

October 2024

# THE B/CS REAL ESTATE REPORT

— THE KENDRA HUDSON —  
NEWSLETTER



## BRYAN COLLEGE STATION PROPERTY VALUES - A GOOD BET!

The average sales price of a home in Bryan College Station thus far during 2024 has been \$380,000. Back in 2020 the average home price sold was \$264,000. This represents an increase of 44% or nearly 1% per month for the last four years. As lending interest rates begin to drop, demand should increase accordingly, therefore, I see no reason for this appreciation trend to be disrupted. Think about this in terms of a pure portfolio investment: If you could buy a stock or mutual fund which increased 12% annually, you would be silly not to buy it. Furthermore, if you were a fund manager who could guarantee such a return to your investment clients, you would be internationally famous and one the richest people in the world. In addition, and to gain an even larger timeline perspective, Chief Real Estate Economist for the Texas A&M System, Dr Jim Gaines, reports Bryan College Station property values have increased an average of 4.5% annually for more than a quarter century.

In life, there are no investment guarantees. However, long term data shows Bryan College Station real estate is a pretty safe and profitable bet.

## PERSONAL NOTE



**My favorite season is fall. Probably because I love the cold weather so much! I also love fall decorations. I can put my pumpkins out in September and have them out for two and a half months! I know many people love Christmas and I do too, but give me the warm colors of fall and I am a happy girl! What is your favorite season?**



## LIFE IN BCS



### OCTOBER SPOTLIGHT: HOLLEY'S HOME INTERIORS

Discover Holley's Home Interiors, an Aggie-owned gem in College Station that has become a favorite for home décor and design. Known for its unique retail pieces and exclusive candle line, Holley's offers a personalized shopping experience that blends quality with charm. Their curated selection includes furniture, accessories, and full-scale design services such as custom window coverings and upholstery. Holley's stands out with its one-of-a-kind inventory, giving your home a distinctive touch you won't find in larger retailers.



Holley's also specializes in elegant, custom window treatments and upholstery, perfect for creating a cohesive, personalized space. Their exclusive candles, a local favorite, add warmth and sophistication to any room, embodying the store's signature style.

Whether your taste leans traditional or modern, Holley's has something for everyone, offering a balanced mix of timeless and trendy designs. Their design team is ready to assist with color schemes, furniture layouts, and more, ensuring your vision comes to life. Proudly supporting local artisans, Holley's Home Interiors is deeply rooted in the College Station community. Visit Holley's today to experience local craftsmanship and elevate your home!



# BRYAN-COLLEGE STATION MARKET STATISTICS FOR SEPTEMBER 2024

**SALES CLOSED: 224**

**TOTAL SALES VOLUME: \$96,748,000**

**AVERAGE SALES PRICE: \$431,910**

**AVERAGE DAYS ON MARKET: 101**

## 2024 RES ANNUAL SALES BY PRICE RANGE

	JAN - MAR	APR - JUN	JUL - SEP	OCT-DEC
\$49,999 - \$99,999	14	3	13	-
\$100,000 - \$199,999	61	66	55	-
\$200,000 - \$299,999	268	267	211	-
\$300,000 - \$399,999	193	220	201	-
\$400,000 - \$499,999	93	100	107	-
\$500,000 - \$599,999	43	54	50	-
\$600,000 - \$699,999	31	42	32	-
\$700,000 - \$799,999	15	22	31	-
\$800,000 +	39	38	37	-

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

[CLICK HERE](#)



## THE HUDSON TEAM LISTINGS

6536 Agave Court  
List Price - \$589,000  
4 bed, 3 bath  
2,509 sq ft.  
Built-in 2022  
Bryan, TX



399 Wallace Street  
List Price - \$265,000  
4 bed, 2 bath  
1,689 sq ft.  
Built-in 2018  
Bryan, TX

**2708 Stronghold Cove  
Castigate  
List Price - \$614,000  
4 bed, 3 bath  
2,996 sq ft.  
Built-in 2022  
College Station, TX**



**5513 Fox Bluff Drive  
List Price - \$261,900  
3 bed, 2 bath  
1,244 sq ft.  
Built-in 2022  
Bryan , TX**

**2615 Portland Avenue  
Castlegate  
List Price - \$450,000  
4 bed, 2.5 bath  
2,325 sq ft.  
Built-in 2017  
College Station, TX**



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

**7414 Masters Drive  
List Price - \$279,000  
4 bed, 4 bath  
1,696 sq ft.  
Built-in 2018  
Navasota, TX**



**1725 Harvey Mitchell Parkway  
S #1926  
List Price - \$239,500  
3 bed, 3 bath  
1,294 sq ft.  
Built-in 2007  
College Station, TX**



**4782 Stonebriar**  
**List Price - \$649,900**  
**3 bed, 2.5 bath**  
**3,313 sq ft.**  
**Built-in 1999**  
**College Station, TX**



**4637 River Valley**  
**Greenbrier**  
**List Price - \$617,400**  
**4 bed, 3.5 bath**  
**2,608 sq ft.**  
**Built-in 2023**  
**Bryan, 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 - \$234,000  
2 bed, 2.5 bath  
1,168 sq ft.  
Built-in 2007  
College Station, TX**



**16767 Calumet  
List Price - \$1,175,000  
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**



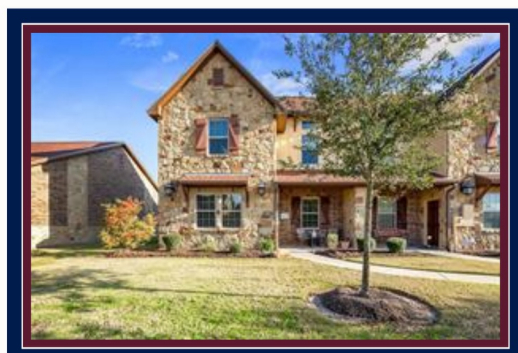
**1302 Todd  
Southwood Valley  
List Price - \$325,000  
4 bed, 2 bath  
2,166 sq ft.  
Built-in 1976  
College Station, TX**



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

Texas A&M Class of '86

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



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