

JANUARY 2025

ESTATE LIVING

PFLUGERVILLE EDITION REAL ESTATE NEWSLETTER

GET READY FOR WINTER

Ensure that your house is
prepared for the chilly weather

WHEN TO BUY A HOME

What to know and what to inquire
about before buying

NEW LISTINGS

The most popular new
listings in your area



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JANUARY

A REAL ESTATE NEWSLETTER

GETTING READY FOR WINTER

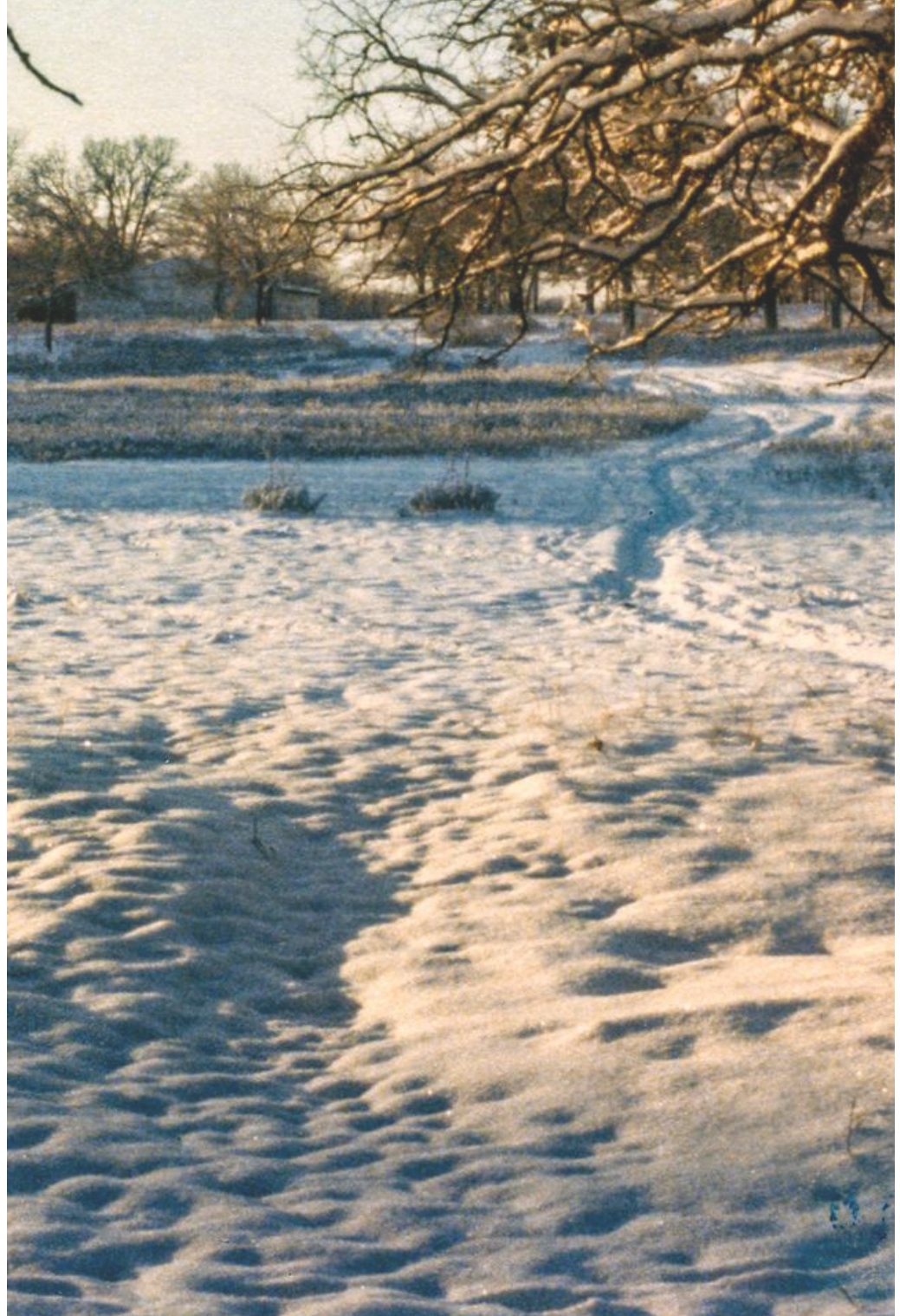
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Things to Consider

BEFORE MAKING A HOME PURCHASE

Rates of Interest

If you're considering buying a house in a sellers' market, interest rates should be a major deciding factor. Mortgage interest rates are now quite cheap compared to historical averages, making now an excellent opportunity to buy even in a sellers market.

Pricing

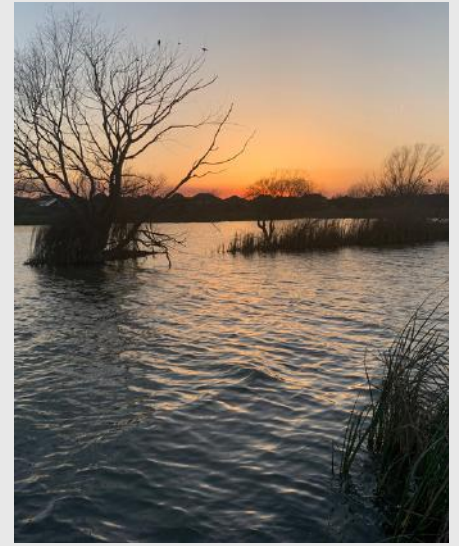
It's crucial that a buyer be aware that they might have to pay full price for a home and possibly more than the asking price because there is typically competition in a sellers market and numerous bids! Purchasing a home in a sellers market is probably not the best option if the buyer intends to make lowball offers to sellers.

Competition

In a sellers' market, there is a very significant probability that a buyer may be faced with many offers. There are many things that can be done to give an advantage in a situation where there are several offers, but it's important to realize that there is a good probability that this will actually happen.

Housing Options Available

It is important to realize that there won't be many houses on the market during a sellers' market. It might not be the best choice to purchase a property in a sellers' market if the buyer has very precise housing requirements.



Lake Pflugerville at sunrise

UPCOMING EVENTS

January 24 - Women of Purpose Conference
7:00pm Tree of Life Church

January 25 - Distillery Comedy Tour
8:00pm at Spirit of Texas Brewsillery

January 24 - Monthly Beginners' Line Dance Party

February 1 - Pflugerville Coffee & Pfuel Car Meetingup
9:00am at 100 E. Main St

February 1 - ATX Original Rock Night
9:00pm at Hanovers Pflugerville

February 8 - Romance Readers' Social
2:00pm at Pflugerville Public Library





MY TOP LISTING UPDATES BY NEIGHBORHOOD*

AVALON

PRICE	ADDRESS	BED	BATH	SQ FT	DAYS ON MARKET
\$420,000	3217 CRISPIN HALL LN	3	3.5	2413	25
\$480,000	3408 PEAT MOORS CV	3	2.5	3096	21
\$448,900	19521 BRUE ST	4	2.5	2832	184

BLACKHAWK

PRICE	ADDRESS	BED	BATH	SQ FT	DAYS ON MARKET
\$325,000	20337 FARM POND LN	3	2	1574	20
\$360,000	20609 RAPTOR ROOST RD 3	3	2	1792	1
\$415,000	20904 AKBASH LN	3	2	1914	90

SORENTO

PRICE	ADDRESS	BED	BATH	SQ FT	DAYS ON MARKET
\$292,000	17915 PAPAVERI WAY	2	2.5	1185	75
\$555,000	18505 BASSANO AVE	4	3	2825	118
\$340,000	6012 PRINCIPALE DR	3	2	1262	5

*AS OF 1/22/25. CONTACT ME AT 210-275-3666 IF INTERESTED IN LISTINGS IN ANOTHER NEIGHBORHOOD OR FOR A PRIVATE SHOWING AT ONE OF THESE HOMES.

PFLUGERVILLE DECEMBER MARKET STATS



■ Closed Sales ■ Median Price ■ Active Listings ■ Closed Sales

Pflugerville A LOCAL GUIDE

1

MUSEUM

HERITAGE HOUSE MUSEUM

AT 901 OLD AUSTIN HUTTO RD IN PFLUGERVILLE IS DEDICATED TO PRESERVING AND SHOWCASING THE CITY'S RICH HISTORY.

www.PFLUGERVILLE.GOV



2

COFFEE SHOP

WEST PECAN COFFEE + BEER

at 100 W PECAN ST IN PFLUGERVILLE SERVES SPECIALTY COFFEE, CRAFT BEER, FINE WINE AND SMALL BITES.

www.facebook.com/WestPecanCoffee/



3

AQUARIUM

MEADOWS CENTER FOR WATER and the ENVIRONMENT

TAKE A DAY TRIP DOWN SOUTH TO SAN MARCOS TO THE FORMER AQUARENA SPRINGS.

www.meadowscenter.txst.edu/explorespringlake



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LOCAL EATERIES

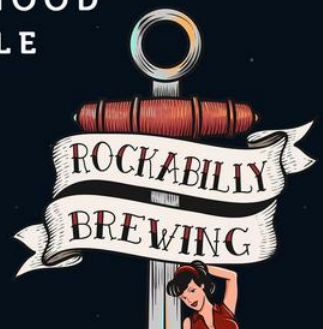
ROCKABILLY BREWERY

ROCKABILLY, BEER, CHEESEBURGERS AND MORE IN NEARBY HUTTO ON THE EDGE OF PFLUGERVILLE. COOL JOINT TO KICK BACK.

<https://www.rockabillybrewing.com/>

YOUR NEIGHBORHOOD WATERING HOLE

Rockabilly Brewing started with husband-and-wife team Jimmy and Brandi Calhoun in their small kitchen as a "Thank You" to wedding guests. They homebrewed several batches for friends and family to enjoy on their special day. Beer is something they both enjoy and they wanted to share that with their loved ones. That's when they realized they had a real passion for the craft and for playing with flavors. Rockabilly Brewing has



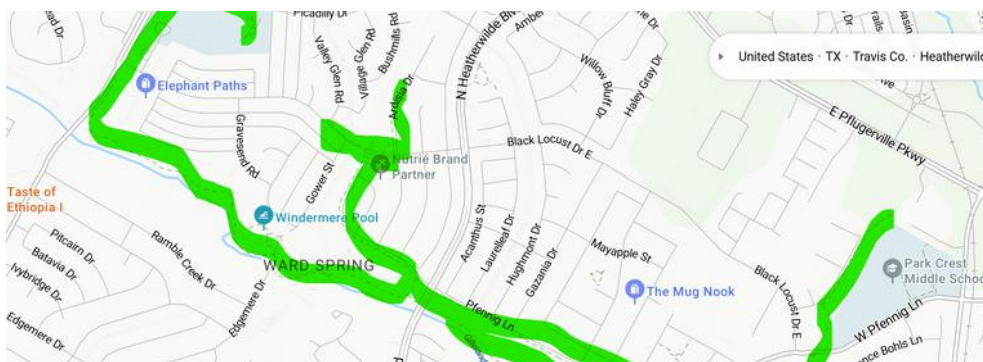
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TRAIL

GILLELAND CREEK TRAIL

PFLUGERVILLE HAS AN EXTENSIVE WALKING AND BIKE TRAIL THAT EXTENDS THROUGH MUCH OF THE CITY SPANNING 6.5 MILES.

<https://www.traillink.com/trail/gilleland-creek-trail/>





THE BEST WAY TO GET READY FOR THE ICY WINTER WEATHER

Consumers can take numerous precautions to prepare their houses ahead of the brutally cold temperatures:

- Guard your pipes. Leave faucets leaking to stop water from bursting after freezing in your pipes. The water can be allowed to gather in a bucket and afterwards used around the house for tasks like cleaning dishes or watering plants.
- Replace the furnace filter. Change the filters in your home to ensure proper heating. Filters that are jammed are less effective.
- Change the ceiling fans' direction. In order to move warm air from the ceiling down into the room, the blades should be configured to rotate clockwise.
- Caulk a crack. Seal any openings that could cause warm air to leak from your house and into your attic in order to keep the air circulating, such as around vent pipes and exhaust fans.



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Austin, Texas and surrounding areas



Bio



Social Hub