

News from Grayling MI.

Published Every Other Month By **Curt Jansen**

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NEWSLETTER

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THANK YOU,

Real Estate Sales Improve / Transportation Does Not, Yet!

Caution:Contains Editorial Comment

Positive activity in the local real estate market continues. Residential sales are up throughout the area and more impressive is that the average selling price is also up. Last year at this time the volume of sales and the average selling price were both falling like a rock. The upward trend began the first quarter of this year and has been steady through the second quarter. **Foreclosed homes** still dominate the headlines but they are not dominating the local market as they were in 2009. There are still plenty of repo's for sale and, a fresh crop is always growing, but there is a noticeable decrease in buyer's interest in them. We are selling nicer homes from legitimate sellers to qualified buyers. **Appraisals**, which were a stumbling block to many conventional sales in 2009, have been coming in at or above the negotiated price on most transactions lately.

The increased activity has not spread to waterfront properties to date. **Waterfront sales** are barely above last year's sales to date with 15 for 2010 over 12 for 2009. Most of these are on the Upper AuSable, upstream from Grayling, with 5 of the 15 transactions. Three sales on the Manistee, three on the main stream and the others scattered about. Only one sale so far this year on Lake Margrethe. **Vacant land** sales have nearly doubled over 2009 but the price has suffered terribly. Commercial sales are up but no trend formed yet.

On July 1st several community members met with Michigan Dept. of Transportation officials regarding a **full interchange at North Down River Rd.** This interchange is integral to local growth and the AuSable Artisan Village project. When first proposed in 1991, the plan was poorly received by the community and MDOT shelved it. Now we are attempting to get it back on the radar screen for consideration. Of course Michigan does not have the matching funds to capture it's share of federal transportation funds. Nevertheless, MDOT officials agreed to dust off the plan and see if there is funding available somewhere to update a traffic study and put the proposal back in the pipeline. This is ten years out at best unless it gets a big push from one or more of our U.S. senators or representatives.

A side bar conversation at this meeting was the **traffic backups through the business loop** now that the busy summer season is here. Everyone except the MDOT engineer knew this would happen. He asked for a description of the problem and we directed him to park at Rite Aid around 4:30 and watch it happen. As I have said before, it's just paint, they can fix it in one day if we can convince them of the need. We'll see.



Crawford County Sales for January thru June 2009/2010

Excludes Non-MLS	Sales 2009/2010	Volume 2009/2010	Avg. Price 2009/2010	New listings 2009/2010
Residential	67 / 76	\$5,070,941 / \$6,478,547	\$74,572 / \$85,244	169 / 200
Vacant	11 / 21	\$304,400 / \$390,600	\$27,673 / \$18,600	46 / 82
Commercial	1 / 5	\$ 140,000 / \$ 368,900	\$140,000 / \$73,780	10 / 16

Helpful Hints From Curt Jansen

Licensed Builder, Heating Contractor,
Master Plumber, Boiler Installer,

Real Estate Agent

Toilet sweating? This is the time of year for it. This causes more problems than just sopping wet towels. After a few seasons of this the water that drips off the toilet tank gets under the base of the toilet (where you can't get it) and rots the floor. Then the toilet is no longer resting on it's base but on the toilet flange, like a pedestal. You don't notice this right away but as the toilet moves on this pedestal, it breaks the seal at the flange and then more water gets under the base and so on. You replace the wax seal and a few months later the syndrome repeats. The end result is tearing up and replacing the substructure of the floor and new floor covering. Newer low consumption fixtures reduce this some as the tank only discharges and refills with about half of it's volume. This tempers the incoming cold water a little. Insulated tanks help too but if you have a lot of guests pulling the trigger on a humid weekend, even the bowl will start sweating. The real fix is a tempering valve that mixes a little hot water with the cold to temper the water and stop the sweating. A little expensive to flush hot water down the drain but cheaper than replacing a floor.

Crawford County Trivia

Send the correct answer back on the form below and I'll send you an indoor/outdoor thermometer, like the one you used to have from Jansen's .

LAST ISSUE: At the end of Industrial Drive, past Springs Wood Products on the left, there is a huge clearing. In the 1960's this area was what? **Answer: The city landfill (dump)**

THIS MONTH: The location of Dharma Records at 600 James St was previously a fabric store and before that it was an auto parts store but it was originally ????????



Featured Listing: No TLC required here. This 6 year old home is sparkling clean and ready to move in. 1344 s/f plus a 24x32 garage located in the heart of recreation. Snowmobile/ORV trails and the Manistee river just minutes away. \$99,000 #6224

For a look at this or any other listing call
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