

# House Talk From the Heart

Issue 137

News From Christine Schlittenhart, Your Agent with Heart

May 2019

## Heart to Heart

Happy May!! This is my favorite month to enjoy living in the gorgeous foothills of Northern, CA. I grew up in Phoenix, AZ, so I am constantly amazed by the lush green surroundings, wild flowers and bodies of water. I am very blessed to live and work in such an amazing area.

Are you wanting the quality of life that our area has to offer? Are you ready to get out of the rat race of the city and come home to relax amongst the pines and oaks? Call me today to get started on your real estate dreams. Inventory is rising and mortgage rates are amazing.

Enjoy my scrumptious Mother's Day Quiche for yourself or your special Mother.

*Happy May!*

## Proverb of the Month

*"She is clothed in strength & dignity, and she laughs without fear of the future."*

*Proverbs 31:25*

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## HAPPY MOTHER'S DAY!

Mom's special day is Sunday, May 12<sup>th</sup>. I'm hoping to enjoy the day kayaking on Rollins Lake. I hope all of you special Mother's, Grandmother's and Great Grandmother's have an amazing day celebrating the best gift and job in the world.

How are most Mother's celebrating their special day? What is their most requested gift? Check out some facts below:

- Common gifts include: cards, flowers, meals in restaurants, jewelry, gift cards, clothing, trips to a spa, books, CDs, housewares and even gardening tools.
- In the United States alone, around 122 million phone calls are made to Moms on Mother's Day.
- Approximately \$14 billion dollars is spent on Mother's Day.
- The shortest span between two babies is by mom, Jayne Bleackley. She gave birth to her son on September 3, 1999. Then only 208 days later gave birth to her daughter (on March 30, 2000).
- Elizabeth Ann Buttle gives a whole new meaning to second family. She gave birth to her first child (a girl) May 19, 1956. Then when she was 60 years-old, she gave birth to her son on November 20, 1997, making the babies 41 years 185 days apart.



# Latest Housing Forecast Paints A Rosier Picture

(Provided by Randy Carter with Movement Mortgage)

Economists are sounding more upbeat toward the housing market this year. Realtor.com has revised its 2019 housing forecast, reflecting optimism for a much stronger market. Lower mortgage rates are mostly behind the shifts in attitude.

Realtor.com economists are projecting mortgage rates to average 4.5% by the end of the year—nearly a percentage point lower than they originally forecasted. The lower mortgage rates are increasing buyers' purchasing power, despite a continued uptick in home prices.

"The 2019 housing market is different than what we predicted in fall 2018, primarily due to an unexpected drop in mortgage rates in January 2019," says Danielle Hale, Realtor.com's chief economist. "We believe 2019 will be characterized by lower, but still increasing, mortgage rates that will buoy home prices and sales by boosting buyers' purchasing power beyond what we initially projected. This will create a slightly hotter, but still cooling housing market relative to the initial forecast five months ago."

Realtor.com researchers also predict home prices to move higher than expected. Falling mortgage rates have given home buyers more purchasing power to balance rising home prices, but that in turn is allowing for more home price growth than was expected in November. Realtor.com® now projects home prices in 2019 to be 2.9 percent higher than in 2018, a 0.7 percent increase over its original prediction. That falls in line with the National Association of REALTORS' forecast on national median existing-home prices to increase around 2.7 percent this year.

Price acceleration is slowing compared to the last few years. Home prices are currently growing at a 3.5 to 4 percent year-over-year pace. So, the rate of growth is still far slower than the past few years of 5 to 7 percent, researchers note.

Lawrence Yun, National Association of Realtor's (NAR's) chief economist, has forecasted existing-home sales this year to decrease by 0.7 percent to 5.3 million. The decrease is mostly due to a continued shortage of homes for sale in many markets. Looking ahead to 2020, he forecasts sales figures and prices to both increase by around 3 percent.

Lower mortgage rates are helping to give the housing market a boost this Spring, economists say. Yun said in a recent report on pending home sales that he does not anticipate any interest rate increases from the Federal Reserve in 2019. "If there is a change at all, I would say the Fed will lower interest rates in 2019 or 2020," Yun said. "That would stimulate the economy and the housing market. But the expectation is no change at all in the current monetary policy, which will help mortgage rates stay at attractive levels."

Rates are great! Call me today to get started on your real estate dreams and goals. I can also assist you with refinancing.



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## CELEBRATION CORNER!

### Happy Birthday Wishes To:

Juli Byers (5-1), Nicki Phelps (5-2)  
Maddy Peters (5-2), Shirley Rose (5-3)  
Suzanne Semmens (5-8)  
Carol Wyzinski (5-9), Tim Wood (5-11)  
Nancy Johnson (5-13), Kevin Sullivan (5-14)  
Bonnie Klein (5-16), Keven Little (5-21)  
AJ Lutz (5-24), Jim Boles (5-27)  
Jamie Kees (5-27) Connie Smith (5-28)  
Kimberly Gale (5-28), Jason Van Sloten (5-31)  
Ashleigh Sands (5-31)

### Happy Wedding Anniversary:

Brian & Norma McCord (5-2)  
Tim & Alyssia Wood (5-2)  
Mike & Gail Pittner (5-16)  
Jordan & Audra Carlson (5-20)  
Steve & Connie Bye (5-21)  
Scott & Nancy Johnson (5-28)  
Justin & Audrey Powell (5-29)



## BOOMERANG BUYERS ARE BACK

There are signs that a growing number of Americans who lost homes to foreclosure or a short sale during the housing crisis are emerging from their post-crisis bunkers and buying again or planning to do so in the near future.

The trend could allow millions of so-called boomerang buyers to build wealth again through homeownership. It also could provide support to a housing market that has sputtered lately. Existing home sales are down 6.6% so far this year compared with the year-ago period, according to the National Association of Realtors (NAR).

Young people largely have fueled the housing recovery so far. In March, first-time home buyers made up 33% of all existing home sales, up from 30% a year earlier, according to NAR. But from the fourth quarter of 2017 to the fourth quarter of 2018, the homeownership rate jumped from 58.9% to 61.1% for 35 to 44-year-olds, the largest increase on record for any age group, and from 69.5% to 70.1% for 45 to 54-year-olds, Census Bureau figures show.

There are concerns for boomerang buyers. Nationally, home prices have climbed 53% since their 2012 bottom and are now 11% above their 2006 peak, according to the S&P CoreLogic Case-Shiller index. That raises worries about another potential bubble and could keep already-wary former homeowners from making a purchase.

## LISTING OF THE MONTH



Country Cuteness in Colfax! 3 bedrooms, 2 full bathrooms, 1978 square feet on just over an acre in a quiet cul-de-sac walking distance to Colfax Highschool. Only \$397,000.00.

## TOP MARKETS WITH GREATEST SELLER GAIN

ATTOM Data Solutions just released its Q1 2019 Home Sales Report and the data shows that U.S. homeowners who sold in the first quarter of 2019 realized an average home price gain since purchase of \$57,500, down from an average gain of \$60,000 in Q4 2018 but up from an average gain of \$56,733 in Q1 2018. The average home seller-gain of \$57,500 in Q1 2019 represented an average 31.5 percent return as a percentage of original purchase price. While the percent of gains dropped both quarterly and annually, homeowners are still reaping some nice profits.

ATTOM Data wanted to showcase those markets, where home sellers are acquiring some serious gains. Among the 124 metropolitan statistical areas with a population greater than 200,000 and with at least 1,000 single family home and condo sales in the first quarter of 2019, those with the greatest dollar gain occurred mainly on the West coast.

The market to top the dollar gains for sellers occurred in San Jose, California with home sellers seeing almost a half-million gain (\$479,500). Markets to follow include San Francisco (\$336,000); Los Angeles (\$217,000); Oxnard (\$178,000); and a non-California market, Honolulu, Hawaii (\$171,563).

## CLIENTS OF THE MONTH



Keith and Lanie Steinher are happy Sellers who sold their amazing Meadow Vista home for \$5K over asking price after only 3 days on the market! They relocated to Washington State and will be greatly missed by myself and the town of Meadow Vista.



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## RECIPE OF THE MONTH

### MOTHER'S DAY QUICHE

1/2 cup light or regular mayonnaise  
1/2 cup milk or half-n-half  
4 eggs, lightly beaten  
8 ounces of shredded pepper-jack cheese  
1 (10 ounce) package frozen chopped spinach, thawed  
1/4 cup chopped red onion  
1/4 cup chopped green or red pepper  
Garlic salt & pepper to taste  
Minced garlic to taste  
1 (9 inch) unbaked pie shell, using a deep-dish pie plate



- Preheat oven to 400 degrees. Line a cookie sheet with foil.
- In a large bowl, whisk together mayo & milk until smooth. Whisk in eggs. Add salt & pepper.
- In skillet, saute' onion, peppers, minced garlic & patted dry spinach.
- Layer spinach & cheese in unbaked pie shell, making several layers of each.
- Pour in egg mixture. Place quiche on prepared cookie sheet. Cover quiche with foil.
- Bake in preheated oven for 45 minutes. Remove cover & bake 10 to 15 minutes, or until top is golden brown & filling is set.