



## Where to Buy Next

D Magazine March 2007

Dallas-Fort Worth real estate values are all over the map. Turns out we have the map. Here are 10 neighborhoods to watch, either because they're hot-or not.

### **HOT**

#### **Park Cities**

As always, median price jumped 14 percent, to the highest in the area, at \$830,000. Teardowns and new additions continue to increase in value and the school district is a draw.

#### **Lovejoy ISD**

This northeastern suburb adjacent to Allen had a drop of 3 percent in median price, to \$275,500, but it's a good place to sell quickly, with an average of only 39 days on the market, least in the map area.

#### **Princeton ISD**

Also northeast, next to Lovejoy and drought-stricken Lake Lavon. Growth in this direction has paid off to produce a handsome 23 percent increase, to \$120,270.

#### **Farmersville**

This far northeastern suburb on the eastern shore of Lake Lavon boasts the area's top increase—36 percent—in median price, to \$118,640. It may be the place to go when McKinney is too full.

#### **Kennedale**

This Tarrant County neighborhood saw its median price shoot up 24 percent, to \$158,420. With the northeastern burbs of Fort Worth getting more crowded, the Arlington area sports better deals.

#### **Plano**

This northern suburb saw home prices increase a modest 2 percent, but total sales hit a chart-topping 4,194, not counting Southeastern Denton County at 4,490. Good city planning helps this once-hottest market continue to grow.

#### **Southlake**

Highest median price, after the Park Cities, at \$490,000—a 6 percent rise from 2006. Credit suburban schools and championship football. Neighboring Colleyville is third on our map area, at \$402,150.

## Energy Checklist

**Windows**—Check for loose or leaky panes, identify single-paned windows and replace.

**Light Bulbs**—Replace incandescent bulbs with compact fluorescent bulbs. They mimic the glow of incandescent, but uses less energy—and last up to 10 times longer.

**Air Filters**—Replace dirty air filters once a month. Dirty filters make your air-conditioning system work harder.

**Fresh Air**—Open the windows and enjoy fresh air.

**Programmable thermostat**—will adjust your homes temperature automatically when no one is there.

**Vacuum**—Under & behind the refrigerator and freezer to remove dust build-up that decreases efficiency.

**Energy Star**—Buy energy star certified model appliances. They use less energy and are worth the purchase price.

To remove your name, E-Mail us at [info@RyanRealEstateGroup.com](mailto:info@RyanRealEstateGroup.com)

May 2007



Justen



Larry



Wayne



Jim



Kristin



Jill



Cheryl



## We Have Changed Our Name

To better serve our clients, we have changed our team name to the **Ryan Real Estate Group**. We felt this was necessary to properly market our clients homes to the resale market. However, we are still using the TexInvestors name as an extension of the Ryan Real Estate Group for investment marketing purposes.

## Where to Buy Next Continued..

### **COLD**

#### **Oak Lawn**

Median sales price down 21 percent. The older, upscale gay population is moving into North Oak Cliff. Where are the replacements?

#### **Wilmer-Hutchins**

Houses in this far southeast neighborhood lay unwelcome claim to longest days-on-market, an average of 205. The median price of \$53,000 was a drop of 30 percent from last year, a continuing decline due in part to the troubled school district.

#### **The Colony**

Zero increase on home value of \$133,380 from 2005 to 2006. As the urban fringe expands, areas that a few years ago were hot tend to stagnate.

#### **South Oak Cliff**

Decrease in sales price of 10 percent, while its more buzz-worthy neighbor, North Oak Cliff, was off 1 percent. Will the new inland port and the Trinity development kick this area back to life?

#### **Royse City**

Not-so-hot I-30 eastbound exodus, with a 5 percent drop in sales price, to \$130,080. Builders have overpopulated the area with subdivisions and have lowered prices of homes to stay competitive.

#### **Blue Ridge ISD**

Although just north of Farmersville, this is a weak performer with an 11 percent drop in median price, to \$80,500. Seekers of a country lifestyle are choosing other towns such as Trenton and Leonard in Fannin County to avoid Collin County's high tax.

#### **Fort Worth Rosedale**

It's no great recommendation to register the lowest median price in the area—\$37,000. But that's 6 percent better than last year, and tremendous western growth in Tarrant County may continue to add value.

## Successful Real Estate Investing Class

Join the Ryan Real Estate Group at Collin County Community College for our newest class "Successful Real Estate Investing". This is a 4 week class beginning on Thursday, May 24th from 6:30 to 9:30 p.m.