

THE B/CS REAL ESTATE REPORT

The Kendra Hudson Newsletter



July 2024

THE LATEST MORTGAGE RATE TALK!

30 year fixed Mortgage rates for home buyers are currently in the 7% range, which is the highest level in 23 years. The residential real estate industry would love to see interest rates drop sooner rather than later, as this would energize home buyers and sellers nationwide. The real estate sector as a whole, accounts for nearly 20% of our country's GDP, so it stands to reason that lowering rates would also boost the US economy in general. Before lowering interest rates, however, the Federal Reserve would like to see inflation numbers drop to 2%. Current data shows inflation rates to be 2.6%, down from a high of 7.1% during the aftermath of the pandemic. Policymakers have a tough job. Lowering interest rates too soon is a risk to reignite inflation, while waiting too long has a different set of adverse consequences. Here in Bryan College Station, June was the first month this year to see fewer homes sold, when compared to the same month of the previous 5 years. Strangely, The Hudson Team just set a record for the most homes we have ever sold during June.

So now the latest million dollar question becomes, when exactly will interest rates finally be lowered? If you ask me, keep an eye on the

interest rates may be lowered. If you ask me, keep an eye on the Federal Reserve meeting scheduled for September 18th. With the November Presidential election looming, and inflation data nearing targeted goals, it may just finally be time!

PERSONAL NOTE

Don't look now, but the Aggie football season will be here in just over a month. I am ready for some football. :)



LIFE IN B/CS

July Spotlight: The Palace Theatre

The Palace Theater in Bryan, Texas, stands as a historical and cultural landmark that reflects the city's rich heritage and community spirit. Built in the 1930s, this charming venue has witnessed the evolution of entertainment and has been a central hub for social gatherings and cultural events.



BRYAN-COLLEGE STATION MARKET STATISTICS FOR JUNE 2024

Sales Closed: 318
Total Sales Volume: \$119,027,000
Average Sales Price: \$374,299
Average Days on Market: 89

2024 RES ANNUAL SALES BY PRICE RANGE

	JAN - MAR	APR - JUN	JUL - SEP	OCT-DEC
\$49,999 - \$99,999	14	3	-	-
\$100,000 - \$199,999	61	66	-	-
\$200,000 - \$299,999	268	267	-	-
\$300,000 - \$399,999	193	220	-	-
\$400,000 - \$499,999	93	100	-	-
\$500,000 - \$599,999	43	54	-	-
\$600,000 - \$699,999	31	42	-	-
\$700,000 - \$799,999	15	22	-	-
\$800,000 +	39	38	-	-

THE HUDSON TEAM FEATURED LISTINGS



3265 Rose Hill Ln.
List Price - \$575,000
4 bed, 3 bath
2,698 sq ft.
Built-in 2018
Bryan, TX

15611 Long Creek Lane

Creek Meadows
List Price - \$549,900
4 bed, 3 bath
2,499 sq ft.
Built-in 2016
College Station, TX



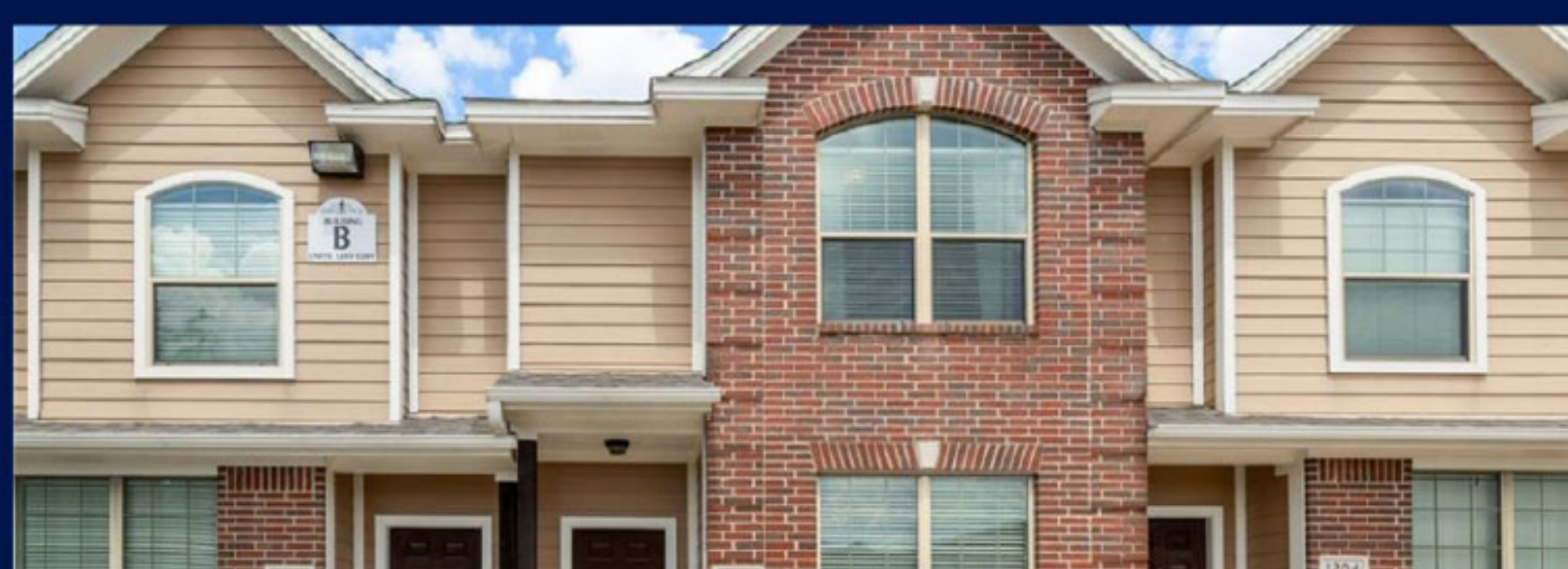
4782 Stonebriar
Pebble Creek
List Price - \$699,000
3 bed, 2.5 bath
3,313 sq ft.
Built-in 1999
College Station, TX

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



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

3743 Essen Loop
Edelweiss Gartens
List Price - \$315,000
3 bed, 2 bath
1,624 sq ft.
Built-in 2003
Bryan, TX



1000 Spring Loop #1203
River Ridge Townhomes
List Price - \$242,500
2 bed, 2.5 bath



**1,168 sq ft.
Built-in 2007
College Station, TX**

**1302 Todd
Southwood Valley
List Price - \$339,000
4 bed, 2 bath
2,166 sq ft.
Built-in 1976
College Station, TX**



**1715 Pawnee
Indian Lakes
List Price - \$949,000
4 bed, 4.5 bath
3,567 sq ft.
Built-in 2012
College Station, TX**

**16767 Calumet
List Price - \$1,195,000
4 bed, 2.5 bath
3,850 sq ft.
Built-in 1987
College Station, TX**



**328 Forest Drive
Gateway Villas
List Price - \$260,000
3 bed, 3 bath
1,405 sq ft.
Built-in 2005
College Station, TX**

**1198 Jones Butler Rd.
List Price - \$185,000
1 bed, 1 bath
611 sq ft.
Built-in 2013
College Station, TX**





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

2023 Lola Ln.
List Price - \$515,000
4 bed, 3 bath
2,293 sq ft.
Built-in 2024
Bryan, 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



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THE HUDSON TEAM

