

# THE REAL ESTATE REPORT

The Hudson Team



APRIL 2024

## COLLEGE STATION REAL ESTATE - THE INFLATION FIGHTER!

The new inflation data has arrived and it's not good. March inflation was up 3.5% over prior year, which means the \$1 bill that's been laying crumpled up on top of your dresser for the last year, is now only worth 96.5 cents. It also means hopes for a June interest rate cut are dashed. Now the good news. If that same \$1 bill had been invested in College Station real estate for the last year, it would now be worth \$1.10, as local home prices are up 10% from March 2023. That's how you fight inflation! By the way, go ahead and bank (no pun intended) on an interest rate reduction a few months prior to the November presidential election. You know how that game works!

### LIFE IN B/CS

#### April Spotlight: Billy's Grill and Bar

Billy's Grill and Bar in Bryan, Texas, is a beloved dining destination offering a unique blend of Southern hospitality, mouthwatering cuisine, and a welcoming atmosphere. Located in the heart of Bryan, this local gem has been satisfying appetites and creating memories for years.



## 2024 RES ANNUAL SALES BY PRICE RANGE

	JAN - MAR	APR - JUN	JUL - SEP	OCT-DEC
\$49,999 - \$99,999	14	-	-	-
\$100,000 - \$199,999	61	-	-	-
\$200,000 - \$299,999	268	-	-	-
\$300,000 - \$399,999	193	-	-	-
\$400,000 - \$499,999	93	-	-	-
\$500,000 - \$599,999	43	-	-	-
\$600,000 - \$699,999	31	-	-	-
\$700,000 - \$799,999	15	-	-	-
\$800,000 +	39	-	-	-

## BRYAN - COLLEGE STATION MARKET STATISTICS FOR MARCH 2024

**Sales Closed: 328**

**Total Sales Volume: \$132,123,000**

**Average Sales Price: \$402,814**

**Average Days on Market: 119**

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## PERSONAL NOTE

Our real estate team has had an awesome first quarter, having sold more than 50 homes so far in 2024. I am very proud of how hard everyone has worked to serve our clients. The dedication and commitment have truly paid off, bringing smiles to the faces of many new happy homeowners. As we continue on this successful journey, I am confident that our team will only grow stronger and more successful in the future. Let us know how we can help in your real estate journey!



### KENDRA HUDSON

OWNER | BROKER

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**5-STAR ZILLOW REALTOR  
BRYAN/COLLEGE STATION**



**THE  
HUDSON TEAM**

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