

September 2024

THE B/CS REAL ESTATE REPORT

THE KENDRA HUDSON
NEWSLETTER



HOW TO PROPERLY OWN RENTAL PROPERTY IN BCS

Repeat after me: Owning rental property is not simply receiving mailbox money! As a long time rental property owner in the Bryan College Station market, I thought I would share my personal experiences and wisdom with you. People often ask me if someone can make good money being a landlord? The answer is yes, however, you need to know the rest of the story! Being a landlord can be profitable, but is not for the faint of heart. It's especially not for those with visions of making quick, easy money. In the Bryan College Station market, chances are good that your tenants will be 18-22 year old college students. The good news is, on average, they come from good families, making rent collection fairly routine and easy. The other news is that they are relatively inexperienced at living away from home, making them somewhat needy. They will call you often, needing your help with small issues. A clogged disposal, a running toilet, are just two examples. As long as you have your mind and heart in the right place from the start, you should do well with your investment property. The average home in Bryan College Station has appreciated 44% since 2020. And remember, tenants are making your mortgage payment for you with their rent payments. So keep your eyes on the prize, and do not get frustrated with being bothered by your tenants. Just be a good landlord, and you will do well financially with your rental property.

PERSONAL NOTE



I have to brag about myself and my husband, Glenn. We have been married 35 years as of Sept. 16, and he still puts up with me and I put up with him! 😊 Woohoo to us!

LIFE IN BCS

SEPTEMBER SPOTLIGHT: SIDE PORCH COFFEE SHOP



Side Porch Coffee Shop, located in College Station, TX, is more than just a place to grab a cup of coffee—it's a beloved local spot that offers a unique blend of community, comfort, and quality. Nestled in a cozy corner of the city, this coffee shop has become a favorite among locals and visitors alike, thanks to its inviting atmosphere and commitment to delivering an exceptional coffee experience.

Beyond its coffee and ambiance, Side Porch Coffee Shop has become a hub for the College Station community. Whether it's hosting local events, supporting local artists, or simply providing a space where people can connect, Side Porch plays a vital role in the social fabric of the area. For those seeking a memorable coffee experience in College Station, Side Porch Coffee Shop is undoubtedly a must-visit destination.

BRYAN-COLLEGE STATION MARKET STATISTICS FOR JULY 2024

SALES CLOSED: 309

TOTAL SALES VOLUME: \$119,850,000

AVERAGE SALES PRICE: \$387,864

AVERAGE DAYS ON MARKET: 100

2024 RES ANNUAL SALES BY PRICE RANGE

	JAN - MAR	APR - JUN	JUL - SEP	OCT-DEC
\$49,999 - \$99,999	14	3	10	-
\$100,000 - \$199,999	61	66	46	-
\$200,000 - \$299,999	268	267	167	-
\$300,000 - \$399,999	193	220	165	-
\$400,000 - \$499,999	93	100	79	-
\$500,000 - \$599,999	43	54	40	-
\$600,000 - \$699,999	31	42	26	-
\$700,000 - \$799,999	15	22	23	-
\$800,000 +	39	38	23	-

Click the link button below to access the full BCS statistics report!

CLICK HERE 



THE HUDSON TEAM LISTINGS



306 Forest Dr.
List Price - \$265,000
3 bed, 3 bath
1,405 sq ft.
Built-in 2005
College Station, TX

4782 Stonebriar
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**

**1001 Krenak Tap Road Unit
#2806
List Price - \$279,000
4 bed, 4 bath
1,654 sq ft.
Built-in 2008
College Station, TX**



**1000 Spring Loop #1505
List Price - \$235,000
2 bed, 2.5 bath
1,168 sq ft.
Built-in 2008
College Station, TX**

**15611 Long Creek Ln
Creek Meadows
List Price - \$549,900
4 bed, 3 bath
2,499 sq ft.
Built-in 2016
College Station, TX**



**2711 Talsworth Dr.
List Price - \$469,000
4 bed, 3 bath
2,406 sq ft.
Built-in 2017
College Station, TX**

**305 Holleman Drive E Unit
#103
List Price - \$335,000
4 bed, 4.5 bath
1,808 sq ft.
Built-in 2009
College Station, TX**





2934 Archer Dr.
List Price - \$525,000
4 bed, 2 bath
2,572 sq ft.
Built-in 2017
Bryan, TX

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



2807 Althea Ct.
Austin's Colony
List Price - \$485,000
3 bed, 2.5 bath
2,600 sq ft.
Built-in 2009
Bryan, TX

1000 Spring Loop #1203
River Ridge Townhomes
List Price - \$240,000
2 bed, 2.5 bath
1,168 sq ft.
Built-in 2007
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

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





1302 Todd
Southwood Valley
List Price - \$325,000
4 bed, 2 bath
2,166 sq ft.
Built-in 1976
College Station, TX

4948 County Road 178
List Price - \$315,000
18.8 Acres
Bedias, TX



113 Deacon Dr.
List Price - \$379,000
4 bed, 4 bath
1,748 sq ft.
Built-in 2015
College Station, TX



Kendra Hudson

Owner | Broker

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5-STAR ZILLOW REALTOR
BRYAN/COLLEGE STATION



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