

THE ROUNDUP:

REAL ESTATE NEWS

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

Provided By: Sharon Powell, Your Real Estate Specialist

July Edition

What Recession?

You've undoubtedly seen that there's a recession and market adjustment looming again. Many say it's already here. This is all part of the natural cycle and after you've been through a few, you start to prepare for them and profit from them in several different ways.

While the last bubble burst was real estate related due to sub-prime loans and questionable lending practices, this one is much different due to massive inflation and supply chain issues like never before.

Since the economy is at the forefront of everyone's mind at the moment, I am working especially hard to keep up to date on stats and predictions to ensure my clients are prepared for any moves they may want to make with upcoming economic changes. This upcoming market correction is different, and because of the continuing business growth creating a continued demand for housing, I'm feeling pretty confident about our Texas markets remaining healthy.

I've seen articles from NAR as well as other respected economic authorities, and it appears that the ONE safe investment people will have in America with the down turning market is housing. That's great news for me and great news for you as well! While they DO expect the real estate market to cool off and slow, that doesn't mean we will see a "crash". This certainly beats the massive depreciation we all experienced starting in 2008!

So of course, we are all hoping these economic indicators

WHAT'S INSIDE:

P2 - How's Your Social Media?

P3 - Around Our Town

P3 - Featured Home

P4 - Service Pros In Our Area!

are right and if so, real estate may be the only safe investment to consider! The stock market is volatile, the bond market will take a hit and consumers will slow their spending in the retail environment, but real estate can provide a steady and healthy foundation as we push through to begin recovering from whatever losses the market sees.

I'm not an economy guru, but I do trust the respected and proven authorities who have been right in the past. They study the trends all day every day and have a good read on the market.

We are already talking to investors who are pulling their money out of other markets and creating a real estate portfolio. It's nice to know you can MAKE money in a shrinking economy! If you've considered buying a rental property, let's chat!

How's Your Social Media This Summer?

Many of my past clients stay in touch with me regularly, and with social media exploding on the scene over the past decade or so, it's never been easier to keep up with what our friends are up to.

Now that Summer is here, many families are considering vacations or staycations and spending some quality time together.

When the kids are out of school and the weather is nice, it's a great time to get back to our roots and enjoy our families in a different environment, or maybe even just relaxing at home.

Just a few short years ago, it was considered an amenity for hotels, resorts or destinations to have Wi-Fi. Some even offered it at no additional charge and promoted it in all of their marketing. That's not the case today.

Now, several families are seeking a REAL getaway! They are looking for places where they CANT be reached and there's limited or even no internet connection at all.

It seems weird to see teenagers looking at each other and talking and playing games together like it was in the old days. Some teenagers are uncomfortable because they don't know what to do with their hands!

Some of these destinations are promoting that there's no Wi-Fi connections and they assure us that the world won't end and nobody will die simply because you can't check your social media or email for two days. I couldn't agree more!

As I follow several of my clients on their social media page, I'm seeing a trend where rather than them posting what's going on with their vacation every 26 minutes, they are spending all of their time with their family, then posting their best pictures once they get home and their quality

time with their loved ones is finished.

Personally, I'd rather it be this way. I love seeing their "highlight reel" and great comments about the trip they had together.

When I see folks who post this way, the photos look truly authentic, like they are genuinely having more fun together, rather than posing for pictures that will be posted on social media.

I'm curious from a marketing perspective to see how these destinations and resorts promote themselves when it comes to internet access in the coming years. I've wondered if they'll charge us a premium to block the internet, rather than a premium to access it!

Which would you choose if you were spending a few days on vacation? Internet or no internet? Would you feel like you had missed something important by not joining **Threads** in the first few days?

Shoot me an email and let me know where your DREAM vacation would be and if you had the option, would you accept WiFi or block it? I know what my option would be as I enjoy the freedom that comes being "untethered" for a time, but I'd love to hear your perspective, thoughts and comments.!

Quote of the Month

Only a life lived for others
is a life worthwhile."
-Albert Einstein

Around Our Town



San Antonio Zoo Presents: Kids Wild Night Out – A Perfect Date Night for Parents!

From 6:00 p.m. to 10:00 p.m., treat yourself to a well-deserved date night while San Antonio Zoo hosts an unforgettable evening adventure for your children aged 3-12 on select Saturday evenings. For \$60 per child, Kids Wild Night Out offers a thrilling experience, including a delicious pizza dinner, guided zoo tours, up-close animal encounters, and live music.*

Relax and enjoy your night out, knowing that your little ones will create lasting memories exploring the zoo with our team of dedicated educators, all while supporting the zoo in securing a future for wildlife. Don't miss this unique opportunity – reserve your child's spot today!

Upcoming Dates:

- Saturday, July 8th
- Saturday, July 22nd
- Saturday, July 29th
- Saturday, August 5th
- Saturday, August 26th
- Saturday, September 2nd
- Saturday, September 23rd

Drop-off: 5:45 pm – 6:10 pm
 Pick-up: 9:30 pm – 10:00 pm

Happy Birthday America!

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

- PARADES
- COOKOUTS
- CELEBRATION
- RED
- FOURTH OF JULY
- PICNIC
- FLAGS
- PATRIOTIC
- BLUE
- WHITE
- LIBERTY
- SUMMER
- INDEPENDENCE
- FIREWORKS
- SPARKLERS

Play this puzzle online at : <https://thewordsearch.com/puzzle/3794740/>

FEATURED HOME OF THE MONTH!

This beautiful waterfront home in Rockport is **summer perfection**, with the natural wildlife refuge directly across from the property, great fishing, dolphin viewing, decks to soak up rays, spectacular sunset views over Salt Lake and Copano Bay. All appliances and furnishings are included!



3 BEDS - 2.5 BATHS - 1280 SQFT
\$599,999

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

Sharon Powell, Real Estate Specialist

830-581-1020



Sharon Powell
Real Estate Specialist

830-581-1020
sharon@sharonismy
realtor.com
License # 695962



Agent Spotlight: A tidbit you may not know about me:

I'm honored to hold the Military & Veteran Housing Certification through the Veteran's Association of Real Estate Professionals. VAREP is non-profit 501(c)(3) and HUD-approved housing counseling organization dedicated to increasing sustainable homeownership, financial-literacy education, VA loan awareness, and economic opportunity for the active-military and veteran communities.

Having experienced first-hand the mind-boggling challenges military families can experience when PSCing, I count it a privilege now to serve the military community and safeguard their home buying and selling process by providing the best tools, resources, and marketing strategies around.



Recommended Service Professionals

As a real estate professional, I work with many local professionals and want to recommend those that I have found to give exceptional service. Here are a few of my top choices, please be sure to tell them I referred you!

Zach Schaphorst
617-620-0083
Mortgage Broker
zach@htxmb.com

Kristine Asher
210-237-4620
Escrow Officer- Independence
asherteam@independencetitle.com

Chris Hill
210-409-7271
HVAC- Diamondback
diamondbackacr@gmail.com

Richard Arsate
210-781-3767
Roofer - Alamo City
alamo.storm@yahoo.com

Jorge Moreno
210-962-0921
Painter
jorgemoreno032378@gmail.com

Perry Dunn
210-415-9844
Electrician- Dunn Electric

Jon Wayne
210-293-5520
Plumber- Jon Wayne

Jackie Mendieta
210-598-9090
Septic- Cisco Septic
ciscoseptic@gmail.com

Josh Wallace
830-491-4602
Handyman
jwallace9@gmail.com

MAY 2023 STATISTICS | SAN ANTONIO AREA

TOTAL SALES

 **3,487**
3%↓

AVERAGE PRICE

 **\$388,593**
NO CHANGE

MEDIAN PRICE

 **\$324,750**
3%↓

Percent change reflects a year-over-year comparison of May 2022 and May 2023.
For a detailed report, please visit SABOR.com.



Close to Original List Price

95.2%



Days on Market

65 / 141%↑



Price per Square Foot

\$182 / 2%↓



Months of Inventory

3.7



Average Residential Rental

\$1,905



New Listings

4,575

1%↓



Active Listings

10,005

81%↑



Pending Listings

2,887

14%↓



\$0 - \$199,999

7%



\$200,000 - \$499,999

73.21%



\$500,000 and Up

19.04%

