

Cherrywood Neighborhood Quarterly Meeting

Agenda items include:

- Call for Involvement—Nomination Committee—Bylaws Committee
- Pecan Street Project—Smart Grid Demonstration Opportunities for Cherrywood
- Land Use and Transportation Updates
- Steering Committee Member Appointments (For Action)

**Wednesday
November 16
6:30–8:00pm**
**MAPLEWOOD
ELEMENTARY**

STRONGER, SAFER, COOLER

by Aaron Choate,
CNA Steering Committee Chair



Photo courtesy of Steve Wilson

Scary fun at the
Cherrywood Halloween Parade.
For more pics, see pg. 9

As I write this, the first cool day has finally arrived. Now it truly is fall, and I know you are all looking forward to what Halloween and Thanksgiving have to offer. As we move into the holidays, I would like to renew my call to look out for your neighbors. We will be stronger and safer if we all pledge to meet those who live around us and be alert for the unexpected. By being proactive we can help prevent our neighbors from being victimized during this time of the year when crime historically increases.

This past quarter we have had a conversation about how the bike accommodations on Cherrywood Rd. will be implemented (see pg. 6), and I would like to thank all of the neighbors who came out to all of the meetings to share their needs and desires. Because there is irrigation available at Willowbrook Reach, the Friends and Lovers of Willowbrook Reach were able to continue their work to add new trees (see pg. 4). A major mulching effort was undertaken to help protect the trees at Patterson Park, led by the Friends of Patterson Park (see pg. 5). And the Cherrywood Urban Patchwork Farm project laid four plots in the neighborhood (see pg. 3).

Sadly, the extended drought has caused Mike Damal to have to cancel the annual Cherrywood Tree planting, causing a disruption in that 14-year tradition (see pg. 5). So, please, even as the temperatures drop, try to ensure that your shade trees continue to get enough water by giving them a regular deep soaking.

Finally, I hope you will consider getting involved with your neighborhood by joining the steering committee or helping with one of the many groups working on efforts in our area. We specifically need volunteers to help us review and revise our bylaws in the Bylaws Committee and help keep our Steering Committee diverse and representative of all the areas of our neighborhood on the Nominating Committee. Both of these groups are an excellent way to become involved. You can contact me at achoate@gmail.com to discuss any of these opportunities or find the contact information for the various neighborhood groups at www.cherrywood.org.

The members of the Cherrywood Steering Committee and I hope that you will join your neighbors at the next general meeting on Nov. 16th at 6:30pm at Maplewood Elementary.

Cherrywood Calendar of Events

Dates, times, and locations are subject to change. Please refer to the Google calendar on cherrywood.org for more information. Want to submit something for the online and FLEA calendars? Contact flea@cherrywood.org.

NOVEMBER 2011

- 11/7 APD Central East Commander's Forum6-8pm
- 11/8 Austin Neighborhood Council East Sector Meeting..... 12-1pm
- 11/9 CNA Steering Committee Meeting 6:30-8pm
- 11/12-13 Cherrywood Green Step-Building Event morning
- 11/13 Mueller Neighborhood Association Meeting 3-5pm
- 11/14 Willowbrook Reach (FLWR) Meeting..... 6:30-8pm
- 11/16 Cherrywood Neighborhood Quarterly Meeting 6:30-8pm
- 11/23 Austin Neighborhoods Council General Meeting 7-9pm
- 11/28 Upper Boggy Creek Neighborhood Planning Team Mtg ...7-8:30pm

DECEMBER 2011

- 12/7 CNA Land Use & Transportation Committee Meeting ..7:15-8:45pm
- 12/10-11 10th Annual Cherrywood Art Fair 10am-5pm
- 12/11 Mueller Neighborhood Association Meeting 3-5pm
- 12/12 Willowbrook Reach (FLWR) Meeting..... 6:30-8pm
- 12/13 Austin Neighborhood Council East Sector Meeting..... 12-1pm
- 12/14 CNA Steering Committee Meeting 6:30-8pm
- 12/26 Upper Boggy Creek Neighborhood Planning Team Mtg ...7-8:30pm
- 12/28 Austin Neighborhoods Council General Meeting 7-9pm

JANUARY 2012

- 1/2 APD Central East Commander's Forum6-8pm
- 1/4 CNA Land Use & Transportation Committee Meeting ..7:15-8:45pm
- 1/8 Mueller Neighborhood Association Meeting 3-5pm
- 1/9 Willowbrook Reach (FLWR) Meeting..... 6:30-8pm
- 1/10 Austin Neighborhood Council East Sector Meeting..... 12-1pm
- 1/11 CNA Steering Committee Meeting 6:30-8pm
- 1/23 Upper Boggy Creek Neighborhood Planning Team Mtg ...7-8:30pm
- 1/25 Austin Neighborhoods Council General Meeting 7-9pm

CITY OF AUSTIN PUBLIC MEETINGS / E-NEWSLETTER

For a list of upcoming Austin City Council and City of Austin Board & Commission meetings, visit www.ci.austin.tx.us.

Farewell from Deb Freeman

After three years, I am stepping down as editor of **The Flea** and member of the CNA Steering Committee.

I have so enjoyed getting to know YOU, my neighbors, much more through **The Flea** and various community projects. Allow me to thank the following for their teamwork, guidance, and passion of all things Cherrywood over the years: David Greene, Rebecca Kohout, Sherri Whitmarsh, Aaron Choate, Jeremy Mazur, Girard Kinney, Jack

Josey Newman, Robin Peeples, Justin Irving, Mark Schiff, Eve Richter, Chris Wilson, Jim Reed, Wade Holloway, Skipper Chong Warson, Jules Vieau, Wendy Morgan, Priscilla and David Boston, Leah Nyfeler, Jennifer Elsner, Cara Fealy, Mike Stricklin, Dolly Ensey, Dave Westenbarger, Alex Garcia, Jim McKay, Chris Owan, Christie Hepburn, Dianne Midgette, Eric Boucheron, Kim Power, Kristy Gregg, Madi Chestnutt, Jim Walker, Scheleen Walker, Sharon Hanson, Mike "Sully"

Sullivan, Mike Damal, Lee Clippard, Mark Smolen, Isabelle Headrick, Summer McKee, Jeff Folmar, Steve Hill, and to those who contributed to **The Flea** with pictures, stories and/or by being amazing Flea Flickers. Thank you from the bottom of my heart!

Please welcome our neighbor, Steve Wilson, as the new editor of **The Flea**. While I may no longer be in Cherrywood, Cherrywood will always be with me!
-Deb Freeman, dkfaustin@yahoo.com



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If you have any questions or comments for the Steering Committee, please contact Aaron Choate at 796-0395 or email steering@cherrywood.org.

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PLOTS LAID IN NEIGHBORHOOD PATCHWORK FARM



A fourth plot joins the growing farm, with plans to expand.



Cherrywood's own urban farm broke ground this past Labor Day weekend, with the help and guidance of Urban Patchwork (www.urbanpatchwork.org), a nonprofit organization that brings community-supported agriculture inside the city limits and into Austin neighborhoods.

During the "Labor of Love" dig-in event, dozens of Cherrywood neighbors and their friends prepared three plots for planting while enjoying a community event that included food, yoga, massage, kids' activities and plenty of hands-on training. Soon after, on Oct. 1, the neighborhood farm gained a fourth plot, thanks in great part to volunteers participating in the "Be the Change" National Day of Service. Crops planted in the Cherrywood plots include bush beans, cucumbers, lettuce, radishes, beets, potatoes, kohlrabi, and mustard.

Digging In

The Urban Patchwork model works like community-supported agriculture, but with a cooperative twist. Crops grow in the yards of neighborhood homeowners instead of a single rural location. The homeowners and subscribers receive a share of the produce every two weeks. Subscribers, who sign up at the start of the growing season, can choose to pay in money, time or some mix of the two. Subscribers and volunteers do most of the farm work, which is often organized as a community event that includes training workshops, food and socializing. Each neighborhood has its own Urban Patchwork farmer with the expertise to see that the farm produces, so participants don't need to be accomplished gardeners.

Community response in Cherrywood has been great, with four plots now under cultivation and a waiting list of potential hosts. These four are enough to provide regular shares for ten to twelve families. As the operation becomes better established and more neighbors participate, the farm can expand into additional plots. These may include, according to discussions under way, a large plot at Maplewood Elementary School.

Trying to grow food in this time of drought has its challenges, including a later-than-usual harvest season, with produce not expected until early November. Even so, the Urban Patchwork team is adapting its growing methods to low-water conditions.

The Urban Patchwork people have also engaged with the City of Austin on land and water use issues. This fall the city will begin issuing permits to waive watering restrictions for qualified food-growing operations. The city is also expected to streamline the process of adding a second water meter for homeowners hosting a farm plot, which will make water and wastewater billing more accurate and ease the host's task of providing water for the crops.

With plenty of land available for the time being, the main focus now is to spread the word about the neighborhood farm and bring in more participants: more subscribers, volunteers, donors, supporters and people who just like the idea well enough to spread the word. Get involved at www.cherrywood.urbanpatchwork.org, or come to the Cherrywood Neighborhood Association meeting on Nov. 16 for an update on the Cherrywood urban farm.

—Submitted by Terry Dyke, Urban Farming Task Force

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Drought Be Damned!

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FRIENDS AND LOVERS OF WILLOWBROOK REACH



An ecosystem takes shape despite a lack of water...

What may look to some like just a mass of brown, dead plant stalks is actually a real ecosystem taking shape, a place where the habitat supports butterflies and birds. Those brown plants hold seeds and shelter. The surprises at the Reach are daily, and close observation reveals new species of plants and animals taking hold.

This is not happening without concerted effort, and I want to thank all of our neighbors and friends for participating in the Reach restoration process. On Oct. 15, we gathered to plant 15 new trees, provided to us through a Keep Austin Beautiful grant (FLWR's second successful KAB grant). Austin Youth Works dug holes for the trees, and City Watershed's Staryn Wagner helped with irrigation.

I want to give a hearty shout out to the members of Servant Church for their adoption of the creek as a congregation, and for all of their service to the Reach. The young members of I-Serv have also dedicated many of their Saturdays to helping us plant and mulch, and I thank them too. David Boston also deserves much appreciation for his tireless efforts to maintain the temporary irrigation system, donating his time and money to purchase and plant new trees, and for his organization of many planting parties. David and all neighbors who are helping restore our greenbelt are leaving a legacy for generations to come.

The Reach is a great place for all to connect with nature, to catch a glimpse of night herons and watch the night-hawks swoop down in the early evening. Take a stroll and enjoy!

For more information visit flwr.blogspot.com

—Submitted by Lee Clippard, Friends and Lovers of Willowbrook Reach
Photos courtesy of Jennifer Potter-Miller

WILDLIFE THRIVES AT THE REACH

In the midst of a massive drought, it's now, more than ever, that I appreciate the Willowbrook Reach, a haven for biodiversity within walking distance of our Cherrywood homes. This small green space, with its still-trickling stream, is so important for native plants and animals, particularly during times when they are stressed by an environmental shift like drought (or fire). It's also an important place for people to find solace in nature.

We are lucky to have a flowing creek lined with black willows and sycamores and filled with fish. On my walks around the Reach this warm fall, I've seen yellow warblers flitting among the trees, flocks of lesser goldfinches eating seeds from the spent sunflowers and Mexican hat, and monarchs re-energizing for their trip to Mexico by sipping nectar from the mistflowers. They've had to pass over a vast expanse of dryness and drought on their journey south.

Cherrywood Shoulders On

FRIENDS OF THE GREEN

Volunteers Keep Cherrywood Green Alive

Thanks to a small cadre of waterers, Cherrywood Green has survived the historic drought pretty much intact. While the good news is that we only lost one red oak, the bad news is that the drought marches on, with some forecasts calling for it to last for three to five more years. While we can't predict the weather, we can continue to water and care for the Green to preserve the great green space we have created.

Volunteers have been watering the green twice a week, concentrating on

the trees and plants there. Anyone passing by will note that the grass has not been watered. In fact, the grass has only been cut three times the whole summer. Once we get rain the Bermuda grass there will quickly re-establish itself.

Step-Building Event Scheduled

Friends of the Green (FROG) has moved ahead with plans to build steps down to the creek area. Mark your calendars for Nov. 12 (Sat.) and 13 (Sun.).

Girard Kinney has designed a thoughtful plan that will be a true asset to the Green. For details about the stair project, contact him at 478-5042 or girard@kinneyarchitects.com. Though Cherrywood Green is officially a city park, it is maintained solely by FROG. Interested in helping out? Contact Mike Damal at 478-9622 or michael.damal@gmail.com.

—Submitted by Mike Damal, chair, Friends of the Green

Calling All Conscientious Tree Planters

For the first time in 14 years, the drought has effectively cancelled an organized fall tree planting in Cherrywood. However, planting trees to replace those that may die off is more important than ever. If you wish to plant trees, now is the time to do it. With little rain it is extremely important to keep newly planted trees watered once a week. If you "plant and forget," the vast majority of new trees will die under present conditions.

Contact Mike Damal for advice and assistance. In the previous 14 years, volunteers and dedicated homeowners have planted 424 trees throughout the neighborhood. Let's hope we get consistent rain soon so we can return to our regular fall plantings.

FRIENDS OF PATTERSON PARK

Munificence on Mulch Day

A big thank you to all the folks who helped us make Mulch Day at Patterson Park such a success in September. David Boston, who initiated the effort, secured the donation of 60 yards of mulch and the tools to spread it from Al Kinser of Kinser Ranch, APF and Keep Austin Beautiful. Jimmy Cone and his PARD crew dispersed mulch piles the day before and provided hoses and fixtures for watering. I-CERV, the Ismaili community service youth organization, came through with 36 volunteers who stayed for three hours to water the mulch after it was spread, along with volunteers from Mueller, WWD1, Delwood 2 and Cherrywood.

What a great example of teamwork! We believe we actually heard the post oaks give a collective sigh of relief for our efforts. Thanks again, everyone.

Community Garden Gets Closer to Reality

The Patterson Park Community Garden steering committee has submitted a grant for the design phase of the garden to Austin Parks Foundation. We'll hold community feedback meetings early next year to refine the design so that it can be turned into construction documents. The committee is also working with the Sustainable Food Center to become a non-profit sponsor of the garden.

Bring Your Ideas

Friends of Patterson Park will conduct an idea workshop for Patterson Park on Monday, Dec. 5th at St. George's Kleburg Hall, 7pm to discuss an overall vision for the park. Bring ideas for what you would like to see at the park going forward and how we may best tie together existing and planned amenities.

—Submitted by Mark Smolen, chair, Friends of Patterson Park

BIKE LANES IN, SIDEWALKS OUT (FOR NOW), RE-ZONING CONTESTED

by Girard Kinney, AIA, CNA Land Use and Transportation Committee Chair

POINT OF CONTENTION: 4020 AIRPORT BLVD.

The History

In 1985, this 2.79-acre tract was rezoned with a list of restricted uses and other development limitations so comprehensive that the property has remained undeveloped for 26 years.

The Situation

The owners have applied to the city to rezone the property, amend the Future Land Use map and lift the restrictive covenants in order to allow retail uses, medical offices and a pharmacy.

The Response

CNA has advised the owner that we won't support any aspect of the application and has proposed that they meet with us to discuss a radically different approach to develop the property in a way that's compatible with the neighborhood.

The Answer

The city case manager has said this project is on hold. Visit www.cherrywood.org for more information on this controversial site.

TRANSPORTATION:

Bike Lanes Coming to Cherrywood Rd.: Several long-time residents of Cherrywood not previously active in CNA got involved in LUT's process for addressing the city's plans to place bicycle lanes on Cherrywood Rd. (Thanks to Dave Westenbarger for helping make this happen). As a result of the process, CNA is supporting the City's most recent proposal for placing bike lanes and sharrows (markings that show where bicycles share lanes with motor vehicles) and removing parallel parking along a large portion of the east side of Cherrywood Rd.

Budget Cuts Postpone Sidewalk Master Plan: Due to the unexpectedly high costs of replacing the storm water system, the Group 21 project has been postponed until a new funding source (possibly from the November 2012 Bond Election) can be identified. Group 21 has been designed to repair streets and implement about half of the Sidewalk Master Plan.

Maplewood Ave. Gets Sidewalks Next Summer: Using funds remaining in a TEA grant, this project is scheduled to be built on the west side of Maplewood Ave. from Ashwood to Wilshire Blvd. by City of Austin crews next summer between school semesters.

Yes to Bikes, No to Cars at Airport Blvd.

Intersections: CNA sent a letter to the Mueller Developer, Catellus, and to the City of Austin reconfirming our opposition to direct motor vehicle connection between Cherrywood and Mueller at the intersections of Airport Blvd. at Wilshire Blvd. and at Schieffer Ave. The letter also reminded them of the increasing need for better pedestrian and bicycle connections across Airport Blvd. at these two locations.

Signal Requested at LaFayette & E. 38th Intersection:

At our request, the city is investigating signalization at this intersection, either a full traffic signal or a button-activated pedestrian crossing signal. The LUT is also considering various solutions for the overflow parking onto LaFayette and E. 37th.

LAND USE:

2500-2502 Manor Road: CNA recently recommended a change to the zoning of these two properties that will allow the proposed restaurant to serve alcohol. Our approval is contingent on them providing 10 bicycle parking spaces on each property.

2406 Manor Road: Coldtowne Theatre was planning to relocate to this location but encountered a problem negotiating a lease with the property owners. The project has been shelved for now. onto LaFayette and E. 37th.

INTRODUCING: Friends of LUT

The structure of the Land Use and Transportation Committee has recently changed. The larger group, now called Friends of LUT, has over 50 members. All Cherrywooders, as well as members of adjacent neighborhoods, are encouraged to join. The voting membership will comprise an executive committee of the LUT, to be approved by the Steering Committee. LUT meetings occur the first Wednesday of each month at 7:15 p.m. at Cherrywood Coffeehouse. All meetings are open to the public.



Time of the Season for Robbing

by Chris Wilson, Crime Prevention and Safety Committee

GIVE THE GIFT OF VIGILANCE THIS HOLIDAY

The good news: Cherrywood is doing relatively well with crime issues compared to many areas of Austin. The bad news: Home and car burglaries have increased by 50 percent over the last three months compared to the previous quarter. We're up to an average of four home burglaries and three car burglaries a month—a figure not unexpected for this time of year. Traditionally, the burglary rate goes up the closer we are to the holidays.

Home and car burglaries up 50%

Despite the bump in burglaries, crime is down significantly in Cherrywood from a year ago at this time. I attribute the dramatic change mostly to the efforts of our neighbors, along with an increased effort by APD. Let's keep up the good work.

ELECTED OFFICIALS IN DIALOGUE

Over the last few months we've focused on getting the APD, the prosecutors, the courts and the jail system to work together more closely to address how crimes are prosecuted in Cherrywood. Travis County Prosecutor Rosemary Lehmborg, Travis County Commissioner Ron Davis and Travis County Sheriff Greg Hamilton have been especially helpful in this regard.

SPILOVER CRIME FROM 11TH & CHICON SWEEP

The Austin Police Department has begun an offensive in the 11th St. and Chicon St. area directed at criminal drug activity. Disrupting the traditional patterns of crime there has created a risk that the crime will be pushed out into neighboring areas, including Cherrywood. It is very possible that the recent purse snatchings at Hancock Center are an example of this increased risk. In response, we will need to pay more attention to who is nearby and what they are doing when we are out and about in the neighborhood.

Be on the Lookout

Neighbors who watch out for each other help prevent both home and car burglaries. It's overwhelming to watch the whole area, so focus on the houses immediately around your home instead. Here's how to identify potential burglars:

- The clearest sign of a burglary within 12 hours is the presence of one or more strangers watching the street from inside a vehicle during daylight hours.
- They may be smoking or talking on a cell phone.
- Often they'll wear oversized T-shirts and hats pulled down low to hide their face.
- They may back their vehicle into a neighbor's driveway (for a quick exit) and wait while a partner rings the doorbell to see if anyone is home.
- The partner may go to the back door and windows to look in before breaking a window or door.
- They may circle the block or cruise through the neighborhood on various streets. If you see a car three times on random streets, call it in to 911.
- If you see anyone you have not seen before waiting in a vehicle for too long, don't try to scare them off yourself. Call 911 and give them a description of the car and a tag number. Don't be afraid to argue with the 911 operator—insist the police send someone out.

Stay Connected Join the Cherrywood Listserv, NeighborNet

Want to know the latest happenings in the hood? Interested in connecting with your neighbors about everything from free giveaways and yard sales, plumber recommendations and the latest gardening trends to concerns about safety? Then sign up to our neighborhood Listserv, NeighborNet, which is used by more than 900 Cherrywood residents. You can choose to receive emails immediately as they are posted or a daily or weekly digest.

Sign up today at: groups.yahoo.com/group/NeighborNet

Cherrywood Trivia

Q: What's the name of The Flea mascot?



A: Festus

Swap Donates to Libraries and Non-Profits

More than 60 people dropped in on the Cherrywood Plant and Book Swap in October, many of them regulars in what has become a beloved neighborhood social event. Several books passed hands this time around. Erica Allbright (co-host of the event) distributed the remaining books to the following locations: Maplewood Elementary School Library, Inside Books Project, and Treasure City Thrift and a non-profit East Side thrift store. People brought fewer plants than usual due to the drought, but Grande Communications provided the funds to offer plants from Park Place Nursery. Gardening was a hot topic nonetheless, especially with two master gardeners and former Austin-American Statesman gardening columnist Renee Studebaker on hand to talk shop. Sam Hammerman, a Cherrywood neighbor and a soulful singer/songwriter, entertained the crowd. With the indispensable help of CHULA and the many neighbors who played key roles, this community event was arguably the best of the 14 we have hosted.

—Submitted by Jack Darby



Photo courtesy of Jennifer Potter-Miller

Books and more books at the Swap



WHAT

10th Anniversary Cherrywood Art Fair showcasing unique original art by more than 100 artists

WHEN

Saturday & Sunday, December 10–11, 2011,
10 am to 5 pm

WHERE

Maplewood Elementary School East 38½
@ Maplewood Avenue

- Two music stages
- New kid's art activities area
- Exciting silent auction
- Food trailer vendors

BENEFIT

A CHULA production benefitting the arts and art education, including the Little Artist Big Artist program that pairs East Austin elementary students with professional artists to experience the creative process from idea generation through creation and the sale of their work.



www.cherrywoodartfair.org
for volunteer and sponsorship opportunities

BOO-tiful Time at Cherrywood Halloween Parade

Superheroes, dinosaurs, Smurfs and hobos swarm French Place... and the children dressed up too.



Photos courtesy Mark Collins, Jennifer Potter-Miller and Steve Wilson

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Locally Owned. Ryan and Jennifer have lived in Cherrywood for over a decade. Come meet us.

WHAT'S HOT IN CHERRYWOOD

FAVORITE EVENTS FOR FALL!!!

This cooler weather has me all excited at the prospect of attending my favorite events of the year. I thought I'd share my list and hope to see you over the holidays!

East Austin Studio Tour Nov 12 – 20, 2011, 10 a.m. to 5:00 p.m. Artists across East Austin will open their studios for the seventh annual tour and allow the public to come in and meet them and gain insight into their creative process. With over 100 participating events, this free event is a must for art lovers. Check out the open venues at the Vortex and Joe's Place (Chicon & MLK).

Public Festival at Blanton Museum of Fine Arts. Nov 16, 2011, 1:00 p.m. to 6:00 p.m. Come celebrate the public opening of the Blanton's Edgar A. Smith building, which completes the Blanton Museum complex and makes it the largest university museum in the nation. There will be art activities, architectural and gallery tours, and film screenings sponsored by the Austin Film Festival. The Guy Forsyth Band will be playing live music on the plaza.

Empty Bowl Project Nov 20, 2011, 11:00 a.m. to 3:00 p.m. The 15th Annual Empty Bowl Project is slated for Sunday, November 20th at the Marchesa Hall & Theatre in Lincoln Village (across from Highland Mall). We hope you will join us to help feed Austin's hungry while enjoying gourmet soups, live music and a great selection of ceramics bowls from local potters.

Cherrywood Art Fair Dec 10 – 11, 2011
Cherrywood Art Fair is an art filled two-day event showcasing local artists, live music and great food, as well as activities for children in a FREE, family-friendly environment. Now in its 10th year with more than 100 artists, Cherrywood Art Fair has established itself as one of the premiere art fairs in Austin

Cherrywood Real Estate Report

The numbers below are based on the active, pending and sold homes within our Cherrywood boundaries and come from a total of 28 homes sold or on the market.

Average home for sale in Cherrywood is **3 beds, 2 baths.**

Average size home for sale is approximately **1,441 sq. ft.**

Average list price is **\$288,361.**

Average home's selling price is **\$263,104.**

Average price per square feet is **\$199.12.**

Average time on market is **53 days.**

Trends from the previous 90 day sales statistics show that the average list price is up very slightly, while the percentage of list price to sales price remains exactly the same at 97%. Homes are also selling at about the same number of days on the market. The highest priced home sold in our neighborhood was over \$460,000 while the lowest was around \$140,000.

This means that our neighborhood compares very favorably to the rest of Austin where the average home price is \$189,000 and homes stayed on the market for about 81 days. The Austin Board of Realtors reports the following sales statistics for the city of Austin. 1,681 single-family homes in Austin were sold in September 2011, which is 31 percent more than September 2010. In September, Austin saw its fourth straight month of year-over-year sales volume increases and the third month in which those volumes outpaced 2010 by more than 30 percent. However, in the midst of that growth, Austin-home values have remained stable at best.

The data for this report is provided by the Multiple Listing Service from the Austin Board of Realtors.

A Cherrywood resident since 1972, call me if you're planning a move to a larger home, need to relocate, or know someone on the move.

Let me show you what I can do for you and how I can make your next move the best move of your life!



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