

REAL ESTATE TIPS

Volume 2/Issue 5

NEW ON MARKET

Move in ready for a first time homebuyer or investor looking for student rental! 3/2 with gleaming hardwood floors and fresh paint throughout. Includes a generator, newer roof and air conditioning. Garage, mature landscaping and a short bike ride to FSU and TCC .

1904 Botany Drive for only \$99,000!



1904 Botany Drive near FSU and TCC

REAL ESTATE CONTINUES TO SIZZLE!

Tallahassee homes sales are up for the tenth consecutive month. August sales were up 4% over August 2014. The average sale price was up 9% from \$213,000 to \$233,000. Looking at only Northeast Tallahassee sales were up 13% and the average sale price was up 6% to almost \$285,000.

Statewide sales were up 19% and the median sale price was up 10% to \$203,500.

The news is good so don't wait until spring to put your home on the market. Inventory tends to shrink during the fall and winter. There will always be buyers so there is less competition during these months.

HOME MAINTENANCE IN THE FALL

Seal cracks around doors and windows, clean your gutters, inspect your roof, have HVAC serviced, prune your plants and have your chimney swept. The air is getting cooler and the exercise will do you good.

Q: What is the average 30-year mortgage rate?

A: 4.04%

Q: Is it worth it to wait to buy a home?

A: No, according to Jonathan Smoke, chief economist for Realtor.com. It will cost you almost \$16,000 if you wait a year in the Tallahassee area. It will cost you \$45,654 if you wait three years.

5 COSTLIEST MISTAKES WHEN SELLING A HOME

1. Not keeping resale in mind when renovating
2. Sticking around during a showing
3. Waiting to list until warmer weather
4. Setting the price too high
5. Not working with a Realtor



Get the Home Field Advantage

Contact Us

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HOT PROPERTIES

We have just listed an office building on W. 4th Avenue just off Monroe Street. It has four (4) private offices, a large reception area and a large kitchen/ conference area. \$260,000. We also have a one owner home in exclusive Highgrove for \$349,000. 4/3 with new HVAC and roof.

Recently sold-- family home in Southwood that was custom built. It sold in a few short months for almost asking price. Call us to find out what your home may be worth and how we can put our local knowledge to work for you.

BUILD YOUR DREAMHOME

If you are looking for a beautiful homesite to build your dream home on you might want to check out these.

- Just Reduced—a beautiful homesite on the lake in Golden Eagle \$179,000
- Gorgeous lakeview lot in Summerlake with for only \$35,000
- 5 Acres in Valley View Estates-Bring Horses!! \$45,000

Bill Durham has listed a 425-acre property north of Quincy, FL that is a great hunting tract.

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