

KINGSWOOD FOREST NEWS

APRIL 2014

VOLUME VI, ISSUE 1

Creek Real Estate Rebound!

News reports are true — the real estate market is hopping! Armed with pre-approval letters from banks who've loosened lending requirements, buyers are heading out to buy a home before both prices and interest rates start going up. Nice homes in Beaver Creek which are priced properly are going under contract within days of being listed, and some sellers are even facing the "dilemma" of multiple offers!

More good news is that this trend isn't limited to moderately priced homes. Since March 1st, seventeen homes in the \$300,000 to \$400,000 price range have gone pending. That's very positive since only five homes in this range sold in the first three months of the year. Inventory was unusually low last month, but currently, there are 35 active properties, nine of which were listed in April. The relative abundance of homes available is keeping prices about where they were at this time last year.

Another positive trend I've noticed is that Beaver Creek is back at the top of the list for incoming military families. Last year, many were nervous about buying here due to the uncertain financial state of the schools, and, as a result, they expanded their home searches to Bellbrook, Oakwood, and Centerville. To date, I haven't encountered this concern with any of my out-of-town buyers.

If you've been thinking about making a move, now is the time to take the leap. I'm always happy to provide a free market analysis, so you'll have a realistic idea of what your home is worth.

THERE'S A NEW SIGN IN TOWN

Out with the old, and in with the cabernet and cream! Since January, you've probably noticed real estate signs popping up with the Berkshire Hathaway HomeServices (BHHS) logo. This is the result of the rebranding of all Prudential real estate companies to BHHS, a company backed by Warren Buffet.

When Buffet speaks, people listen, and his investment in the real estate market makes a strong statement. In fact, in a recent Harris poll, consumers rated BHHS the number one "Most Trusted Real Estate Brand."

That's pretty amazing, since the company has been in existence less than a year!

Our local office made the switch at the beginning of 2014, and we're already seeing the benefits. BHHS has a strong national and international presence which has enhanced our position in the local real estate market. As a BHHS agent, I offer all of the same services to clients as I did with Prudential, in addition to some new tools and the classiest signs in town. Call me if you want to be the first in the neighborhood with one in your yard!



**BERKSHIRE
HATHAWAY**
HomeServices
Professional Realty

KINGSWOOD FOREST LADIES' BUNCO

*DATE: THURS., MAY 8
TIME: 7:00 PM
WHERE: 91 EARLSGATE
COST: \$5.00*

*STOP IN TO CATCH UP
WITH FRIENDS AND MAKE
SOME NEW ONES!*

MARKET ACTIVITY

SOLD

◆ 224 Shelford \$324,000

ACTIVE

◆ 94 Eastwick \$343,000



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Rhonda Chambal

Your Neighbor, Your Realtor®

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SAVE THE DATE:

*6th Annual Kingswood
Forest Fishing Derby*

*Saturday, June 14th
9:00 to 11:00
at Earlsgate Pond*



Have you had an outstanding experience with a contractor? Let me know, and I'll share it with the community.

The Zukoskis recommend

ELITE CHIMNEY SOLUTIONS

in Beavercreek.

937.999.9199

or

elitechimneysolutions.com

SPRING CLEANING



It's not too late to clean out your closets and set up some tables in the garage! The annual Kingswood Forest Neighborhood Garage Sale will be held this Thursday through Saturday (May 1st - May 3rd) from 8:00 am to 3:00 pm.

There's no fee to participate, but if you'd like to donate \$1 for advertising costs, please contact Katy Howard at fastforwardkaty@gmail.com. Happy selling!

Suspicious Activity

I love that I can leave my doors unlocked without worry, but a recent incident reminded me to keep my guard up. A couple of weeks ago, my family was out for a walk when I noticed a van parked on Harmeling. I stopped to see if they needed help, and the driver asked for directions to the closest restaurants. I obliged and headed home.

An hour later, two children knocked on our door asking for a donation for the American Heart Association. I thought it was odd they were writing names on a sheet of notebook paper rather than an official form, but I still went to get some

money from my purse. When I returned to the door, the children said they were in the van I gave directions to earlier. Right away, I knew they were not local. When I asked which school they attended, they rattled off several school districts rather than a specific elementary.

My suspicion is that they were not collecting for the American Heart Association but for their family. I definitely don't mind supporting charities, but I felt duped and very sorry for the children who were put in this situation. In hindsight, I should've listened to my gut instinct. Don't ignore yours!

Summer Boredom Busters

Ward off the inevitable cries of boredom this summer by enrolling your children in one of these wonderful programs:



Greene Co. Parks and Trails offers many nature programs for children ages 5-15. Registration began on 4/14/14, and classes fill quickly! Visit www.gcparkstrails.com for more info.



The Miami Valley School in Washington Twp. has camps for kids as young as 3 with almost any interest — arts, science, sports, or academics. Check out www.mvschool.com/summer-at-mvs.



Kettering Recreation also offers a wide variety of summer camps for children between 3 and 14 years old. Both half and full day options are available. Visit www.ketteringoh.org/play.