



PARK PLACE HOMES

Summer, 2011



Carol Park Times

Housing Affordability at Highest in 20 years

Housing affordability continued to be near record highs in the second quarter, hovering near its highest level in the 20-plus years it has been recorded. According to the National Association of Home Builder/Wells Fargo Housing Opportunity Index.

About 72 percent of all new and existing homes sold in the second quarter of the year were affordable to families earning the national median income of \$64,200, according to the index. The record high remains 74.6 percent, which was reached last quarter.

“At a time when home ownership is within reach of more households than it has been for more than two decades and interest rates are at historically low levels, the sluggish economy and the extremely tight credit conditions confronting home buyers and builders remain significant obstacles to many potential home sales.” says Bob Nielsen, chairman of the National Association of Home Builders. “That said, however, some housing markets across the country have stabilized and are beginning to show signs of a budding recovery.”

Most Affordable Housing Markets

According to the index, Youngstown-Warren-Boardman, Ohio-Pa., was the most affordable major housing market during the second quarter with 93.7 percent of all homes sold found to be affordable to households earning the area’s median family income of \$54,900. Other cities ranking near the top for affordability is: Syracuse, N.Y.; Indianapolis-Carmel, Ind.; Dayton, Ohio; and Lakeland-Winter Haven, Fla.

Least Affordable Markets

The index found the least affordable market in the country-for the 13th consecutive quarter-is New York-White Plains-Wayne, N.Y.-N.J., in which 25.2 percent of all homes sold during the quarter were affordable to those earning the area’s median income of \$67,4-00. The other least affordable major metro areas includes San Francisco-San Mateo-Redwood City, Calif.; Santa Ana-Anaheim-Irvine, Calif.; Los Angeles-Long Beach-Glendale, Calif.; and Honolulu.

By REALTOR® Magazine Daily News

7 Painting Tips

By HGTV.com

Check out these easy, inexpensive solutions to common painting problems.

Trying to get paint to stick to a slick surface and not to your skin? Read on.

1. To avoid getting covered in paint, spray exposed skin with cooking spray. The paint should come right off-without scrubbing. This method is effective with latex or oil-based paints.
2. To neutralize the strong smell of any type of paint, add one tablespoon of vanilla extract (a natural deodorizer) per gallon. It won’t affect the color of the paint.
3. To help paint stick to metal surfaces, dampen a sponge with vinegar and rub it over the surface to be painted.
4. To help paint stick metal surfaces, dampen a sponge with vinegar and rub it over the surface to be painted.
5. To tint white paint, add a packet of powdered drink mix in the desired colored directly to paint.
6. To clean up spilled paint on carpeting, remove as much paint as possible with a paper towel. Cover the spill with a large amount of white flour, which will absorb the paint. Vacuum clean.
7. Clean paint off your hands with solid vegetable shortening. This technique is good for latex or oil-based paints.

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Park Place Homes

Office Hours

Monday & Thursday

8:30am - 6:30pm

Tuesday, Wednesday, Friday

8:30am - 5:00pm

Saturday

10:00am - 2:00pm

Sunday by appointment

Sign up for E-News!

Carol Park Times is sent out to over 600 clients and friends on a monthly basis. If you have an email address and would much rather receive your mailing via email, please contact us at sold@carolpark.com.

Be GREEN

For more information on our listings visit www.ParkPlaceHomesOnline.com

Where did Summer Go?

By Carol Park

It is hard to believe that we are heading into the Labor Day Weekend, this summer just seemed to have flown by. I want to thank everyone for the referrals, the market is hot and my business is thriving. I appreciate each and every one of you. Midland's new ranking as #2 in economic growth nationally gives this area positive stability and continues to make the housing market strive. Midland truly is a great place to live and I love everything that Midland has to offer, although maybe the winter could be a bit shorter.

On a personal note; I recently read a book about the "Girls from Ames" it gave me food for thought. I reflected on how friendships influence our lives. There is a bond between friends who have known each other for many years, growing up, school chums, marriage, new parents, kids in college and grand parenting. Together friends weather many storms, lots of joys and a few tragedies. Friends are our rocks. I hope everyone has a core group to share their thoughts with unconditional approval. There are so many friends that have supported me through the years I have to acknowledge the "Ladies of my Bridge club" everyone is such part of my rock.

"Difficult times have helped me to understand better than before how infinitely rich and beautiful life is in every way, and that so many things that one goes worrying about are of no importance whatsoever."

– Isak Dinesen

Baked Oatmeal - By Martha Stewart Cook Light

- 3 tbsp. Unsalted butter, melted and cooled slightly
- 2 cups Old-fashioned rolled oats
- 1/2 cup Walnuts or almonds, toasted and chopped
- 1/3 cup Fine-grain natural cane sugar
- 1 tsp. Baking powder
- 1 1/2 tsp. Ground cinnamon
- 1/2 tsp. Fine-grain sea salt
- 2 cups Milk
- 1 Large egg
- 2 tsp. Pure vanilla extract
- 2 Ripe bananas, cut into 1/2 slices
- 1 1/2 cups Huckleberries, blueberries, or mixed berries
- Maple syrup for drizzling

1. Preheat oven to 375 degrees, butter an 8-inch square baking dish.
2. Combine the oats, half the nuts, sugar, baking powder, cinnamon, and salt in a bowl. In another bowl whisk the milk, egg, half the butter and vanilla.
3. Arrange bananas in a single layer on the bottom of the coated baking dish. Sprinkle with two-thirds of the berries, then cover with the oat mixture. Slowly drizzle milk mixture over the oats. Gently tap dish on a work surface to distribute liquid. Scatter remaining berries and nuts across the top.
4. Bake for 35 to 40 minutes until the top is nicely golden and the oat mixture has set. Let cool slightly. Drizzle with remaining melted butter and maple syrup.

Did you know in August 2011?

Midland Board of Realtors		Carol Park	
New Listings	111	New Listings	14
Sold Value	\$14,668,284	Sold Value	\$1,174,523
Average Value	\$132,147	Average Value	\$146,815

Out of the Realtors in the Midland Board, Carol listed **12.7%** of the new listings during the month of August. **8%** of the sold value of listings were Carol's sales. Carol's average sale price was **\$14,668** higher than the Midland Board of Realtors.

American Flag Etiquette

When and Where to Display the Flag

On buildings and stationary flagpoles outdoors, the flag should be displayed only from sunrise to sunset. It should not be displayed at all during stormy or rainy weather, unless for some very special reason.

In no case should it ever touch the ground. It should be raised with hearty briskness and when lowered, it should be done solemnly and slowly.

Save the Date

Chili and Salsa Taste Off

Downtown Midland – \$5.00 per person
 Saturday, September 24th, 12–2 pm, Rain or Shine
 Come out and Visit Park Place Homes as you taste Gwen Holt's famous chili!

Current Listings - Call for a Showing Today!



2188 Ashby
\$340,000

3 bedroom 1 1/2 story
4 car heated garage



4066 Francis Shores
\$319,900

5 bedroom ranch
Sanford Lake View



5306 Plumtree
\$299,900

4 bedroom ranch
Custom design built



1271 E. Shearer
\$279,000

Stunning raised ranch
10 acres & 2 ponds



4905 Amberwood
\$219,900

4 bedroom 2 story
On a quiet Court



4410 E. Brooks
\$189,900

3 bedroom ranch
Updated kitchen



4300 Wieman
\$156,900

3 bedroom log home
2.5 acres



44 Spring St.
\$129,900

3 bedroom ranch
Finished basement



1667 Townline 14
\$94,000 Bay County

3 bedroom ranch
Large addition



413 E. Curtis
\$89,900

4 bedroom 1 1/2 story
Like new



2021/2023 Patterson
\$89,000

2 bedroom duplex
Updated



1508 Eastlawn
\$79,900

3 bedroom tri-level
Many updates



2113 Belaire
\$75,000

3 bedroom ranch
Clean and fresh



1114 State
\$68,900

3 bedroom 1 1/2 story
Newer Kitchen



713 N. Center
\$67,000

3 bedroom ranch
Double lot in Coleman



310 Arbury Place
\$59,900

3 bedroom ranch
2.5 car garage



953 W. Maple Crest
\$39,900

2 bedroom
Sanford Lake access

Now is the Time to Buy!

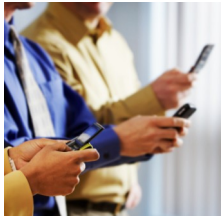
Loans are below 5% on a 30 year & below 4% on a 15 year mortgage. It is the time to refinance or buy another home. One client bought a larger newer home and reduced his payments over the other home. Something to think about!

Vacant Land		
W. Blue Ridge Dr. Waterfron	\$229,000	1.93 acres
3009 Toboggan Run, Lot 4	\$92,500	.83 acres
W. Ginger Dr., Lot 7	\$65,000	10 acres
E. Hubbard	\$49,900	5 acres
W. Ginger Dr., Lot 6	\$44,900	1.45 acres
E. Wackerly, Lot 12	\$25,000	3.50 acres
E. Wackerly, Lot 13	\$22,000	.87 acres
S. Sandow Rd.	\$22,000	.50 acres
E. Saginaw, Lot 6	\$20,000	.75 acres
E. Saginaw, Lot 7	\$20,000	.82 acres
E. Wackerly, Lot 14	\$20,000	.80 acres
E. Wackerly, Lot 16	\$15,000	.74 acres
E. Renee Dr., Lot 19	\$5,900	.50 acres
E. Renee Dr., Lot 20	\$5,900	.50 acres

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Our blog at:

<http://parkplacemovesmidland.com>

In Home Personal Trainer

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ONE ON ONE SESSIONS

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