



# "The TexInvestors Team"

Why Pay Retail For Real Estate....

## Your Texas Real Estate News

### D-FW home prices edge up Area sees 2.8% rise in median sale vs. 1.2% drop for all of U.S.

Tuesday, November 21, 2006 Dallas Morning News  
By Steve Brown

Dallas-Fort Worth home sales prices inched up in the third quarter. The 2.8% gain contrasted with the nation as a whole, which saw a 1.2% drop in median home prices, according to the latest survey.

In fact, home prices fell in 45 of the almost 150 markets the National Association of Realtors tracks for its quarterly home price survey. We expect this trend to continue in the months ahead, but we'll see modest appreciation in most of the country in 2007, Realtors chief economist David Lereah said in a news release on Monday. The Washington, D.C. based real estate trade group said that the supply of homes on the market across the U.S. is the biggest in more than a decade. No wonder prices are falling in many markets.

The biggest declines were in some Florida and Midwestern cities. The median price for a single family home in Detroit fell 10.5%, the biggest loss, followed by a 9.4% decline in Sarasota, Fla.

Home prices are still rising by double digits in a few markets, including Salem, Ore., up almost 25%, and Salt Lake City up about 19% from a year ago. All Texas cities that the Realtors track saw increases in home prices in the third quarter. Statewide, prices were up 8.6%, one of the largest increases in the country. The biggest jump was in El Paso, up 14.3%. Austin had the highest median price in the state at \$175,500. Nationally, the median single-family home price was \$224,900 in the third quarter, down from 227,600 a year earlier.

The Realtors association is still forecasting a housing market improvement in early 2007. Realtors president Pat Vredevoogd Combs said, "Inventories are starting to decline, and sellers will be less willing to negotiate when conditions begin to balance in most areas around early spring."

### Holiday Lighting Safety

When using Christmas lights this season, basic precautions should always be followed. If used incorrectly, holiday lights can present a safety hazard to you and your home. To ensure a safe and happy holiday season, be sure to follow these guidelines:

- \* Only use lights that have been tested for safety. Identify these by the label of an independent testing laboratory.
- \* Check each set of lights for broken or cracked sockets, frayed or bare wires, or loose connections. Discard damaged sets or repair them before using.
- \* Fasten outdoor lights securely to trees, house, walls or other firm support to protect from wind damage.
- \* Do not puncture the insulation of the holiday light sets with staples or nails.

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Jim



Cheryl



Wayne



Bill



Kristin



Justen



Jill



Judy



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- \* When hanging the holiday lights do not place the insulated wire on sharp hooks or sharp objects.
- \* Use no more than three standard-size sets of lights per single extension cord.
- \* Turn off all lights on trees and other decorations when you go to bed or leave the house. Lights could short and start a fire.
- \* Never use electric lights on a metallic tree. The tree can become charged with electricity from faulty lights, and any person touching a branch could be electrocuted!
- \* Do not mount or place Christmas lights near gas or electric heaters, fireplaces, candles or other similar sources of heat.
- \* Do not let the Christmas holiday light bulbs rest on the light string supply cord or other electrical wires.
- \* Your holiday lights are not toys! To avoid risk of fire, burns, personal injury and electric shock the Christmas holiday lights should not be played with or placed where small children can reach the holiday light bulbs.
- \* Do not close your doors or windows on the Christmas holiday lights or extension cords as this may damage the wire insulation.
- \* Do not cover the Christmas holiday light bulbs with cloth, paper or any material that is not part of the light set when in use.
- \* To reduce the risk of overheating, replace any burned out light bulbs promptly. Use the proper Christmas holiday light bulbs with like volt and wattage replacement light bulbs.
- \* Always unplug your Christmas holiday lights before installing or replacing the Christmas light bulbs.
- \* Holiday lights should be used on a temporary basis as they are not designed for permanent installation or use.

Happy Holidays from the TexInvestors Team!

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