



# Greensboro Landlords Association

Meeting Minutes  
April 12th, 2022

### Opening:

The monthly meeting of the Greensboro Landlords Association was called to order at 6:30 on April 12th, 2022 via Zoom lead by our President, Steve Tyree.

### Attendance:

29 Members were recorded by 3<sup>rd</sup> Party Vendor, Jennifer Dille with TESS, LLC.

### Announcements:

- **Welcome to our 4<sup>th</sup> Meeting for 2022. Sorry we had to do Zoom** but only way to keep meeting on our normal date.. Please keep your self on Mute until Q&A. We can easily pick up background noise.
- **Next Month we will back at our meeting space and discussing 17 Vital “Rules” Your Rental Lease Should Cover.** This will be open forum which is one of our favorite formats for members. Please feel free to invite a guest.
- **Our Coffee Chat is next Tuesday, March 19<sup>th</sup> at Amoroso’s Bakery.** It is from 4:15 – 5:00 PM. We had a record setting amount of people at our last meeting. Join us too! They are really fun and informative.
- **Do we have any guests or new members that would like to introduce themselves?** Yes, John Mullen with Pro Carpet Services 607-769-0521.
- **Do we have any GLA sponsors or Corporate Members that would like to stand and introduce themselves to the group?** Rent-A-Home and T’Vinci Properties.
- **Finally do any members that have any questions, comments or announcements?** No.

As requested by our members, we are gradually updating our Subcontractor List with reviews monthly.

Branson Plumbing & Solar - Mark Branson	Plumber	337-7924	Jenn & Hugh Moffitt
Miller Drain Service - Danny Eller	Plumber	698-6936 : 697-2295	Chelsea Reynolds
Clay Harty	Plumber	549-3440	Rick/Sandy Sandler
John Beale	Plumber	324-3558	John Mullen
Elite Wall Plumbing	Plumber	373-8365	Jeff Sims
Ray Overman	Plumber	272-0076	John Mullen
Elite Sewer & Drain	Plumbing - clean line	698-4325	Helen Woods
Joe Moore - Moore's Plumbing & Drain	Plumbing - clean line	215-9663	Renee Vaughan-Goode
The Retro Plumbing Store	Plumbing parts	272-4046	John Jobe

**This evening we welcome Earla Clark with KW (Keller Williams) to discuss Buying and Selling in this Hot Housing Market.**



**As A Reminder: Jennifer does record these meetings but they are only posted in our Member's Only section and are kept Private on You Tube.**

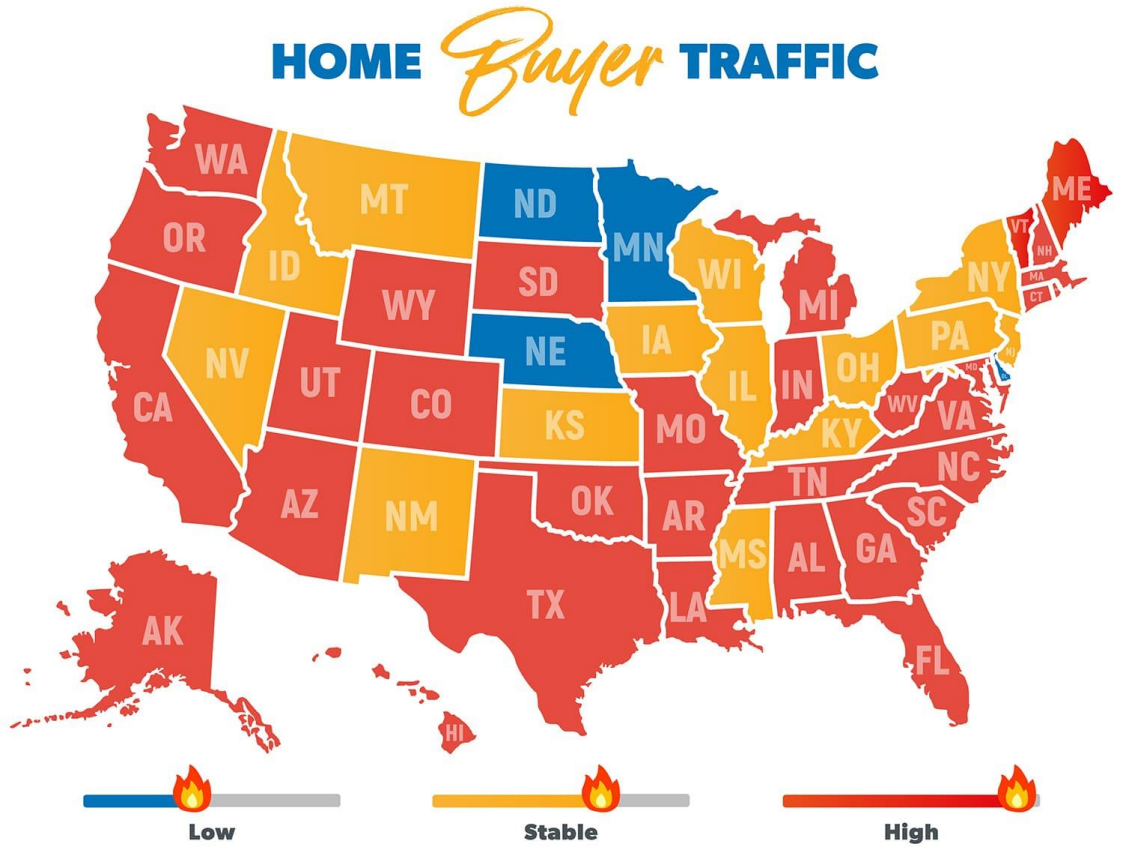
Here is a link to the fully recorded meeting, <https://youtu.be/5s7dqMn4CCE>

# HOUSING 2022



What's Next?

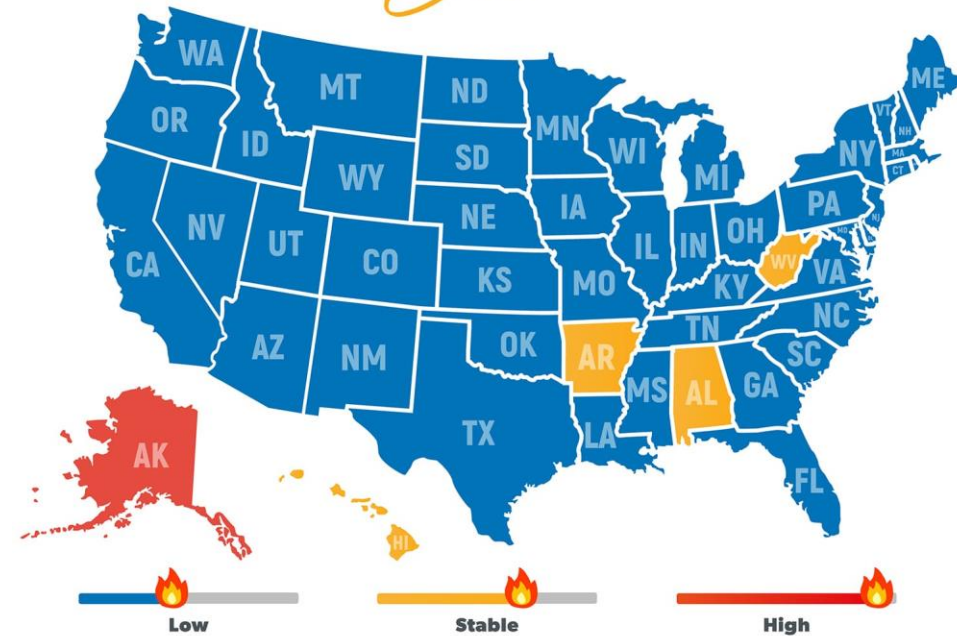
REALTOR POLL  
BUYER TRAFFIC  
2021



Source: Realtors Confidence Index Survey, 2021

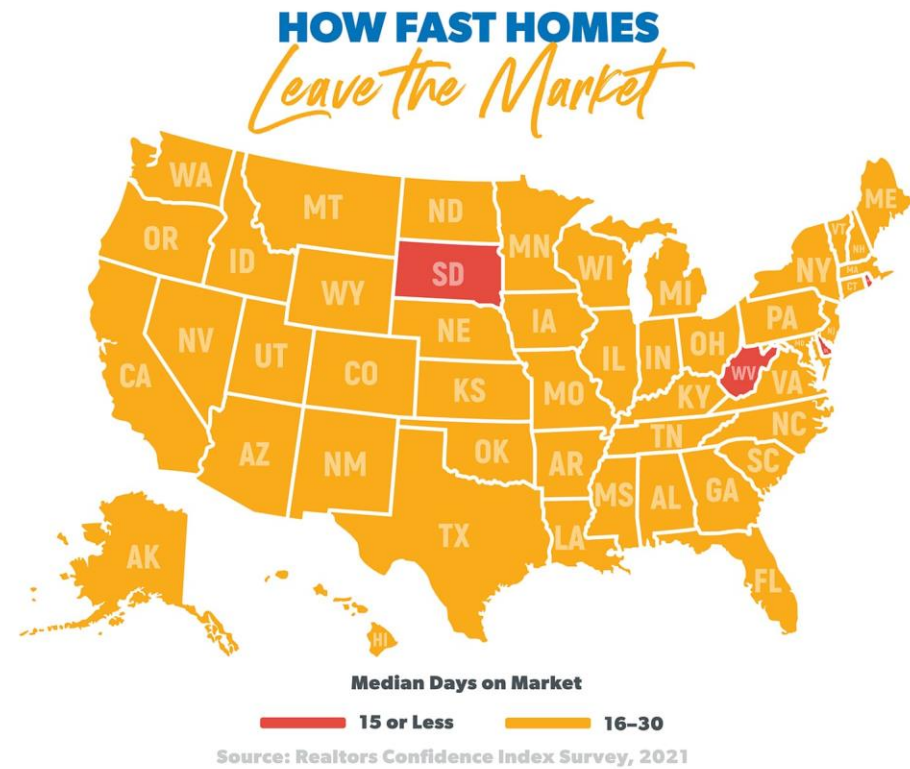
REALTOR POLL  
SELLER TRAFFIC  
2021

HOME *Seller* TRAFFIC

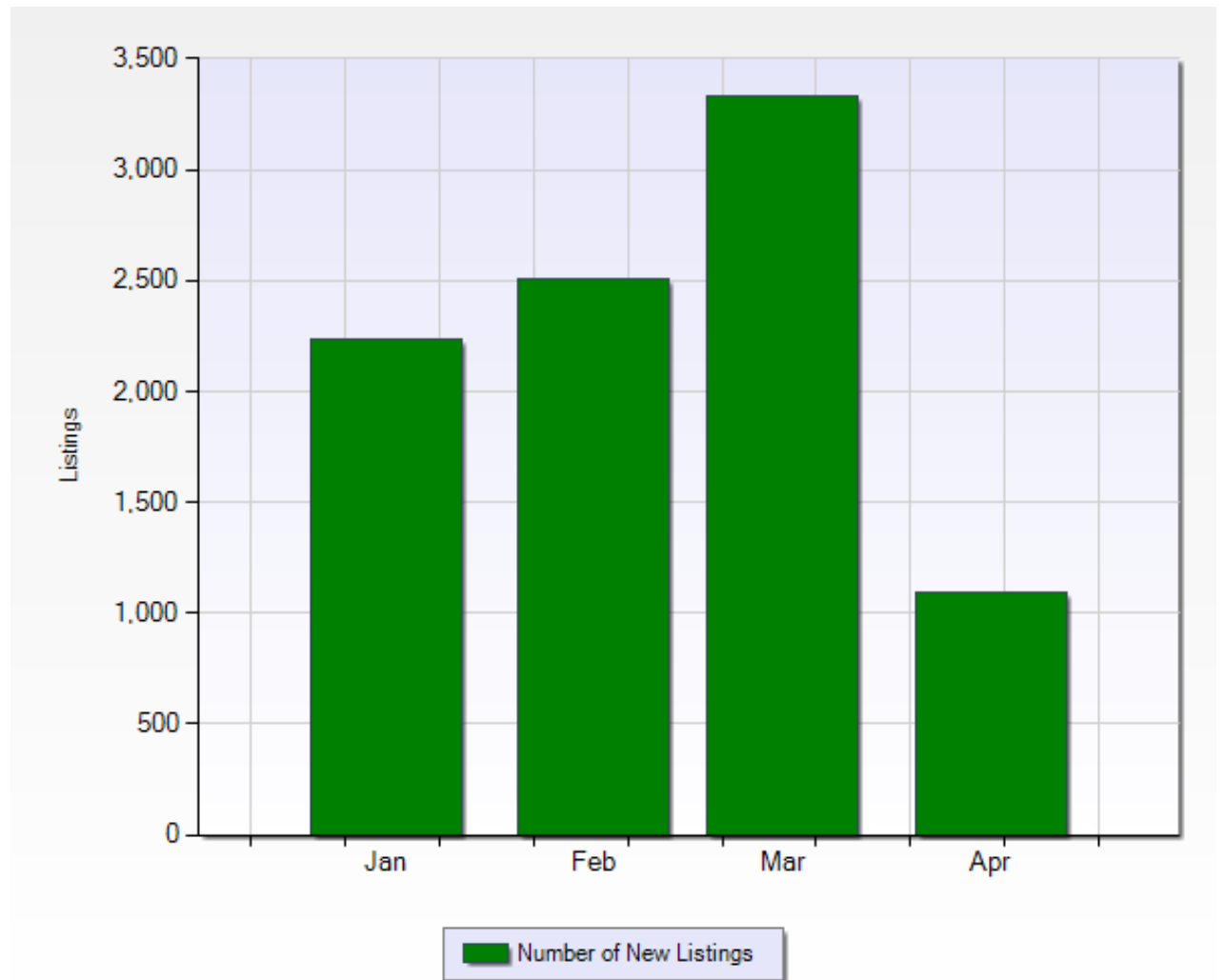


Source: Realtors Confidence Index Survey, 2021

REALTOR POLL  
DAYS ON MARKET  
2021



**LOCAL MARKET  
2022 LISTINGS  
MLS DATA SOURCE**



# DAYS ON MARKET LOCAL MLS



Jan 2017-Jan 2022 Time Frame over 190,000 listings



<b>Total Units</b>	1,104	3,146	1,454	5,704	1,123	3,190	185	438
<b>Average Price</b>	157,884	262,218	425,349	283,608	412,531	327,834	331,460	306,290
<b>Volume (in 1000's)</b>	174,304	824,937	618,457	1,617,698	463,272	1,045,790	61,320	134,155

<u>Days on Market</u>	<u>Units</u>	<u>Financing</u>	<u>Units</u>	<u>Financing</u>	<u>Units</u>
0-30	4,555	Assumable	0	L/A Qual	0
31-60	484	Cash	1,747	Lease Purchase	0
61-90	276	Conventional	2,875	N/C Housing	9
91-120	149	Exchange	4	Owner Financing	8
121-180	102	Fannie Mae	2	Remarks	9
181-365	71	Federal Land Bank	0	Small Business Admin	1
366+	67	FHA	457	Undisclosed	240
		L/A Escal	0	USDA	83
		L/A Fixed	0	VA	269

Rent or Buy?  
Affordable Housing?



**Closing:**

- Thank you Earla for sharing your extensive knowledge in the real estate industry and everyone for joining our Zoom meeting
- **Reminder – Coffee Chat is next week Tuesday the 19<sup>th</sup>** at Amoroso’s Bakery off College Rd
- Next Month **we are back in our meeting space to discuss The 17 Vital things you should have in your lease.**
- **Thank you** everyone and have a very nice evening!

**Minutes submitted by: Jennifer Dille with TESS, LLC**