



The Real Estate News

BY
DAVE RYER & ASSOCIATES

SPRING 2016



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Tips for Selling your Home in Spring

1) Give curb appeal a second look

When selling your home in spring, it is critical that your yard and landscaping are in prime condition. Buyers formulate a lasting first impression of houses within the first 60 seconds. Think about the physical exterior of your house as well. Simple tasks such as power washing the siding, repainting the front door or even adding a new welcome mat can freshen up the outside of your home and make it more welcoming for potential buyers.

2) Freshen up your closet

If you keep all of your clothes in your closet year round, put away your winter clothes for showing. Sweaters, coats and bulky winter clothes take up more space in closets that, in turn, make them look smaller than they are. Buyers want to see the "fantasy" version of your home, so have the spring wardrobe present in the closet to add consistency to the appearance of your home.

3) Be reasonable when setting a price

Spring is one of the best times to list your home, however, many buyers will not even tour a home that is substantially out of their price range, so don't eliminate your home from their list of choices by overpricing. Your Realtor, **Dave Ryer**, can help assess the market value of homes similar to yours in the neighborhood and set the optimal price for your listing.

4) Open the windows

Bring fresh air into your home if the

weather is nice, open the windows and let the natural light brighten the room. Be sure to open the blinds and turn all the lights on to brighten up your space. After you open the blinds, make sure your



windowsills, which often get neglected, are sufficiently dusted.

5) Double check for spider webs

Even if you have dusted every square inch of your home, walk through your home with the lighting set the way you intend it to be for a showing. This gives you the opportunity to see your home from the angle potential buyers would, and allow you to spot those elusive spider webs.

6) Deep clean your carpets

If you have already done your spring cleaning, there is a chance additional dust has also reached your carpet as it was removed from other surfaces within your home. Deep clean your carpets to remove any subtle odors and refresh a room.

7) Incorporate bright, spring colors wherever possible

Consider swapping out dark accent pillows and rugs for vibrant spring-colored accents. Since colors dramatically dictate the feel of a room, bright colors add warmth and comfort to your home and help others envision themselves living

there. This can also be incorporated into other rooms of the home. In the bathroom consider using seasonally colored towels. In the kitchen, place a bowl of seasonal fruit on the counter instead of the bowl with keys!

8) Integrate spring smells around your home

In the movies, they joke about the smell of fresh baked cookies being welcoming, but there is something to be said about appealing to multiple senses. Invigorating spring scents can easily be incorporated through candles, air fresheners or diffusers. To subtly bring in these scents add fresh flowers in various rooms of your home, as they can double up as seasonal decor.

9) Provide water for guests

Consider filling the sink with ice and water bottles for guests during an open house if it is a hot day. Your realtor, Dave Ryer, will print out flyers with a photo of your house and the URL of your listing so when they leave, your home will still be at the front of their minds.

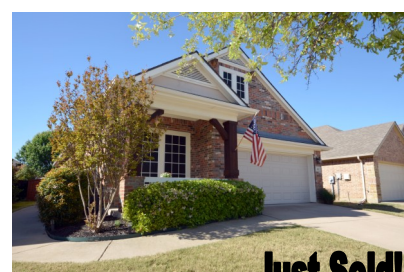
10) Wash all windows and mirrors

Don't forget to wash all windows and mirrors. These are often overlooked, but every window, including the ones on the front door, should be washed before a showing. This is a free way to add sparkle and shine to your home, which are qualities you should value when preparing your home for sale. Clean windows and sunlight that bounces off your mirrors will make your residence more inviting and welcoming.

Featured Listings of the Month!



40 Remington
Highland Village
TX, 75077



331 Conroe Cir.
Lantana TX
76226



Around Town

KID FISH Saturday, Flower Mound

Rheudasil Park Pond May 7, 9 a.m. to 12 p.m. 972.874.6276

May Movies in the Park - Highland Village

May 6—Inside Out

May 13—Goosebumps

May 20—Finding Nemo

See familyequide.com for feature locations to be announced.

Nature Walk at LLELA

Join us for our monthly naturalist-led nature walk. Lewisville Lake Environmental Learning Area (LLELA) - Jones Street & North Kealy Avenue, Lewisville

Flower Mound Father—Son Basketball Tourney

Saturday, June 18, 8 a.m. to 2 p.m. Call 972-874-7275 for registration and further information.

Dallas Blooms – now through April 10

Dallas Arboretum and Botanical Gardens—8525 Garland Rd, Dallas, TX 75218 - 214.515.6615

Texas Civil War Museum

3300 Corinth Parkway Corinth, TX Wednesday, June 22, 2016 @ 9:00 AM (CDT) - Register by June 15th

Big D Texas Marathon

Fair Park 1300 Robert B Cullum Blvd Dallas, TX— Sunday, April 10, 2016—Telephone: +1 817 706 0368

E-mail: customerservice@mellew.com



Recipe of the Month

Spring Vegetable and Quinoa Salad with Bacon

Ingredients

2 1/2 cups fresh asparagus, cut diagonally into 1-inch pieces

1/2 cup frozen green peas

3 center-cut bacon slices, chopped

3 tablespoons cider vinegar

1 tablespoon unsalted butter

2 teaspoons whole-grain Dijon mustard

1 3/4 cups Ginger-Coconut Quinoa

1 teaspoon black pepper

1/2 cup chopped fresh flat-leaf parsley

1 tablespoon chopped fresh tarragon

1 tablespoon fresh thyme leaves

5 ounces baby spinach

3 tablespoons sliced almonds, toasted

Directions

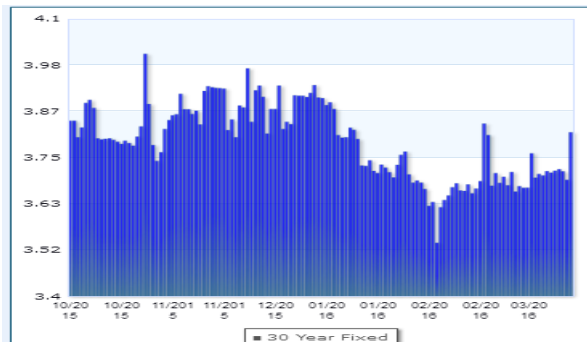
1. Bring a large saucepan filled with water to a boil. Add asparagus and peas; boil 2 minutes. Drain. Plunge into a bowl of ice water; drain.

2. Cook bacon in a large skillet over medium-high heat 4 minutes, stirring occasionally. Remove bacon from pan with a slotted spoon; set aside. Add vinegar, butter, and Dijon mustard to

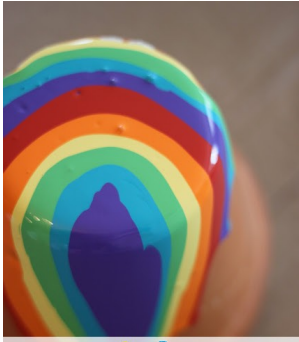
drippings in pan, stirring with a whisk until butter melts. Add quinoa and pepper to pan; cook 1 minute. Place quinoa mixture in a medium bowl; add asparagus mixture, parsley, tarragon, thyme, and spinach, tossing to combine. Divide quinoa mixture among 4 plates; sprinkle evenly with reserved bacon and almonds.



Mortgage Rates at a Glance!



Kids Corner



From the blog dillydaliart.com comes this fun and colorful planter project that is bound to brighten up your garden this spring.

Here's what you'll need:

6" terra cotta pots and 8oz bottles of acrylic paint, a cardboard box or corrugated cardboard, masking tape, and an outdoor space in the shade to work. First, you'll want to tape off the hole on the

bottom of the pot.



Try to be conservative with this one, the think paint will leave a jagged edge once the tape is peeled (you can sand that smooth with sandpaper if it really bothers you, but it's at the bottom of the pot so it should be fine to leave).

Now that your paint is upside down, squirt the paint directly onto the top where your covered hole is. Squirt the paint into the middle and repeat with different colors until you have the look that you want. Remember that



less is more with pour painting techniques, and you want to make sure you use just enough that the paint rolls down the sides of the pot.

When finished painting, leave your project to dry. Once dry, flip your pot over. The lip may be a little messy, just grab a brush and paint the edge to polish it off. Have a budding artist who has trouble with the pour paint technique? With a few brushes and a blank pot, he or she can turn any terra cotta planter into their own masterpiece. But go on, give the pour painting method a try!



See dillydaliart.com for more on this project!



List of Recommended Vendors

Slab Tech	(Foundation repair—Larry Blakely)	(214) 709-7880
Mr. Appliance	(appliance repair)	(972) 395-5910
Terry Deweese	(brick layer/mortar repair)	(214) 673-4209
Houk Heating & AC	(Heating/Air Conditioning)	(972) 724-2022
Carpet Masters	(carpet cleaning/stretching)	(972) 724-2022
Texas Framing & Construction		(972)983-8122
All Surface Repair	(Counter Tops & Tub Resurfacing)	(214) 631-8719
North Texas Drywall		(940) 206-8082
Marco Vasquez	(Drywall Repair & Texture)	(940) 765-3025
Builders electric	(Electricians)	(817) 919-0267
Beech's Overhead Door	(Garage Door Installation & Repair)	(817) 481-6362
Fashion Glass & Mirror		(972) 223-8936
Houk Heating & Air		(817) 265-1191

Home Warranty

American Home Shield	(800) 776-4662
Old Republic Home Warranty	(800) 445-6999
HWA (Home Warranty of America)	(888) 492-7359

Home Inspectors

CM Home Inspections	(817) 992-9940
Lighthouse Engineering & Inspections	(972)577-1077
Texas Best Inspections	(817) 689-6506

Spring Safety Seasonal Reminders for the Home

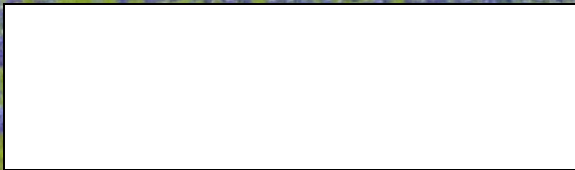
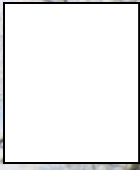


The change of season is always a good reminder to do some periodical check ups on your home. Like getting a physical or a check up at the doctor, it's important to check in periodically and fix any wear and tear damages to maintain a happy home.

- Check all your smoke detectors for low batteries. They are no good if they can't go off!
- Sign up for a P.O. box and send important mail there to prevent identity theft.
- Make sure all your door locks are working and install deadbolts on all doors with outside access.
- Install motion sensitive outdoor lights – not only makes for safety for you but deters criminals from breaking in.
- Trim your shrubs around the home where burglars can hide when breaking into your home.
- Go through old files – shred unnecessary paperwork and file away important documents in a fireproof safe.

No more putting this one-off, if you don't have a security system this is the single most important thing you can do to secure your house from fire, flooding and crime.

Dave Ryer & Associates
 Re/Max Cross Country
 1990 Justin Road
 Highland Village, TX 75077



Ask me about the Spring Housing Market!

Find Local Real Estate Trends in Your Area!

April 2016	Argyle	Bartonville	Canyon Oaks	Copper Canyon	Double Oak	Flower Mound	Highland Village	Lantana
Homes Currently Listed	88	23	2	8	10	276	68	68
Homes Sold	51	4	0	4	5	252	42	64
Pending Sales	29	2	0	0	4	107	20	36
High Sale Price	\$925,000	\$5,500,000	0	\$840,000	\$670,000	\$1,650,000	\$1,000,000	\$571,000
Low Sale Price	\$109,000	\$425,000	0	\$265,000	\$325,000	\$70,999	\$175,000	\$223,000
Average Sale Price	\$405,782	\$1,987,500	0	\$577,500	\$543,400	\$390,999	\$369,045	\$380,738
Average Sale Price per Sq. Ft	\$129	\$371	0	\$137	\$145	\$131	\$119	\$117
Average Days on Market	85	56	0	80	56	54	38	61
Average % of Sale Price To List Price	95%	95%	0	97%	99%	99%	97%	98%
Average Sale Price per Sq Ft Last 6 months	\$131	\$306	\$150	\$167	\$145	\$130	\$121	\$119

THIS INFORMATION IS GATHERED FROM MLS AND IS DEEMED RELIABLE BUT NOT GUARANTEED. THE STATISTICS USED MAY NOT NECESSARILY REPRESENT THE VALUE OF YOUR HOME SINCE NO TWO HOMES ARE ALIKE AND FEATURE AMMENITIES AND LOTS. SOME AREAS INVOLVE PROPERTY IN MULTIPLE AREAS AND MAY EFFECT PRICE PER SQUARE FOOT. COMPILED FROM MLS DATA FROM THE PAST 90 DAYS. 6 MONTH STATISTICS ARE GATHERED FOR THE PREVIOUS 180 DAY PERIOD. CALL DAVE RYER FOR FURTHER INFORMATION 972-317-9408

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 Call Bill today and let him guide you through the home loan process.

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