



# Forest Hills

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# The Reporter

FEBRUARY 2008 ISSUE

## FH REAL ESTATE MARKET HOLDS ITS OWN

*by Jenny Capritta, RE/MAX About Dallas*

Most of us have heard the gloom and doom reported on the sub prime lending crisis and subsequent decline in home values in many areas of our nation. Fortunately, White Rock Lake real estate has remained robust in spite of the general market conditions.

Inventory remains low while interest rates have decreased to levels not seen in years.

Forest Hills provides diversified housing, expansive lots, towering trees and a neighborhood feeling so often not felt in suburbia. Many of the 2007 home sales were purchased by relocating downtown employees who sought a short commute and an urban oasis. The beginning of 2008 shows signs of improvement as the MLS reports many pending sales and a slight decrease in the days on market.



### MLS stats for 2007 in Forest Hills:

Average days on market.....	95
Average price per foot.....	\$193
Highest price per foot.....	\$322
Average square feet.....	2918
Minimum square feet .....	1249
Maximum square feet .....	5523
Total properties sold.....	40

### Sales Price % of List Price

Minimum .....	88%
Maximum .....	102%
Average .....	97%





















