

Kathy Whalen's Monthly Real Estate Newsletter

May 2011

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Despite what the national headlines say about the number of pending home sales increasing (see article below) the inventory has crept up and the average number of days on the market has increased. The trend is still for a house to sell in the first weekend or to stay on the market for an extended period of time. The news coverage on the upcoming changes to the mortgage market has not changed and there is still talk of interest rates increasing, costs of securing a loan increasing and down payment amounts increasing. Despite all of this news, home ownership remains one of the strongest long term investments. In addition to providing a place to live and instilling pride of ownership, it also has proven to be a sound investment over the long term. If you are planning to buy or sell your home this year you may want to try to catch the remainder of the Spring market when the inventory is higher and more buyers are out looking.

Please see the offer to have exterior photos

Quick Links

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Your House Looks Best in Spring and Summer with Green Grass and Blooming Flowers. If You Are Planning to List With Me in The Upcoming Year, Please Let Me Take an Exterior Shot of Your House Now, Which I Will Have on File When You Are Ready to List.



**Silver Spring
FRESHFARM
Market**

of your property taken so that I have them on file when you are ready to list your house. Also, be sure to read the articles below, check the Montgomery County School Calendar and visit my website where you can click to see current interest rates.

As always, if you have any real estate questions or needs I am available to help.

Thanks,

Kathy Whalen

Zip Code Statistics For April 2011

*Below information is provided by the
Metropolitan Regional Information System, Inc.*

Zip Code	Avg. Sold Price	Avg. Days on Market	# of Units Sold	Percentage of Asking Price
20901	\$352,309.00	83	35	92%
20902	\$264,017.00	90	39	91%
20904	\$275,570.00	99	25	88%
20906	\$217,745.00	128	70	91%
20910	\$455,839.00	90	18	93%
20895	\$515,258.00	53	25	96%



Now open year-round! Debit cards, food stamps, WIC and Seniors' Farmers Market Coupons welcome Ellsworth Drive between Fenton St. and Georgia Ave., Silver Spring 10 am to 1 pm (January 9 - March 27); 9 am to 1 pm starting April 3rd,

Montgomery County School Calendar



(Click on Above Image to View the Montgomery County School Calendar for 2010-2011)



The Taste of Wheaton takes place on Sunday, May 15, from 11:00 am to 5:00 pm in the Wheaton

2085			3	
2	\$437,709.00	40	3	96%

Pending Home Sales Rise Again in March



Information provided by the National Association of Realtors®

Washington, DC, April 28, 2011

March saw another increase in pending home sales, with contract activity rising unevenly in six of the past nine months, according to the National Association of Realtors®.

The Pending Home Sale Index, a forward-looking indicator based on contract signings, rose 5.1 percent to 94.1 in March from a downwardly revised 89.5 in February. The index is 11.4 percent below 106.2 in March 2010; however, activity was at elevated levels in March and April of 2010 to meet the contract deadline for the home buyer tax credit.

The data reflects contracts but not closings, which normally occur with a lag time of one or two months.

Lawrence Yun, NAR chief economist, said **home sales activity has shown an uneven but notable improvement.** "Since reaching a cyclical bottom last June, pending home sales have posted an **overall gain of 24 percent and demonstrate the market is recovering on its own," he said.** "The index means modest near-term gains in existing-home sales are likely, which would be even stronger if tight mortgage lending criteria returned to normal, safe standards."

Based on the current untrend with very favorable affordability

Triangle at the corner of Grandview Avenue and Reddie Drive in downtown Wheaton (one block north of the Wheaton Metro station).

Housing prices up in Washington region



Washington Post Article

(Click on Above Image to Read an Interesting Article About: Housing prices up in Washington region)

Maryland's Foreclosure Mediation Program

conditions, rising apartment rents and ongoing job creation, existing-home sales should rise around 5 to 10 percent this year with sales growth of lower priced homes likely to outperform high-end homes. That means the price trend will reflect more homes sold in the lower price ranges," Yun said.

"The good news is that recent home buyers are staying well within budget, leading to exceptionally low loan default rates among home buyers over the past two years," Yun added.

My Listings.....



(Click on the Photo to View the Virtual Tour)

\$425,000
10705 Francis Drive
Silver Spring, MD 20902

Exceptional Brick Rambler with Granite Kitchen and Three Renovated Full Baths! Scenic Landscaped Yard and Private Driveway. Move-In Condition!

Estimated property tax and non-tax charges in first fiscal year of ownership is \$3,901.24.



(Click on the Photo to View the Virtual Tour)

\$425,000
1812 Vernon Street NW
Unit #21
Washington, DC

Renovated Two Bedroom Condo in the Heart of Kalorama! Tasteful Renovated



(Click on Above Image to Read an Information About Maryland's Mediation Foreclosure Program)



Kathy Whalen, Realtor
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Downtown Silver Spring Calendar of Events



**Granite Kitchen -
Perfect for
Entertaining!
Exceptional
Layout to
Maximize
Privacy!**



*(Click on the Photo to View the
Virtual Tour*

**\$429,000
1910 Everest Street
Silver Spring, MD
20902**

**Remarkable Colonial
with Two Level
Addition on a Quiet
Picturesque Street.
Nice Family Room
Addition on the First
Level. Beautiful Lot
with Blooming
Flowers!**

*Estimated property tax
and non-tax charges in
first fiscal year of
ownership is
\$4,130.26.*



*Click on the Photo to View the
Virtual Tour)*

**\$775,000
1917 Rookwood Road
Silver Spring, MD
20910**

**Absolutely Stunning
Brick Center Hall
Colonial with Two
Additions and a
Renovated Granite
Kitchen. Five
Bedrooms Up! Central
Location 1/2 Mile to
Metro and 2 Block to
Snider's Shopping and**

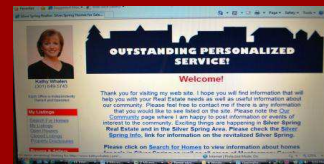


**Montgomery County School
Assignment Locator**



**Estimated Real Property Tax
and Other Non-tax Charges**

Visit My Website



**Search the Multiple Listing
Service for Homes**

Restaurants!

Estimated property tax and non-tax charges in first fiscal year of ownership is \$5,967.56.



\$419,900
2110 Dayton Street
Silver Spring, MD 20902

Perfect Brick Colonial with Two Additions! New Flooring & Freshly Painted. Family Room Addition and Den Addition on Main Level! Master Bedroom With Full Bath! Fabulous Screened in Porch! Ready to Move In!

(Click on the Photo to View the Virtual Tour)

Estimated property tax and non-tax charges in first fiscal year of ownership is \$3,855.03.



\$499,900
1706 Brisbane Street
Silver Spring, MD 20902

Amazing Colonial with a Two Level Addition Off the Back. Striking Silestone Kitchen with High-End Finishes. Quaint Sunroom with Picturesque Views of the Landscaped Yard! Tranquil Upper Level Deck!

(Click on the Photo to View the Virtual Tour)

Estimated property tax and non-tax charges in



Homes I Have Sold


HOUSELOGIC

HouseLogic is a free source of information and tools-from the NATIONAL ASSOCIATION OF REALTORS®-that can help you make smart and timely decisions about your home.



(Click on Above Logo to Visit HouseLogic's New Helpful Website for Homeowners and Potential Homeowner)



 [Sold Properties](#)

 [Sold Properties](#)

*first fiscal year of
ownership is \$3,886.86*



*(Click on the Photo to View the
Virtual Tour)*

\$359,900
2819 Ivydale Street
Silver Spring, MD 20902

**Beautiful Classic Brick
Colonial with an
Amazing Sunroom
Addition! Updated
Kitchen with a Tiled
Backsplash and New
Stainless Steel Stove!
Fantastic Lower Level
with a Inviting Family
Room, Modern Full Bath
and Laundry/Storage
Room!**

*Estimated property tax
and non-tax charges in
first fiscal year of
ownership is \$3,398.01.*



*(Click on the Photo to View the
Virtual Tour)*

Sold!
\$584,900
804 Thayer Ave.
Silver Spring, MD 20910

**Enchanting 1921
Renovated Bungalow!
Beautiful Hand Crafted
Stained Glass Panels
and Transoms.
Charming Front Porch.
Ideally located in
Downtown Silver
Spring - near Metro &
City Center!**

*Estimated property tax
and non-tax charges in
first fiscal year of*

ownership is \$5006.29.

Thank you for taking the time to read my Monthly Real Estate Newsletter! I hope you found it both interesting & informative. I would love to help you with your real estate needs! Please call or email me & I would be happy to set up a time to meet with you to discuss buying or selling your home.

Sincerely,

Kathy Whalen

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