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The sign of the times....

Garden Oaks Real Estate Report (3rd Qtr 2003)

Sec	Closed	Street	YearBuilt	SF	List	Sales	DOM	Sold/SF	LotSize
1	7/8/03	W. 30th	1940	1595	123,854	110,000	246	68.97	16,443
1	7/24/03	W. 43rd	1945	1337	189,000	186,300	12	139.34	7,280
1	8/7/03	W. 32nd	1940	1792	279,000	266,000	119	148.44	12,600
1	8/12/03	W. 33rd	2003	3300	579,000	580,000	201	175.76	14,790
1	8/14/03	W. 30th	1945	1738	184,854	175,000	156	100.69	12,525
1	8/22/03	W. 34th	1941	1300	229,000	229,000	55	176.15	13,600
1	9/4/03	W. 32nd	1939	1724	224,900	217,500	104	126.16	13,793
1	9/10/03	W. 32nd	1940	1773	249,500	255,000	12	143.82	14,186
1	9/30/03	W. 31st	1952	1220	169,900	156,400	153	128.20	13,523
Average:						\$ 241,689	118	\$ 134.17	13,193
2	7/18/03	W. 38th	1939	1360	224,000	218,900	38	160.96	14,900
2	7/24/03	W. 41st	1938	2168	209,854	220,000	9	101.48	14,320
2	8/26/03	W. 39th	1950	2277	229,000	185,000	26	81.25	16,200
2	9/15/03	Sue Barnett	1945	1835	219,500	212,000	132	\$ 115.53	13,500
Average:						\$ 208,975	51	\$ 114.81	14,730
3	7/1/03	Sue Barnett	1950	2136	199,900	190,000	2	88.95	18,666
3	7/30/03	Lamonte	1944	1994	215,000	231,000	8	115.83	12,205
3	8/29/03	Lamonte	2002	2932	424,854	412,500	37	140.69	9,424
Average:						\$ 277,833	16	\$ 115.16	13,432
4	7/25/03	Althea	1941	1084	139,500	134,000	45	123.62	6,511
4	7/25/03	Lamonte	1942	1392	239,000	248,000	154	178.16	8,245
4	8/14/03	W. 42nd	1940	1620	214,854	217,200	7	134.07	10,891
4	8/29/03	Sue Barnett	1942	945	149,900	149,900	4	158.62	14,720
Average:						\$ 187,275	53	\$ 148.62	10,092
5	7/2/03	Sue Barnett	1946	1817	229,854	205,000	261	112.82	9,960
5	7/15/03	Lamonte	1946	1383	169,854	172,150	29	124.48	6,210
5	8/29/03	Gardenia	1947	1594	159,900	149,500	167	93.79	9,160
5	9/5/03	Lamonte	1946	1203	159,854	160,000	130	133.00	6,840
5	9/12/03	W. 42nd	1944	900	149,900	138,000	151	153.33	7,260
5	9/23/03	Gardenia	1946	968	148,000	135,000	55	139.46	9,548
5	9/25/03	Lamonte	1960	1365	191,000	182,000	16	133.33	8,630
Average:						\$ 163,093	116	\$ 127.17	8,230