



NEWS FOR THE RESIDENTS OF TARRYTOWN

FEBRUARY 2015

VOLUME 3 ISSUE 2

Austin Speedsters Compete at USA Track & Field Association's National Junior Olympics Cross Country Championships

Six Austin Speedster athletes ran absolutely stunning races on a beautiful race day in Myrtle Beach, South Carolina last month in competition with over 3,000 of Nation's best youth cross country runners.

Each Austin Speedster athlete earned the honor to compete at the USATF Association's Junior Olympic Cross Country Championship meet by qualifying at the USATF South Texas Association JO XC meet held in Marble Falls, Texas in November. At that meet, 11 of 12 the Speedsters qualified for the national championships, with the girls winning a 1st place team award in the 9-10 year old girls division, and the boys winning 2nd place team awards in both the 9-10 and 11-12 year old boys divisions.

The Austin Speedsters is a Tarrytown based youth track & field club with current members ranging from 7 to 12 years old. The club's philosophy promotes encouraging its athletes to "Run Their Own Race" in competition and in life. www.runningourownrace.com



IMPORTANT NUMBERS

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Ambulance.....	911
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Sheriff – Non-Emergency.....	512-974-0845
Animal Services Office.....	311

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O. Henry Middle School.....	512-414-3229
Austin High School.....	512-414-2505

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Time Warner Cable	
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OTHER NUMBERS

Ausitn City Hall.....	512-974-7849
Ausitn City Manager.....	512-974-2200
Austin Police Dept (Non Emergency).....	512-974-5000
Austin Fire Dept (Non Emergency).....	512-974-0130
Austin Parks and Recreation Dept.....	512-974-6700
Austin Resources Recoovory	512-494-9400
Austin Transportation Dept.....	512-974-1150
Municipal Court	512-974-4800
Post Office.....	512-2478-7043
City of Austin.....	www.AustinTexas.gov

NEWSLETTER PUBLISHER

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ARTICLE INFO

The Tarrytown News is mailed monthly to all Tarrytown residents. Residents, community groups, churches, etc. are welcome to include information about their organizations in the newsletter. Personal news for the Stork Report, Teenage Job Seekers, recipes, special celebrations, and birthday announcements are also welcome.

To submit an article for The Tarrytown News please email it to tarrytown@peelinc.com. The deadline is the 15th of the month prior to the issue.

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RECIPE OF THE MONTH

EARTHQUAKE CAK



- 1 cup coconut
- 1 cup chopped pecans
- 1 - 2 layer pkg. German chocolate cake mix
- 8 ounces cream cheese, softened
- 1/2 cup melted oleo
- 1 - 1lb. pkg. confectioners sugar

Sprinkle coconut and pecans in greased and floured 8 x 14" cake pan. Prepare cake mix using package directions. Pour into pan. Beat cream cheese and oleo in mixing bowl. Add confectioners sugar; mix well. Pour over batter. Bake at 350° for 45 minutes or until cake tests done. Yield 15 servings.

SUDOKU

View answers online at www.peelinc.com

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The goal is to fill in the grid so that every row, every column, and every 3x3 box contains the digits 1 through 9. Each digit may appear only once in each row, each column, and each 3x3 box.

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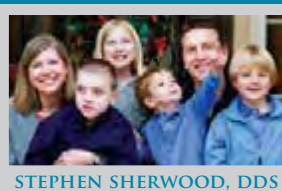
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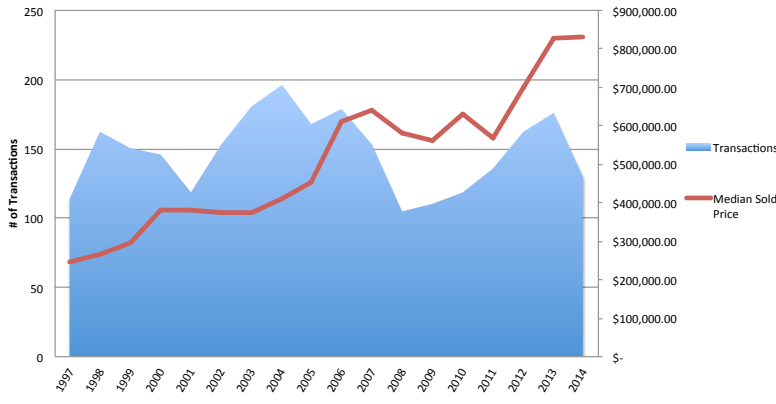
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TARRYTOWN REAL ESTATE MARKET REPORT UPDATE

By Trey McWhorter

Graph 1: Tarrytown Market Overview



2014 SUMMARY

2014 was another banner year of Austin real estate, and Tarrytown real estate once again soared to new heights and set new records. A few metrics that stood out:

Median sold price for the year inched up to \$830,000, up slightly from 2013 (Q3 2014 median sold price hit \$1,000,000 for the first time ever!)

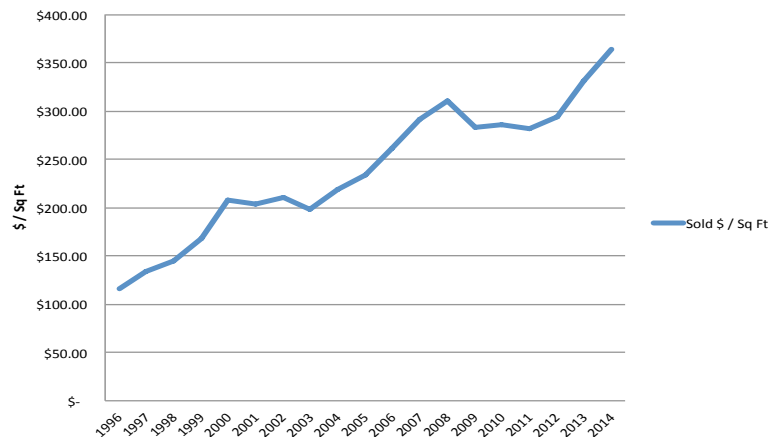
Price / sq ft continued to skyrocket, up 13% over 2013 to \$361.72 / sq ft (see Graph 2 for trend)

Number of transactions continued to decline, though, dropping ~26% from 2013, reflecting fewer active listings

Single Family Homes		Year Summary - Tarrytown			Year on Year CHANGE	
		2014	2013	2012	2013 to 2014	2012 to 2013
SOLD	Single Family Homes Sold	130	176	162	-26%	9%
	Avg List Price	\$1,087,243.84	\$1,058,055.95	\$ 836,798.44	3%	26%
List Price	Median List Price	\$ 852,300.00	\$ 844,500.00	\$ 716,450.00	1%	18%
	Average Net Sold Price	\$1,048,739.67	\$1,013,411.95	\$ 807,637.58	3%	25%
Sold Price	Median Net Sold Price	\$ 830,000.00	\$ 828,500.00	\$ 700,000.00	0%	18%
	Average List Price / Sq Ft	\$ 380.10	\$ 341.65	\$ 301.65	11%	12%
List Price \$ / Sq Ft	Median List Price / Sq Ft	\$ 364.44	\$ 331.39	\$ 294.47	10%	13%
	Average Net Sold Price / Sq Ft	\$ 369.70	\$ 331.03	\$ 292.60	12%	13%
Sold Price \$ / Sq Ft	Median Net Sold Price / Sq Ft	\$ 361.72	\$ 318.91	\$ 285.61	13%	12%
	Average Days on Market	50	51	61	-2%	-16%
Days on Market	Median Days on Market	21	18	35	14%	-48%
Note: All data for 2012, 2013 and 2014 is compiled from MLS data for that year						
Size of House	Sq/Ft (Total)	2559	2847	2589	-10%	10%
Age of House	Year of Construction	1954	1957	1953	0%	0%



Graph 2: Sold \$ / Sq Ft



Note: All data comes from the Austin Board of Realtors' MLS report, reflecting activity through December 31, 2014.

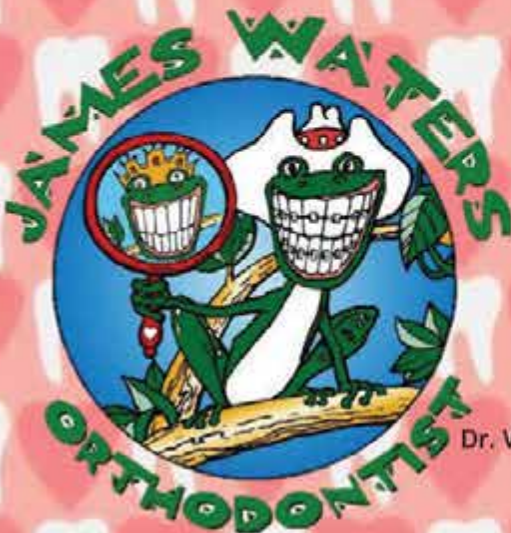
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Trey McWhorter

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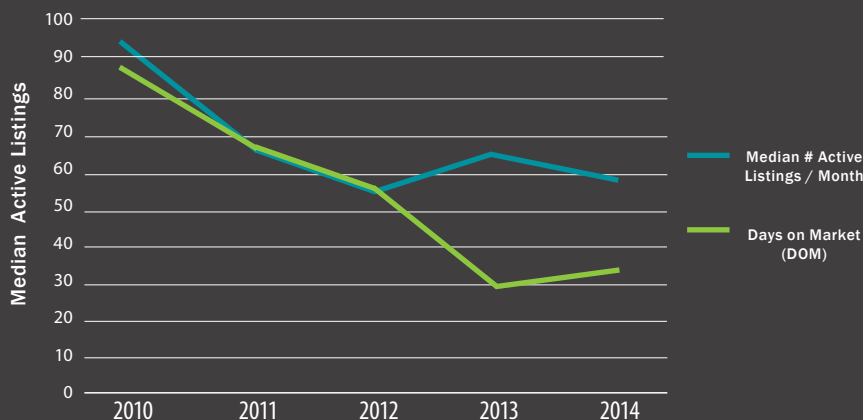
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update inside.**

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