE	5	5/5	3	N	48,991	4,550		\$725,000	\$159.34
	67674014	31818 CHURCHILL FIELD LN	4	3/2	3	Y	74,923	5,351	2000	\$798,000	\$149.13
	82196833	31602 CHURCHILL FIELD LN	4	3/1	3	N	98,446	4,123	2007	\$849,000	\$205.92
	80735809	31503 BLUE HERON LN	3	3/2	3	Y	59,677	4,019	2003	\$895,000	\$222.69
	6570608	32102 FULBROOK COMMONS	4	4/1	3	N	60,548	4,265	2008	\$900,000	\$211.02
	11350545	31619 CHURCHILL FIELD LN	4	5/1	4	N	66,211	5,407	2002	\$1,050,000	\$194.19
	21045332	31402 LOWER OXBOW TRACE	4	5/0	3	Y	142,005	5,040	2004	\$1,400,000	\$277.78
	52137506	4419 UPPER OXBOW TRACE	4	4/1	3	Y	101,059	5,821	2006	\$1,800,000	\$309.23
		Average	4		3		70,388	4,550		\$913,416	

Number of Properties: 12
(Average ListPrice / Average SqFt) : (913416 / 4550) = \$ 200.75

Pending

Property Type: SingleFamily Status: Pending

Subject Property	MLS#	Address	BR	Bths	# Gar	Pool	Lot SqFt	Bldg SqFt	Yr	List Price	LP/ SF

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