

# The Real Estate News



By

DAVE RYER & ASSOCIATES

S U M M E R 2 0 1 4



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• Summer is here!

• Featured Listings of the month

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

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## Key Tips for House Hunting

**Dress appropriately.** The serious house hunter should have slip-on shoes that can be taken off easily and frequently. And layering clothes is a big help, especially when there's no telling whether homes you're touring will be heated or cooled.

**Bring tools.** Don't guess whether your king-sized bed or piano will fit, whip out the tape measure, or your tablet or smartphone and use apps like Photo Measures or MagicPlan. They let you take snapshots of interiors and include measurements and room specs. Many smartphones also have a flashlight feature - very helpful in dark attics.



- **A lot of art is a lot of holes in the wall.** Yes, they may look impressive, but the owners' expensively framed

oil paintings will leave behind a lot of big holes you will be patching when they move out. Which also means you'll likely have to repaint, too. It's not

necessarily a deal-breaker, but it's good to think about in advance.

- **Remember your pet peeves.** It's easy to fall in love with a house if you're desperate to find one, but remember to stick to your guns and your key must-haves. One person's pet peeve could be a lack of natural light. Hollow, faux-wood doors might annoy another. If so and you buy a house that has them, know

how much you want to invest in costly door replacements.

- **Start packing.** If you're serious about moving, get serious about packing. Start collecting boxes now, because you never have enough boxes. Make a point of packing every day, consistently, little by little, room by room. Don't save anything for the last minute because there's always more to do than you have time for. Trust me on this.

- **House hunters deserve treats.** A sure way to stay cheerful during house hunting is to reward yourself afterward with a fortifying happy hour. Or a visit to a bakery, ice cream shop or spa. You can always justify your treat by chalking it up to the process of getting to know the area. And it will make the prospect of next weekend's house-hunting excursion that much nicer.

## Featured Listings of the Month!



413 Perkins Dr  
Lantana  
76226



3091 Whispering  
Oaks  
Highland Village  
75077



# Calendar of Events:

## July

• **Dallas Museum of Art** will offer daily free activities that will include story telling and family tours. General admission is free every day. Some art classes have fees and require reservations. Story Time is at 1 p.m. on Tuesdays. Family Tours at 2 p.m Thursdays. Dallas Museum of Art, 1717 N. Harwood St., Dallas, TX 75201 Info: 214-922-1200, <http://www.dma.org/>

• July 21-25 - **Flower Mound Junior Police Academy** for students entering eighth-grade from 8am to noon at the Police Department, 4150 Kirkpatrick Ln. 972-874-3357

## August

• August 9-10 - Kid's Closet Connection Fall Consignment Sale, Aug. 9 from 7am-7pm, Aug. 10 from 10am-2pm at Lantana Golf Club, 800 Golf Club Drive. Save up to 90% off retail on gently used name brand items. Exclusive presale for new/expectant moms, foster parents, military, special needs. [www.kidscloset.biz](http://www.kidscloset.biz), [nwdallas.tx@kidscloset.biz](mailto:nwdallas.tx@kidscloset.biz), 817-756-1676

• Ongoing - Storytime for Children at Barnes & Noble in the Shops at Highland Village each Wednesday and Saturday at 10:00am. Stories and coloring sheet or activity. Free. 972-966-0099

# Recipe of the Month Savory Garlic Marinated Steaks



### Ingredients

- 1/2 cup balsamic vinegar
- 1/4 cup soy sauce
- 3 table-  
spoons minced garlic
- 2 table-  
spoons honey
- 2 table-  
spoons olive oil
- 2 teaspoons ground black pepper
- 1 teaspoon Worcestershire sauce

- 1 teaspoon onion powder
- 1/2 teaspoon salt
- 1/2 teaspoon liquid smoke flavoring
- 1 pinch cayenne pepper
- 2 (1/2 pound) rib-eye steaks

### Directions

**1.** In a medium bowl, mix the vinegar, soy sauce, garlic, honey, olive oil, ground black pepper, Worcestershire sauce, onion powder, salt, liquid smoke, and cay-

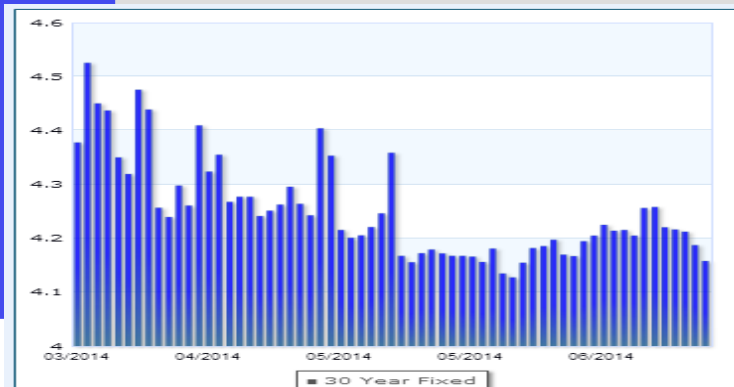
enne pepper.

**2.** Place steaks in a shallow glass dish with the marinade, and turn to coat. For optimum flavor, rub the liquid into the meat. Cover, and marinate in the refrigerator for 1 to 2 days.

**3.** Preheat grill for medium-high to high heat.

Lightly oil the grill grate. Grill steaks 7 minutes per side, or to desired doneness. Discard left-over marinade.

# 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 at 214-502-3813



# Kids Corner

## Jungle Diorama



### Materials

- Acrylic paint
- Woven moss
- Magazine picture
- Rocks
- Sticks
- Green paper
- Grass
- Twig
- Foliage

STEP 1. We made our

jungle out of toy packaging; you can cut your own frame from cardboard and tape or glue it to a box.

STEP 2. Paint box with acrylic paint to cover the printing. Line bottom of box with woven moss. Glue a magazine picture inside as a background.

STEP 3. Cut animal images out of magazines, and glue to rocks, sticks, or box itself.

STEP 4. To make grass stand up, fold a 1-inch-wide

strip of green paper lengthwise, and glue real blades of grass to one side sticking up from fold; stand grass assembly in box, and weight with a rock.

STEP 5. Cut a twig 1/4 inch longer than the box is wide, wedge across box, and hot-glue. Glue foliage to box.

STEP 6. Hang Spanish moss from the corners. Glue or set animals in place.

## 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
Houk Heating & Air	(AC Repair & Installation)	(817) 265-1191
Texas Prime Plumbing	(Plumbing—Larry )	(972) 740-4261

### 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

## SUN & HEAT SAFETY

According to the NOAA, heat is the top weather-related killer, causing more fatalities than lightning, tornadoes, and hurricanes combined. To practice heat safety, follow these tips:

### Drink More Fluids

Drink more fluids, regardless of your activity level. Don't wait until you're thirsty to drink.

Avoid salt tablets if possible. If your doctor has you on water pills, ask him or her how much you should drink.

Don't drink liquids with dehydrating caffeine, alcohol, or large amounts of sugar. Avoid very cold drinks.

Cut back on exercising; if you must exercise, drink two to four glasses of cool, nonalcoholic fluids each hour.

### Keep Your Body Cool

Dress in lightweight light-colored clothing and sun-reflective shirts. Wear loose clothing.

According to the CDC, fans may provide comfort but they do not prevent heat-related illnesses when the tempera-

ture is in the high 90s. Take a cool shower or bath, or move to an air-conditioned place to cool off.

Stay in the shade, especially between 11 A.M. and 3 P.M.

NEVER leave anyone in closed, parked vehicle, even with the windows down.

### Protect Yourself From the Sun

Don't get too much sun. Sunburn makes it difficult for your body to dissipate heat.

As well as a hat and sunglasses, wear sunscreen SPF 15 or higher. The most effective products say "broad spectrum" or "UVA/UVB" on their labels.

### Stay Alert

Be aware of heavy sweating, hot and dry skin, rapid pulse, pale or clammy skin, and cramps in your leg or abdomen muscles. All could be signs of heat disorder.

If you are older, it's wise to keep medical information readily available, including phone numbers of health care providers and copies of your prescription and health insurance cards.





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Phone: 214-704-2606  
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 I'm Never too Busy to Help Family and Friends!

# Moving this summer will be a breeze!

Be sure to visit our NEW and IMPROVED website! [www.daveryer.com](http://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	99	20	5	18	9	282	66	150
Homes Sold	37	9	3	9	14	363	80	115
Pending Sales	13	0	0	3	7	126	20	36
High Sale Price	\$1,050,000	\$1,301,179	\$525,000	\$1,190,000	\$815,000	\$1,500,000	\$718,000	\$995,500
Low Sale Price	\$302,000	\$390,000	\$388,000	\$435,000	\$306,000	\$120,000	\$130,000	\$201,000
Average Sale Price	\$445,874	\$709,131	\$462,667	\$791,889	\$440,379	\$344,930.5	\$322,702	\$365,204
Aver Price per Sq. Ft	\$128.07	\$173.55	\$130.60	\$171.87	\$130.28	\$116.33	\$108.11	\$109.83
Average Days on Market	82	142	8	159	41	32	730	58
Average % of Sale Price								
To List Price	96%	96%	98%	98%	98%	99%	99%	98%
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 APRIL 1, 2014 TO JUNE 30, 2014. 6 MONTH STATISTICS ARE GATHERED FOR THE PREVIOUS 6 MONTH PERIOD. CALL DAVE RYER FOR FURTHER INFORMATION 972-317-

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You have an advocate with First United.  
 Call Bill today and let him guide you through the home loan process.

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 Conforming and Jumbo  
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