

The Real Estate News

By

DAVE RYER & ASSOCIATES

SPRING 2014



Dave Ryer

972-317-9408

dave@daveryer.com

www.daveryer.com



• Welcome to Spring!

• Featured Listings of the month

• Helping you, your family, and friends is Dave's priority.

INSIDE THIS ISSUE:

Fresh Tips for Selling this Spring 1

Recipe of the Month 2

Mortgage Rates at a Glance 2

Kids Corner 3

Recommended Vendors 3

Swimming Pool Safety 3

Real Estate Trends 4

Fresh Tips for Selling Your Home this Spring

Like tulips pushing through the earth, inventory almost always rises in spring in this nation. That's because more buyers, historically, pour into the real estate market this season. But more buyers or not, as a seller you're also dealing with more competing listings. How can you make your home stand out from the many on offer?

Surprisingly, you don't necessarily have to remodel the kitchen or add a second story to your home: some of the most effective ways to woo buyers are also the least expensive. And hey, it's time for spring cleaning anyway, right? Now you just have one more (really motivating!) reason to do it.

Go for Sidewalk Appeal

• Time for yardwork! Take advantage of spring's amenable growing season to plant some bright, colorful flowers. Trim off those dead winter branches and clear away moldering piles of leaves. Make sure all your windows are free of foliage obstruction. Not only does this improve the view of your home from the street outside, it also improves the view from inside the house!

• Consider cleaning a walkway or decorating a porch with potted flower varieties like daffodils, tulips, or narcissus for fragrance. This simple touch speaks volumes to buyers: your home seems a happy, healthy place to be, and you seem to care about it, which makes buyers more confident you've taken care of the home in general. Lawns can also be part of the appeal if well kept and well cut. You can also try



diagonal mowing to make your lawn look more expansive.

Go for Sparkle

• Inside and out, you want your home to gleam. Isn't that part of the pleasure of listing your home in the spring, this sparkle provided gratis by the sunshine? So polish up those windows, brass fixtures, mirrors and glass doors, and let there be light!

• In the house, polish any glass cabinets and dust shelves. Clean window coverings and sills so that dingy curtains and cobwebs don't obstruct the buyer's view. • Consider washing drapes and drying them in the sun and/or scenting them lightly with a hypo-allergenic fragrance. Remove your dusty blinds and give them

a soak. Your goal is remove anything reminiscent of pets, cigarettes, old cooking smells, or general mustiness. Replace all that with the reminiscence of spring.

• Whether you have wood, linoleum, rugs or carpet, you want floors spotless. If you take the time to even bleach and buff dull/stained grout, you can take years off tiles. • Deep clean all sinks and toilets—especially in kitchens and baths. This seems like common sense, but then you remember open houses you've toured where such cleaning regimens were ignored, and you remember being put off—if not downright disgusted. Homes that repel buyers also (logically) repel offers.

• Consider also chucking, or at least hiding, old linens. New towels in spring colors add easy cheer.

Market to Win

Together with [Dave](#), you can strategize marketing tools that make your home stand out, whether its color brochures, handouts on financing options, or some other tangible, useful reminder about the specialness of this particular address.

Start Fresh

If your home sat awhile on the market this winter, [Dave](#) may advise you to pull the listing, wait the required period, and then relist. That way the days on the market (DOM) for your home don't work against you. Stale listings, generally, don't attract as many interested buyers as fresh ones—and fresh, when it comes to spring, is the name of the game.

Featured Listings of the Month!



330 Marshall Way
Lantana, TX
76226



780 Bradford St
Lantana, TX
76226



Calendar of Events:

KID FISH - Saturday May 3 - Rheudasil Park Pond - 2401 Forest Lake Ave.
Rheudasil Park Pond will be stocked with more than 500lbs of catfish for the event which is free for youth ages 16 and younger. Prizes and awards will be given in several categories. Rod, reel and bait are provided or you can bring your own! For more information, call 972.874.6276 or KID FISH at 1.877.REEL-M-IN.

Family Camp Out - Saturday May 5, 4:30pm until Sunday May 6th, 9:00 AM @ South Field FB/Soccer—Gerault Park
Spend a night under the stars and give the whole family a taste for camping at Gerault Park! Bring your own tent, sleeping bags, bug spray, and flashlights- we'll take care of the rest! Dinner, breakfast, and lots of opportunities for fun will be provided. Preregistration is required. Contact the Flower Mound Community Activity Center for more information and registration 972.874.7275

"The Wilds of Texas" Art Exhibit - April 29th - May 3rd, 1:00 PM - 5:00 PM MCL Grand Art Gallery 100 N. Charles, Lewisville, Texas 75057 "The Wilds of Texas" Art Exhibit" by the Visual Art League of Lewisville will be on display in the Main Gallery of the MCL Grand from Saturday, April 12 – Saturday, May 24. The artists will present their artistic expressions of Texas in a matter that is as big as the state itself. The gallery is open Tuesday - Saturday from 1 - 5 p.m.
 For more information on the Visual Art League of Lewisville visit visualartleague.org.

Movie in the Park - Frozen Friday, May 16 - Pilot Knoll Park Campground - 6:00PM
 Grab your lawn chairs and blankets and head out to Pilot Knoll Park for Movies in the Park. Feel free to come out and enjoy the park before then and to pick out your spot. It will be a fun evening for the whole family to enjoy. There will not be an entry fee at the gatehouse for these movies starting at 6:00 p.m. with the movie starting at dusk.

Recipe of the Month

Amazing Grilled Chicken

Ingredients

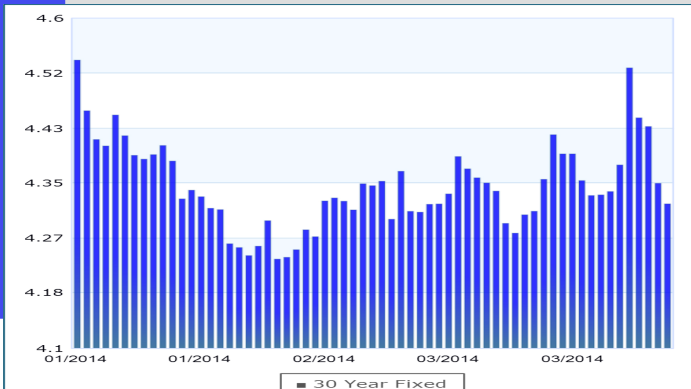
- 1/4 C cider vinegar
- 3 tablespoons of course ground mustard
- 3 cloves minced garlic
- 1 juiced lime
- 1/2 C brown sugar
- Ground balck pepper to taste.
- 6 tablespoons olive oil
- 6 chicken breasts halved

Directions

1. In a large glass bowl mix all of the ingredients. Whisk together. Place chicken breasts in bowl, cover and refrigerate for 8 hours.
2. Preheat outdoor grill for high heat
3. Lightly oil the grill and cook chicken 6-8 min per side until juices run clear.



Mortgage Rates at a Glance!



Home owners have been refinancing at record rates and buyers find current interest rates hard to resist. Nearly at all time lows, mortgage rates won't stay down forever.

To get a home loan quote for purchase or refinance give Bill Winter a call at First United Bank. He has over 20 years of experience and can be reached 214-502-3813



at

Kids Corner

Bug Village: By [Amanda Formaro](#)

What you need

sticks in various sizes
acorn tops
smooth rocks in different sizes
hot glue gun (parents must do this!)
square or rectangular scrap of wood
matte acrylic spray sealer
small woodsie sign
black fine tip craft pen

For natural:

wiggle eyes

For colorful:

toothpick
paintbrush
household sponge
acrylic paint (in forest green, olive green, light brown, cream, light blue, light green, red, blue, orange, yellow, pink, purple, black, and white)

Here's what you do

A note about glue gun safety: Parents should handle the glue gun as temperatures can get very hot and cause uncomfortable burns. Allowing older children to use the glue gun is entirely up to the parent, but child should always be supervised!

The Natural Bug Village

Begin by making sure the ends of the sticks are fairly flat. You can do this by simply pushing the ends against the sidewalk. Use hot glue gun to attach the sticks to the block of wood, then glue the acorn tops to the top of each stick. Wash all the rocks and be sure they are dry before gluing on wiggle eyes. Glue the rocks to the wood in various places. Write the words "Bug Village" on a small woodsie sign (recycle cereal box cardboard works great too!) and glue to the front of the piece of wood as



shown in photo.

Colorful

Paint the block of wood with forest green paint. When dry, sponge on some olive green paint to the forest green. Paint the sticks with light brown paint. Paint some of the acorn tops with light blue and the rest with light green. Glue the sticks

to the wood, then glue the acorn tops to the sticks. Wash all the rocks and be sure they are dry before you paint them. Use various colors to paint the rocks: blue, red, purple, pink, green, etc. Use the stylus or toothpick to dot on spots and/or lines to your bugs. Dot on white spots for eyes, and a smaller black dot onto the white spot. Glue rocks in place when they are dry.

Create a sign by painting a small woodsie sign with cream paint, then shade the edges with light brown. Use black fine tip craft pen to write "Welcome to Bug Village" in the center.

The natural Bug Village is perfect for a boy's room while girls will adore the colorful bugs!

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/stonework)	(214) 673-4209
Brick Doctor	(Brick layer/mortar repair)	(817) 540-1800
Carpet Masters	(carpet cleaning/stretching)	(972) 724-2022
Texas Framing & Construction	(Construction)	(972) 983-8122
All Surface Repair	(Counter Tops & Tub Resurfacing)	(214) 631-8719
Marco Vasquez	(Drywall Repair & Texture, paint)	(940) 765-3025
Milestone Electric	(Electrician)	(214) 348-5100
Builders electric	(Electricians)	(817) 919-0267
Beech's Overhead Door	(Garage Door Installation & Repair)	(817) 481-6362
Fashion Glass & Mirror	(Shower Enclosures)	(972) 223-8936

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
Firehouse Inspections (Robert Odom)	(214) 232-2150

SWIMMING POOL SAFETY

Adding as many water safety steps as possible is the best way to assure a safe and fun experience in a residential swimming pool or spa. Parents and families can build on their current safety practices by adopting water safety steps at home pools and spas.

- Always watch your children when they are in or near a pool or spa
- Teach children basic water safety tips
 - Keep children away from pool drains, pipes and other openings to avoid entrapments
 - Have a portable telephone close by at all times when you or your family are using a pool or spa
 - If a child is missing, look for him or her in the pool or spa first
 - Share safety instructions with family, friends and neighbors.
 - Learn how to swim and teach your child how to swim.
- Learn to perform CPR on children and adults, and update those skills regularly
- Understand the basics of life-saving so that you can assist in a pool

emergency

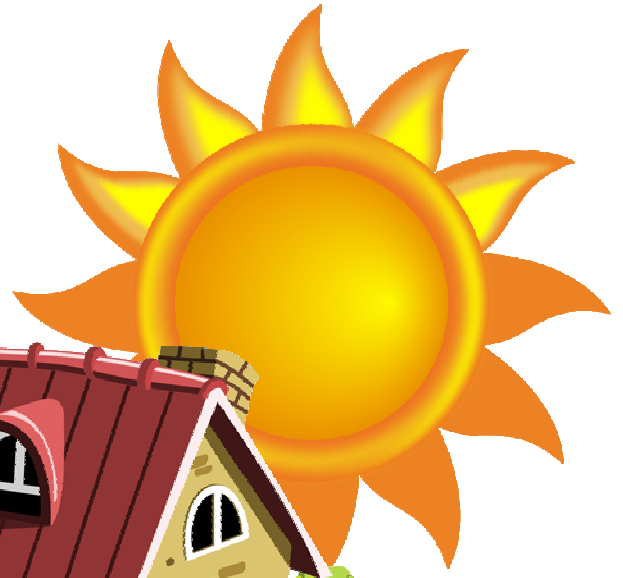
- Install a four-foot or taller fence around the pool and spa and use self-closing and self-latching gates; ask your neighbors to do the same at their pools.
- Install and use a lockable safety cover on your spa.
- If your house serves as a fourth side of a fence

around a pool, install door alarms and always use them. For additional protection, install window guards on windows facing pools or spas.

- Install pool and gate alarms to alert you when children go near the water
- Ensure any pool and spa you use has compliant drain covers, and ask your pool service provider if you do not know
- Maintain pool and spa covers in good working order
- Consider using a surface wave or underwater alarm



Dave Ryer & Associates
 RE/MAX Cross Country
 1990 Justin Road
 Highland Village, TX 75077



Phone: 214-704-2606
 Email: Dave @ DaveRyer.com
 I'm Never too Busy to Help Family and Friends!

The Spring Housing Market is Heating Up!

Be sure to visit our NEW and IMPROVED website! www.daveryer.com

Find Local Real Estate Trends in Your Area!

April 2014	Argyle	Bartonville	Canyon Oaks	Copper Canyon	Double Oak	Flower Mound	Highland Village	Lantana
Homes on the Market	73	18	2	13	12	205	57	115
Homes Sold	23	4	2	4	12	211	60	61
Pending Sales	25	3	0	2	6	99	14	38
High Sale Price	\$1,500,000	\$460,000	\$521,000	\$1,130,000	\$580,000	\$1,160,000	\$737,000	\$793,087
Low Sale Price	\$180,000	\$211,500	\$383,000	\$385,000	\$272,000	\$72,000	\$141,800	\$155,000
Average Sale Price	\$492,172	\$330,375	\$452,000	\$686,000	\$376,025	\$320,000	\$343,217	\$349,048
Aver Price per Sq. Ft	\$140.48	\$125.93	\$127.14	\$174.89	\$121.66	\$110.76	\$108.11	\$109.45
Average Days on Market	113	70	49	146	86	46	75	73
Average % of Sale Price								
To List Price	96%	97%	99%	96%	98%	99%	98%	97%
Price Per Sq.Ft last 6 months	\$130.26	\$158.54	\$123.19	\$137.14	\$127.66	\$109.13	\$107.46	\$108.93

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 JANUARY 1, 2014 TO MARCH 31, 2014. 6 MONTH STATISTICS ARE GATHERED FOR THE PREVIOUS 6 MONTH PERIOD. CALL DAVE RYER FOR FURTHER INFORMATION 972-

Bill Winter
 Mortgage Loan Consultant
 NMLS # 469225
 214.502.3813
bwinter@firstunitedbank.com



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

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