



Trish Ricklefsen, ABR, MBA Realtor®

Keller Williams Realty · Houston Metropolitan

550 Post Oak Blvd, Suite 350 · Ofc: 713.621.8001 · Fax: 832.618.1608

Cell: 281.733.1003 www.har.com/trish_ricklefsen@houston.rr.com

Keller Williams Metropolitan offers more POWER behind every listing: over 240 agents in the Post Oak office alone, 14 offices city-wide, and my personal networking connections. Call to list your home and receive high-level exposure to buyers, professionalism and my personal attention.

EXPECT MORE. A commitment to exceptional marketing to give you exposure to the target market that will give you results you expect.

CONFIDENCE IN YOUR DECISION. Call me today for superior customer service and results that sell your home **FAST**.

If you or anyone you know is interested in buying or selling real estate, call Trish Ricklefsen for professional real estate service.

The sign of the times....

Garden Oaks Real Estate Report (1st Qtr 2004)

Sec	Street	Closed	SF	Yr Built	\$ Sales	DOM	Sold/ SF	Lot
1	W. 30th	01/22/04	1,487	1940	225,000	1	151	12,800
1	W. 32nd	01/30/04	1,363	1939	162,000	160	119	14,151
1	W. 34th	02/06/04	1,326	1940	115,000	10	87	16,740
1	W. 32nd	02/25/04	1,522	1940	213,928	7	141	14,000
1	W. 31st	03/17/04	1,830	1945	246,880	43	135	14,000
Average:			1,506		\$ 192,562	44	\$ 127.90	14,338
2	W. 41st	01/16/04	1,500	1939	189,000	37	126	13,500
2	W. 39th	02/26/04	2,267	1940	230,831	9	102	14,850
Average:			1,884		\$ 209,916	23	\$ 111.45	14,175
3	Lamonte	01/22/04	792	1940	189,900	5	240	16,110
3	W. 43rd	02/23/04	2,036	1941	225,500	4	111	12,160
3	W. 43rd	03/05/04	1,210	1940	139,018	1	115	11,625
3	W. 43rd	03/26/04	1,615	1940	187,000	28	116	12,084
Average:			1,413		\$ 185,355	10	\$ 131.15	12,995
4	W. 41st	01/27/04	1,950	1940	223,000	131	114	12,753
4	Sue Barnett	01/28/04	1,158	1941	159,500	68	138	9,630
4	Sue Barnett	02/13/04	1,372	1942	161,000	21	117	10,080
4	W. 42nd	03/12/04	802	1940	123,000	1	153	7,267
Average:			1,321		\$ 166,625	55	\$ 126.18	9,933
5	Gardenia	01/12/04	1,406	1947	180,900	11	129	9,330
5	Sue Barnett	01/22/04	1,847	1946	255,000	174	138	7,800
5	W. 42nd	03/02/04	1,419	1947	181,500	147	128	9,790
5	Lamonte	03/15/04	1,436	1947	135,000	169	94	7,610
5	W. 42nd	03/31/04	1,306	1948	189,900	135	145	9,900
Average:			1,483		\$ 188,460	127	\$ 127.10	8,886

New or Recent Construction

Sec	Street	Closed	SF	Yr Built	\$ Sales	DOM	Sold/ SF	Lot
1	W. 30th	02/05/04	3,585	2001	390,000	139	109	13,817
1	W. 32nd	02/20/04	2,739	2003	430,000	41	157	14,720
1	W. 34th	03/01/04	2,838	2002	409,500	18	144	12,480
Average:			3,054		\$ 409,833	66	\$ 134.20	13,672

DOM - Days on Market Call 281.733.1003 if you have any questions or suggestions.

Give your home an *EDGE* on the competition.

Call today for information on a FREE ONE YEAR Home Buyer's Warranty.

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R E A L T Y

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