

THE ROUNDUP

REAL ESTATE NEWS

Keeping You Up To Date On Housing Trends
& The Texas Real Estate Market

Provided By: Sharon Powell, Your Real Estate Specialist

November Edition

Tips to Make the Holiday Season Easier

Summer flew by, Halloween came and went, and before we knew it, now we're entering holiday season. As magical as the holidays are, with friends and loved ones coming together, it's also a time of stress and never-ending to-do lists. There are plenty of things you can do to keep you and your families sane during the last part of the year!

Don't keep it all in your head. Instead of last-minute dashes to the store for forgotten gifts or missing ingredients, start now by making thorough lists. Who do you want to acknowledge during the holidays and why? Figuring out what you really appreciate about someone can make gift buying easier. There are lots of free list apps that can help you keep it all together (I like "Anylist") or you can keep a running list handy in your phone notes app.

Stay on schedule. As much as you possibly can, try to stick with your normal routine. Don't stay out late at holiday parties or pull an all-nighter wrapping presents and baking pies. Disrupting your schedule and losing out on sleep can make your mood deteriorate.

Do something different. This year, does the prospect of the usual holiday routine fill you with dread rather than joy? If so, don't surrender to it; try something different. Serve holiday dinner at a shelter or visit a nursing home on Christmas.

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Keep your expectations modest. Don't get hung up on what the holidays are supposed to be like and how you're supposed to feel. If you find yourself comparing your holidays to your friends' posts or even those in your own past, you'll miss the beauty right in front of you.

Make room for those who matter most. It's easy to feel the weight of social obligations during the holidays. We can get caught up in a fear of pleasing others and do what seems "right". If you can't make it to that party, maybe you can take the host out for coffee later instead.

As with everything, if you stay present in the moment and appreciate the experience, it will allow you to keep the stress levels down this holiday season.

The Market Is Starting To SLOW!

If you've been watching the news lately, you've likely seen that the real estate market is starting to slow. More accurately, I'd call it "normalized", as we're just starting to cool off from being red hot for several years.

The truth is that we are just a few months short of having the longest economic recovery in American history. In turn, that means we are overdue for our next change in cycle. In general, real estate goes in 4- to 6-year cycles, although the San Antonio market tends to stay more stable than many markets across the US. We recovered from the Mortgage Meltdown of 2008 in 2013 and have seen an increase in year over year values every year since. The land grab of 2020-2021 did inflate prices significantly, and what we've been seeing with price reductions on listings the past few months is partially a reset from that intensity.

For most homeowners, what looks like falling values is nothing to be nervous about; remember real estate goes in cycles, but values continue to rise over the long term, which reminds us that real estate is a wonderful vehicle for wealth, it just doesn't happen overnight.

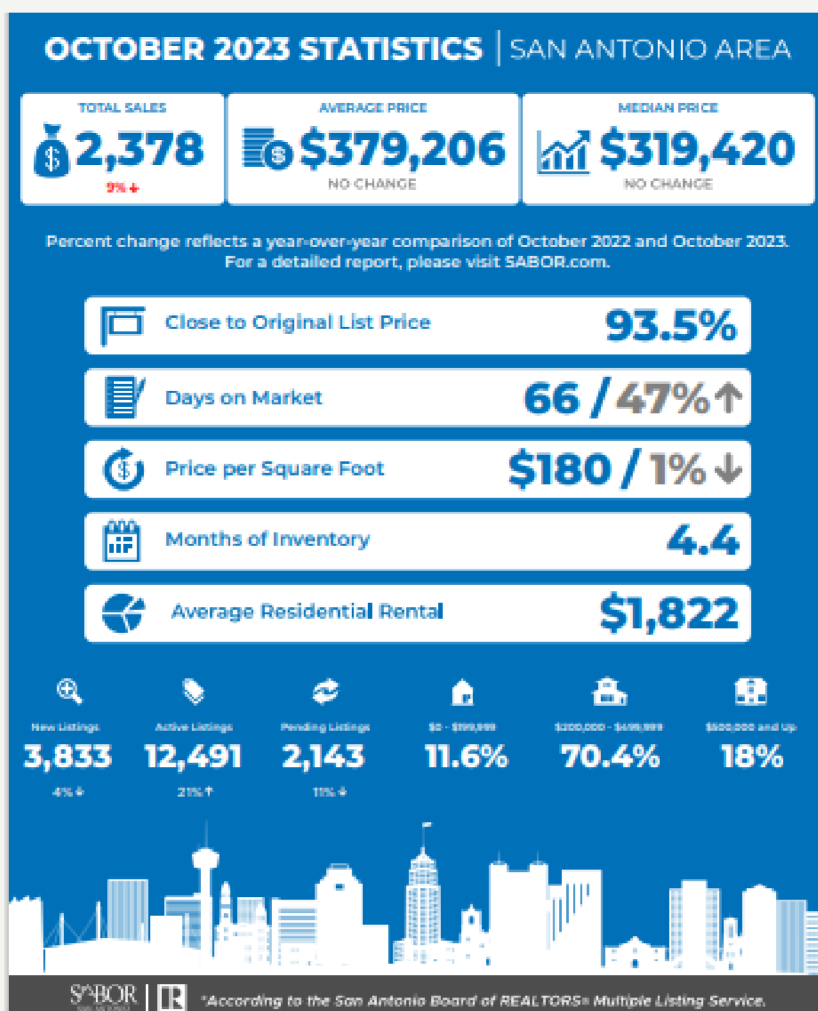
If you don't need to move in the next couple of years, you may want to stay put. Having said that, many people who need to sell right now are finding that when their home is priced correctly and marketed properly, they are still getting great results. If you've been waiting to buy, the market is more balanced now, and negotiations can be turned in your favor. It's a good time to consider looking at investment properties.

In our local market, the only people who really may feel a pinch are those who bought in the last couple of years and have to sell soon. And if this is you, in certain situations we're still able to preserve any equity you've gained.

Even though we're in the middle of what may become the longest economic recovery in our country's history, there's a good chance that locally, our 3% year over year appreciation trend may continue. However, the slowing of the real estate market overall means it may continue along a corrective path for a while longer.

None of us can truly predict what will happen over the next couple of years, so this discussion is just an example of what MAY happen in the real estate market. While many things can be predictive, they certainly aren't guaranteed.

I'm more than happy to speak with you about what the current market situation means for you and your family. Simply give me a call and we can discuss your thoughts!



Quote of the Month

Do your little bit of good where you are; it's those little bits of good put together that overwhelm the world.

-Desmond Tutu



Thanksgiving Menu

E	I	P	O	T	A	T	O	P	T	E	E	W	S
C	N	I	S	E	S	G	C	S	I	A	Y	A	M
M	A	S	H	E	D	P	O	T	A	T	O	E	S
U	A	I	R	Y	S	N	N	U	A	G	T	M	N
P	R	N	R	V	U	P	E	F	A	F	U	H	B
H	S	E	C	A	B	P	A	F	Y	T	R	E	D
E	A	I	E	R	C	W	V	I	B	O	K	N	A
O	B	M	A	G	E	E	I	N	E	A	E	A	E
O	P	A	E	S	T	O	P	G	I	S	Y	E	R
W	T	E	R	E	I	P	E	L	P	P	A	L	B
C	O	R	N	C	A	S	S	E	R	O	L	E	N
A	O	P	U	M	P	K	I	N	P	I	E	P	R
S	N	A	E	B	N	E	R	G	T	G	S	O	
E	C	U	A	S	Y	R	R	E	B	N	A	R	C

- APPLE PIE
- GRAVY
- STUFFING
- HAM
- MASHED POTATOES
- CORN CASSEROLE
- PUMPKIN PIE
- CRANBERRY SAUCE
- CORNBREAD
- TURKEY
- GREEN BEANS
- SWEET POTATO PIE

Play this puzzle online at : <https://thewordsearch.com/puzzle/4253587/>

NOVEMBER

MAINTENANCE

1. Weatherproof the house

Locate and seal cracks and spaces that let heat out and cold air in—along baseboards, wall/ceiling junctures, windows and doors, lighting fixtures, switches, and electrical outlets. Your wallet will thank you, because energy savings from reducing drafts range from 5% to 30% per year, according to the U.S. Department of Energy.

2. Check fire alarms

Dead batteries cause 24% of smoke alarm failures. You should replace batteries or test hard-wired fire alarms twice a year- the time change is a great time.

3. Service the HVAC system

Make sure your heating system is running safely and efficiently so you'll stay toasty during cold weather and save money on energy bills.

FEATURED HOME OF THE MONTH!

Floresville has a secret! Discover golf course living at River Bend, a relaxed, friendly community on the outskirts of San Antonio. Ask me for details about this 4-bedroom, 2.5 bath custom home just down the way from the links, Lew's Patio & Grill, disc golf, tennis courts, and trails.

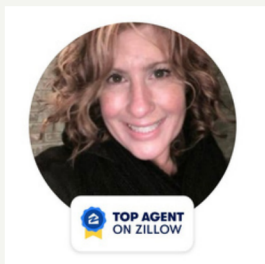


4 BEDS - 2.5 BATHS - 2068 SQFT
\$428,000

CALL ME TO SCHEDULE A TOUR OR ASK ME HOW I CAN FIND YOU THE PERFECT HOME!

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Agent Spotlight

Notice anything different in that picture over there? Your girl is recognized by Zillow as a Top Agent! It's based not just on sales but also on building relationships with people who browse Zillow and ultimately become clients. This isn't to be confused with Premier Agent- agents pay for that title. Zillow has granted the Top Agent distinction to about 15% of the 2 million+ real estate agents nationwide. Kinda cool, and I have YOU to thank.



Recommended Service Professionals

With the holidays coming, finding the perfect gift for someone is on all our minds. I love supporting small businesses, and if you're reading this newsletter, you're part of my extended family. So when you're family AND you have a business, I want to help bring you business! Here's a new business I'm excited to highlight- who doesn't love the smells of Christmastime? :)

Thank you!
Sharon

PS- Highlighting businesses and service professionals is my joy. I don't get any kickbacks or perks.
PPS- If you have a business, please tell me so I can help spread the word!



Fragrance is home for the
holidays



Ashley Howton

210-259-9856

<https://ahowton.scentsy.us>



← happy shopping!