

OCTOBER

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THE KENDRA HUDSON NEWSLETTER

THE B/CS REAL ESTATE REPORT



HOME BUYING 101

NEW HOME VS EXISTING HOME!

Every year The Hudson Team helps nearly 200 clients either buy or sell a home. Perhaps purchasing a home is on your personal radar for the future. If so, you will at some point embrace the decision of whether to purchase an existing home or buy a brand new one. Unlike purchasing a used car, an existing home offers many advantages. First and foremost, it is ready for you to move in and occupy (in most cases) on a relatively short timeline. In addition, highly important construction factors like the foundation, proper yard drainage and the moisture barrier on the home, all have an empirical history to examine. Also, unlike new homes, any extra features added by the previous owners, such as a swimming pool or other outdoor living space enhancements, will almost assuredly be passed along to you at far less than retail price. The flip side is that while your HVAC, appliances, etc. will have passed a pre-closing inspection, and be working when you take possession, remember they are not in brand new working condition.

New homes are almost always going to be more expensive, however, in the case of a custom build, you will get the exact floor plan you want. In addition, every paint color, countertop surface and carpet selection is made by you. All appliances, fixtures, HVAC systems, roof shingles, etc. will have a limited warranty. Aesthetically speaking, the home will be perfect.

This does not mean, however, that your new home is going to be trouble-free. You will likely be calling the builder to adjust irrigation heads, door knobs which don't operate properly and any other small issues which commonly arise with new homes. This is not a bad thing, just part of the new home process.

In the end, you must ultimately make a decision on what is most important to you! The convenience and favorable timeline of an existing home, versus the customization and personal touches of a brand new home. If you would like to discuss these pros and cons in much further detail, please give me a call!

PERSONAL NOTE



I had to share a recent picture of my grandson! He will be two at the end of November! There is nothing like hugs from your grandchild!

BRYAN-COLLEGE STATION MARKET STATISTICS FOR SEPTEMBER 2025

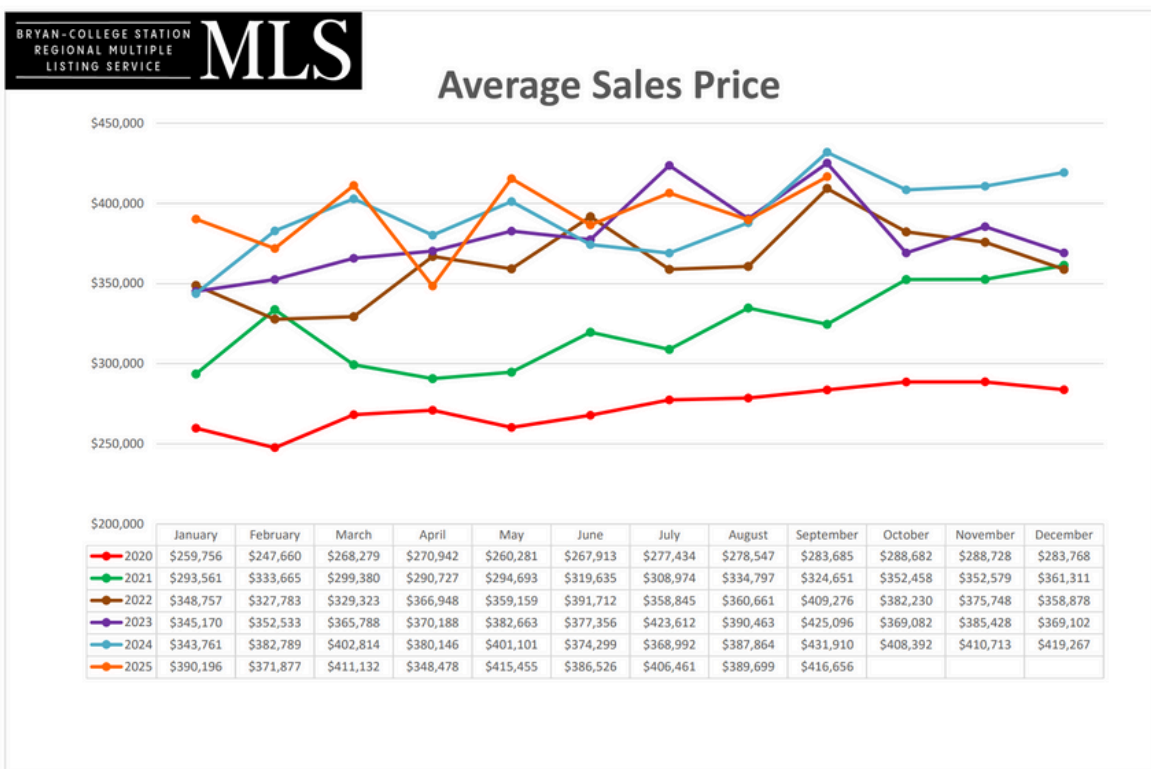
SALES CLOSED: 239

TOTAL SALES VOLUME: \$99,581,000

AVERAGE SALES PRICE: \$416,656

AVERAGE DAYS ON MARKET: 102

2025 BCS AVERAGE SALES PRICE



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

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



THE HUDSON TEAM LISTINGS

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