

THE B/CS REAL ESTATE REPORT

The Kendra Hudson Newsletter



June 2024

BCS MID-YEAR REAL ESTATE UPDATE

So as we approach the midpoint of calendar year 2024, I thought I would provide a mid-year market update. Right out of the gate, let me start by saying our team is busy in a good way. Our Realtor team of just 3 agents, has sold 102 homes as of June 15th. This represents significant growth from this time a year ago. During 2023, many home buyers and sellers were simply watching the market and adjusting to the shift in interest rates. This year, more houses are selling, and at higher prices. In related news, I came across an interesting data point recently. The average price of a home sold in Bryan College Station has more than doubled since 2013. From \$199,000 in May 2013, to \$401,000 last month. The math is easy on this one, as local homes have averaged 9% appreciation, annually for the last 11 years. In the reasonably near future, mortgage interest rates will finally tick down, albeit moderately and over time. This will only enhance the pace and tempo of our already healthy market.

LIFE IN B/CS

June Spotlight: Austin's Colony

Austin's Colony in Bryan, Texas, is a vibrant and historical community that reflects the rich heritage of the state while offering modern amenities and a strong sense of community. Located in the Brazos Valley, Austin's Colony is named after Stephen F. Austin, known as the "Father of Texas," who played a crucial role in the state's early development.



BRYAN - COLLEGE STATION MARKET STATISTICS FOR MAY 2024

Sales Closed: 397

Total Sales Volume: \$159,337,000

Average Sales Price: \$401,101

Average Days on Market: 103

2024 RES ANNUAL SALES BY PRICE RANGE

	JAN - MAR	APR - JUN	JUL - SEP	OCT-DEC
\$49,999 - \$99,999	14	2	-	-
\$100,000 - \$199,999	61	49	-	-
\$200,000 - \$299,999	268	182	-	-
\$300,000 - \$399,999	193	147	-	-
\$400,000 - \$499,999	93	68	-	-
\$500,000 - \$599,999	43	39	-	-
\$600,000 - \$699,999	31	29	-	-
\$700,000 - \$799,999	15	18	-	-
\$800,000 +	39	29	-	-

PERSONAL NOTE

I just got back from a week-long vacation in Jackson Hole, Wyoming. The high temperatures of the day were in the mid 70's. To anyone who has never been there, it is a great place to spend time!



THE HUDSON TEAM FEATURED LISTINGS



**17115 Pawnee
Indian Lakes
List Price - \$999,000
4 bed, 4.5 bath
4,117 sq. ft.
Built-in 2012
College Station, TX**

**1015 Welsh
Breezy Heights
List Price - \$340,000
3 bed, 2 bath
1,341 sq. ft.
Built-in 1976
College Station, TX**



**1000 Spring Loop #1203
River Ridge Townhomes
List Price - \$245,500
2 bed, 2.5 bath
1,168 sq. ft.
Built-in 2007
College Station, TX**

1302 Todd
Southwood Valley
List Price - \$350,000
4 bed, 2 bath
2166 sq. ft.
Built-in 1976
College Station, TX



2807 Althea Ct
Austin's Colony
List Price - \$495,000
3 bed, 2.5 bath
2,600 sq. ft.
Built-in 2009
Bryan, TX

15611 Long Creek Lane
Creek Meadows
List Price - \$554,900
4 bed, 3 bath
2,499 sq. ft.
Built-in 2016
College Station, TX



301 Southwest Pkwy #352
Copper Creek Condos
List Price - \$335,000
4 bed, 4 bath
1,495 sq. ft.
Built-in 2015
College Station, TX

3743 Essen Loop
Edelweiss Gartens
List Price - \$315,000
4 bed, 3.5 bath
1,624 sq. ft.
Built-in 2003
Bryan, TX



4782 Stonebriar
Pebble Creek



List Price - \$324,900
3 bed, 2 bath
1,341 sq. ft.
Built-in 1999
College Station, TX

1725 Harvey Mitchell PKWY #2023
The Woodlands of College Station

List Price - \$239,900
3 bed, 3 bath
1,294 sq. ft.
Built-in 2007
College Station, TX



113 Deacon Dr
The Barracks
List Price - \$365,000
4 bed, 4 bath
1,748 sq. ft.
Built-in 2015
College Station, TX

404 Deacon
The Barracks
List Price - \$270,000
2 bed, 2 bath
1,192 sq. ft.
Built-in 2012
College Station, TX



4948 County Road 178
List Price - \$324,900
18.8 Acres
Bedias, TX

3527 Summerway Dr
The Revelry
List Price - \$384,900
4 bed, 4.5 bath
1,869 sq. ft.
Built-in 2015



Built-in 2015
College Station, TX



328 Forest Drive
Gateway Villas
List Price - \$270,000
3 bed, 3 bath
1,405 sq. ft.
Built-in 2005
College Station, TX

4637 River Valley
Greenbrier
List Price - \$619,900
4 bed, 3.5 bath
2,608 sq. ft.
Built-in 2023
Bryan, TX



3205 Middleburg
Greenbrier
List Price - \$495,000
4 bed, 3 bath
2,525 sq. ft.
Built-in 2018
Bryan, TX



KENDRA HUDSON

OWNER | BROKER

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THE HUDSON TEAM

