



Among his peers and clients, Scott Abell has become known as the problem solver, a mentor, advisor. His ability to envision solid, innovative solutions, combined with an intense inner drive to make success happen is a powerful combination you need when it's time to make your move.



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# MARKET UPDATE

## My Oakdale Mid-year 2013 Update We have launched!

### Yes it Happened!!!!:

WE ARE BACK and back so fast that the Buyers and Sellers are having trouble adjusting to the role reversal in the market. Prices are climbing, very few "Good Deals", whatever that was (?) The inventory is still way to few, new home builders are starting to gear up, and property taxes are up like the temperature. That's the good and bad news.

The truth is: We still have more short sales and some amount of FannieMae REOs to wash through the system. New home builders really have started to build and not just on foreclosed lots. Developers are digging new roads, i.e. the 54 lots on West J and Crane. GOOD NEWS my friends, we are back!!! That being said, the lack of homes to buy combined with low interest rates and more jobs locally has created a very nice increase in values in the Oakdale market place.

The other truths: Our economic recovery is still fragile, be confident in our continued success and participate when and wherever possible. If Congress worked as hard as the American people are working at solving OUR issues WE would be a lot farther down the road towards sustained prosperity, just my opinion.

You heard it here AGAIN: This is the time to help your kids buy a home, now is the time!! Home ownership for your kids, may be your greatest legacy, unless you plan to take it with you! Several of my clients have heeded this call to action. Also, if you lost your home to a foreclosure 3 years ago or did a short sale 2 years ago, talk to your lender; you may be able to buy now. Don't stand still; opportunities exist in every part of our country! The market is ready for your business!!! The time to act is NOW, it only gets better!

**As Always Keep The Castle In Great Shape !**