

Real Estate | Cedar Park and Leander

Statistics for homes sold Jan 2008 – Dec 2008

Price range	Homes sold		Average days on market	
	CLN	CLS	CLN	CLS
< \$100,000	18	6	75	55
\$100,000-\$149,900	412	98	47	45
\$150,000-\$199,900	384	281	57	56
\$200,000-\$299,900	123	435	89	74
\$300,000-\$399,900	34	99	108	91
\$400,000-\$499,900	13	23	115	116
\$500,000-\$749,900	12	13	144	153
\$750,000-\$999,900	2	4	96	157
\$1 million +	1	4	287	190

Home sales

Year	Total Homes sold		Average price	
	CLN	CLS	CLN	CLS
2008	999	963	\$176,945	\$232,482
2007	1,196	1,080	\$167,671	\$232,165

Month	Homes sold		Average price	
	CLN	CLS	CLN	CLS
February 2009	42	37	\$157,524	\$228,434
January 2009	46	37	\$208,860	\$219,442
December 2008	66	57	\$168,044	\$209,455
November 2008	50	43	\$177,921	\$211,136
October 2008	63	46	\$150,000	\$226,055
September 2008	84	94	\$161,907	\$229,304
August 2008	88	99	\$178,703	\$238,144
July 2008	88	94	\$187,212	\$227,037
June 2008	101	99	\$169,592	\$231,780
May 2008	95	102	\$182,974	\$285,514
April 2008	89	86	\$186,506	\$261,348
March 2008	89	98	\$181,067	\$259,511

Statistics provided by Realtor Nason Hengst. To contact Hengst, call 512-775-7900 or e-mail him at nasonh@remax.net. www.NasonHengst.com.

Beginning in 2007, the Cedar Park/Leander area was changed from Multiple Listing Service area CL, which included all of Leander and Cedar Park, to MLS areas CLN and CLS, divided by RM 1431. CLN includes most of Leander, while CLS includes most of Cedar Park.

Builders contact information

BUILDER	PHONE	WEBSITE
Buffington Signature Homes	579-4800	www.buffingtonsignaturehomes.com
Buffington Texas Classic Homes	732-2825	www.mytexasclassic.com
Centex	260-0289	www.centexhomes.com
D.R. Horton	345-4663	www.drhorton.com
David Weekley Homes	821-8800	www.davidweekleyhomes.com
Drees Custom Homes	241-7100	www.dreeshomes.com
Eaglewood Homes	819-0085	www.eaglewoodhomes.com
Fairway View Homes	219-0340	www.fairwayviewhomes.com
Gehan Homes	330-9366	www.gehanhomes.com
Grand Haven Homes	472-1105	www.grandhavenhomes.net
Highland Homes	834-8429	www.highlandhomes.com
KB Home	800-524-0037	www.kbhome.com
Lennar	418-0258	www.lennar.com
Mercedes Homes	733-9797	www.mercedeshomes.com
Meritage Homes	610-4800	www.meritagehomes.com
Newmark Homes	418-5400	www.newmarkhomes.com
Pacesetter Homes	507-1059	www.pacesetterhomestexas.com
Perry Homes	800-247-3779	www.perryhomes.com
Plantation Homes	713-952-6767	www.plantationhomes.com
Pulte Homes	866-785-8325	www.pulte.com
Silverado 601	901-9800	www.bellamygardenhomes.com
Standard Pacific Homes	451-1966	www.standardpacifichomes.com
Streetman Homes	329-9966	www.streetmanhomes.com
Wilshire Homes	502-2050	www.wilshire-homes.com

Information current as of February 2009. Prices, builders and availability subject to change. Although Community Impact Newspaper made every effort to ensure the accuracy of this information, check with individual builders and developers directly.



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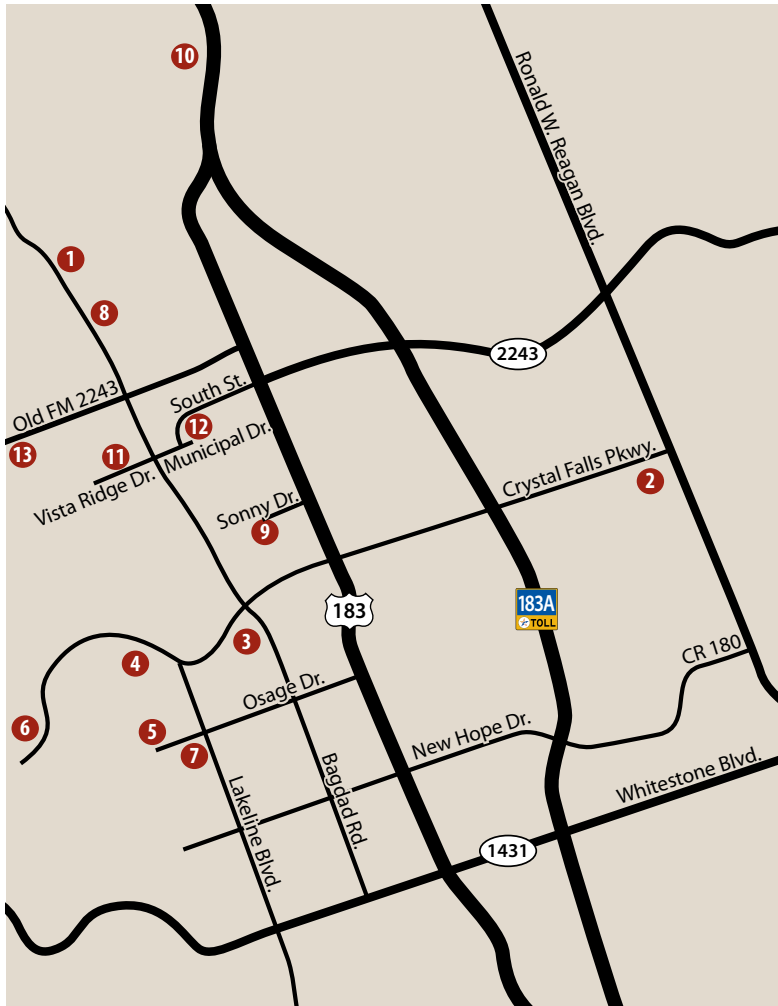


DEVELOPMENT	PRICE RANGE (in thousands)	SQ. FT.	AMENITIES	BUILDERS
1 Avery Ranch - Avery Commons condominiums	\$150s-\$190s	1,090-1,654	HOA*, gated community, structural insurance, exterior maintenance	D.R. Horton
2 Avery Ranch - The Highlands at Granite Shoals	\$210s-\$240s	1,700-2,648	HOA*, three pools, tennis courts, basketball court, volleyball court, hike and bike trails, public golf course	D.R. Horton
3 Avery Ranch - The Landing	\$250s-\$300s	2,036-3,168	HOA*, three pools, tennis courts, basketball court, volleyball court, hike and bike trails, public golf course	D.R. Horton
4 Bella Vista	\$370s-\$470s	2,800-4,500	HOA*, pool, playscape	Wilshire Homes
5 Bellamy Garden Homes	\$270s-\$360s	1,360-2,400	Gated entry, all exterior maintenance, yard maintenance, exterior insurance	Silverado 601
6 Caballo Ranch	\$240s-\$310s	2,030-3,289	N/A	Buffington Signature Homes
7 Cedar Park Town Center	\$160s-\$230s	1,308-2,319	HOA*, pool, amenity center, hike and bike trails	D.R. Horton
8 Creekview	\$190s-\$200s	1,508-2,402	HOA*, pool, park	D.R. Horton
9 Cypress Canyon Preserve at Deer Creek Ranch	\$380s-\$700s	3,464-4,322	HOA*, park, two pools, playscape, basketball court	Standard Pacific

DEVELOPMENT	PRICE RANGE (in thousands)	SQ. FT.	AMENITIES	BUILDERS
10 Cypress Canyon Vistas at Deer Creek Ranch	\$180s-\$400s	1,556-3,500	HOA*, park, two pools, playscape, basketball court	Standard Pacific
11 The Enclave at Silver Oak	\$220s-\$360s	1,855-3,719	HOA*, two swim centers, community center, basketball court, volleyball court, hike and bike trails	Grand Haven Homes
12 Forest Oaks	\$270s-\$350s	2,030-3,694	HOA*, two pools, picnic area, hike and bike trails	Buffington Signature Homes
13 Palomino Park (West Park Estates II)	\$210s-\$300s	1,900-3,100	N/A	Pacesetter Homes
14 Paradiso Villas	\$170s-\$250s	1,518-2,432	HOA*, pool	Newmark Homes
15 Pearson Place at Avery Ranch (opening December 2009)	\$250s-\$400s	1,800-4,000	Pool, playscape, tennis court	David Weekley Homes, Pulte Homes, Streetman Homes
16 Preserve at Gann Ranch	\$170s-\$260s	1,760-3,001	HOA*	Eaglewood Homes
17 Ranch at Brushy Creek	\$240s-\$580s	1,800-5,500	Pool, playscape, sand volleyball courts, basketball court, pavilion, walking trails within a 14-acre park, some gated lots	Drees Custom Homes, Grand Haven Homes, Highland Homes, Mercedes Homes, Meritage Homes, Newmark Homes
18 Red Oaks	\$230s-\$440s	2,000-4,200	Park, playscape, pool, pavilion, sports court	David Weekley Homes, Lennar, Newmark Homes
19 The Reserve at Twin Creeks	\$330s-\$850s	2,800-6,200	HOA*, hike and bike trails, membership to Twin Creeks Country Club (includes water park, heated lap pool, aerobics room, weight room, childcare center)	Fairway View Homes
20 Silverado Ranch	\$160s-\$300s	1,585-5,211	HOA*, park, junior Olympic swimming pool, rock climbing wall for kids, gazebo, pavilion, playscape	KB Home
21 Sunrise Ridge at Twin Creeks condominiums	\$180s-\$290s	1,400-2,500	HOA*, hike and bike trails, membership to Twin Creeks Country Club (includes water park, heated lap pool, aerobics room, weight room, childcare center), maintenance fees included	Fairway View Homes
22 Walsh Trails	\$210s-\$350s	1,781-3,800	HOA*, tunnel connecting hike and bike trails and parks	David Weekley, Gehan Homes, Wilshire Homes
23 Westside Preserve	\$200s-\$310s	1,676-4,570	HOA*, two pools, hiking trails, boat and RV storage, playscapes, tennis court, basketball court, volleyball court, nine neighborhood parks, more than 200 acres of greenbelts and 160 acres of preserves	David Weekley Homes, Meritage Homes, Newmark Homes
24 Whitestone Oaks	\$250s-\$350s	2,000-3,800	HOA*, pool, amenity center, playscape, pavilion, sport court, hike and bike trails	Highland Homes

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DEVELOPMENT	PRICE RANGE (in thousands)	SQ. FT.	AMENITIES	BUILDERS
1 Benbrook Ranch	\$140s-\$180s	1,300-2,400	HOA*, pool, amenity center, city park in neighborhood	D.R. Horton
2 Cold Springs	\$150s-\$310s	1,534-4,583	Park, playscape, pool, hike and bike trails, stocked fishing pond	Buffington Texas Classic Homes, Centex, Mercedes Homes
3 Crystal Falls - The Boulders	\$230s-\$280s	2,500-3,200	HOA*, private park, tennis courts, junior Olympic pool, resort-style pool, splash 'n' play park, disc golf course, soccer field, picnic area, playscape, stocked fishing pond	Gehan Homes

DEVELOPMENT	PRICE RANGE (in thousands)	SQ. FT.	AMENITIES	BUILDERS
4 Crystal Falls - The Fairways	\$300s-\$550s	2,400-4,200	HOA*, gated community, private park, tennis courts, junior Olympic pool, resort-style pool, splash 'n' play park, disc golf course, soccer field, picnic area, playscape, stocked fishing pond	David Weekley Homes, Mercedes Homes
5 Crystal Falls - The Estates at the Highlands	\$410s-\$590s	3,500-7,000	HOA*, private park, tennis courts, junior Olympic pool, resort-style pool, splash 'n' play park, disc golf course, soccer field, picnic area, playscape, stocked fishing pond	Perry Homes
6 Crystal Falls - Grand Mesa	\$700s-\$1,000	4,000-7,000	HOA*, gated community, private park, tennis courts, junior Olympic pool, resort-style pool, splash 'n' play park, disc golf course, soccer field, picnic area, playscape, stocked fishing pond	Perry Homes
7 Crystal Falls - The Highlands	\$230s-\$540s	2,200-3,794	HOA*, private park, tennis courts, junior Olympic pool, resort-style pool, splash 'n' play park, disc golf course, soccer field, picnic area, playscape, stocked fishing pond	David Weekley Homes, Drees Custom Homes, Mercedes Homes, Perry Homes
8 Estates of North Creek	\$130s-\$170s	1,395-1,940	Park	Eaglewood Homes
9 Magnolia Creek	\$190s-\$220s	1,855-2,936	Amenity center (under construction)	American Premiere Homes (re-organizing under Chapter 11)
10 Summerlyn	\$110s-\$220s	1,230-3,122	HOA*, pool, playscape	Lennar, Pulte Homes
11 Vista Ridge	\$140s-\$190s	1,400-3,031	HOA*, junior Olympic swimming pool, playscape	Plantation Homes
12 Westview Meadows	\$100s-\$160s	1,111-2,652	Private park, pool, playscape, covered pavilion, half-court basketball	Centex
13 Westwood	\$110s-\$180s	1,234-3,728	HOA*, barbecue pit, park, pool	KB Home

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