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NEIGHBORHOOD NEWSLETTER

A note from Jeanie

County	# Houses SOLD	Low Price	High Price	Average Price	Days on Market	Avg \$/SF
Dallas '20	238	\$127,800	\$720,000	\$318,000	45	\$135
Dallas '19	251	\$162,000	\$900,000	\$315,000	57	\$129
Dallas '18	254	\$112,000	\$850,000	\$309,000	38	\$126
Dallas '17	301	\$65,000	\$664,000	\$280,000	48	\$122
Dallas '16	268	\$85,000	\$900,000	\$270,000	53	\$111
Dallas '15	284	\$45,000	\$699,951	\$246,000	68	\$99
Dallas '14	245	\$64,000	\$580,000	\$217,000	47	\$92
Dallas '13	283	\$30,000	\$459,000	\$198,000	56	\$83
Dallas '12	199	\$58,000	\$455,000	\$174,500	72	\$76
Dallas '11	163	\$27,000	\$358,000	\$159,000	96	\$74
Dallas '10	155	\$59,000	\$599,000Z	\$170,000	87	\$77
Collin '20	144	\$145,000	\$555,000	\$354,000	34	\$126
Collin '19	135	\$170,000	\$540,000	\$341,000	50	\$123
Collin '18	137	\$210,000	\$505,000	\$352,000	52	\$120
Collin '17	166	\$159,000	\$496,000	\$336,000	39	\$119
Collin '16	164	\$160,000	\$555,000	\$321,000	38	\$112
Collin '15	169	\$150,000	\$480,000	\$286,000	41	\$99
Collin '14	163	\$115,000	\$456,000	\$258,000	45	\$95
Collin '13	157	\$121,500	\$377,500	\$241,000	57	\$85
Collin '12	139	\$66,000	\$361,500	\$211,000	83	\$77
Collin '11	119	\$97,000	\$365,000	\$215,000	100	\$75
Collin '10	118	\$91,000	\$379,000	\$216,000	103	\$77



Happy New Year!!

It's time for Sachse stats! This is always my favorite newsletter to write. We take a look in the rearview and a gaze at what may be ahead. This year has been nuts! Who imagined a pandemic much less that it would cause a housing shortage. Here is where we landed: Sachse is up another 3.7%, days on market is down 25% and the sellers on average got 99% of their list price. Those houses that were on the market less than 10 days sold for a little over 100% of list price on average.

This is all great news for those trying to sell their homes in Sachse. Not great if you are only looking at tax values. Complicated for those trying to up or downsize and stay in Sachse because this is difficult without a stay in temporary housing. I have several buyers in the area that are looking under \$250k that can't find anything.

Being flexible and rolling with the punches has never been a more vital skill. This market is crazy and moving in directions that can't really be predict-

ed. We are having to be more creative and responsive than ever before. We are always trying to think outside the box while keeping your investment safe. If you think it's time to make a move, please call Jeanie Marten Real Estate. We are your LOCAL real estate experts. Call us today!



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Randy Watkins has been a trusted mortgage advisor to Jeanie Marten personally and to more of her clients than she can count. He is a retired Marine now a multi million dollar producing loan officer for Willow Bend Mortgage.



If your property is currently listed with a real estate broker, please disregard. It is not our intention to solicit the offerings of other real estate brokers. We are happy to work with them and cooperate fully.