

Issue 26
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Real Estate

Market Monthly



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Presented By:
Donna J. Hahn and Alex Hahn
Brokers- Rozanski Realty



TeamHahn

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Neighborhood Real Estate

Plainfield - Pheasant Landing Subdivision

Address	Bedrooms	Square Feet	Bathrooms	List Price
Active Listings				
1403 Quail Dr.	3	1,572	1.1	\$197,500
Under Contract				
4505 Skylark Ln.	3	1,577	2	\$189,500
4713 Sandpiper Ln.- SS	3	1,572	1.1	\$168,000
1518 Pheasant Landing Dr.	3	1,577	2	\$194,900
4503 Wood Duck Ln.	3	1,577	3	\$195,000
Closed				
None for this Month				

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*= My listing

F= Foreclosure, NEW= New listing on Market, PC= Price Change
SS= Short Sale, BO= Bank Owned

Source: Midwest Real Estate Data February 22nd, 2016

Bolingbrook - Somerfield Subdivision

Address	Bedrooms	Square Feet	Bathrooms	List Price
Active Listings				
808 Glenside Cir.-PC	5	2,365	3.1	\$339,900
1526 Schafer Ave.	3	1,401	2.1	\$211,900
1425 Glenside Dr.	4	2,626	2.1	\$244,900
1547 Somerfield Dr.	4	2,250	2.1	\$286,500
1468 Sage Dr.	4	2,626	3.1	\$314,400
1486 Somerfield Dr.	4	3,400	2.1	\$344,900
1417 Glenside Dr.	4	3,592	3.1	\$399,900
Under Contract				
1456 Schoenherr Ave.	4	1,860	2.1	\$195,000
743 Sapphire Dr.	3	1,860	2.1	\$235,000
1414 Glenside Dr.	4	2,805	2.1	\$289,900
1602 Glenside Dr.-SS	3	1,748	2.1	\$199,900
755 Dalton Ln.	4	2,180	2.1	\$259,900
5 Scarlet Ct.	4	2,250	2.1	\$262,000
1470 Glenside Dr.	4	2,100	3.1	\$259,900
1441 Schoenherr Ave.	5	3,085	3	\$349,900
Closed				
1525 Schafer Ave.	4	2,180	2.1	Call for Price
1417 Waterside Dr.	4	2,147	2.2	Call for Price
1489 Somerfield Dr.	4	3,046	3.1	Call for Price

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The Surprising Problem That's Holding Back the Housing Market



One reason that tight inventory continues to constrain the U.S. housing market is that homebuilders are having trouble finding enough workers to meet their needs.

The cost and availability of labor is the top problem for builders going into 2016, with more than three-quarters of those polled by the National Association of Home Builders rating it as a significant problem.

More than 2 million workers left the construction industry when jobs dried up during the housing bust, and only about half of them have returned.

There are many reasons for the worker shortage, including fewer immigrant workers, lower pay relative to other industries, and a decline in young people entering the field.

Nearly 90 percent of builders surveyed by American General Contractors last year said that they had trouble filling some positions. The hardest to fill positions include carpenters (cited by 73 percent of builders), sheet metal installers (65 percent) and concrete workers (63 percent).

The National Association of Realtors said last fall that the builders' failure to keep pace with demand "is contributing to persistent housing shortages and unhealthy price growth in many markets."

Developers broke ground on 1.1 million homes last year, up more than 10 percent from 2014, according to the U.S. Department of Housing and Urban Development. During the peak of the housing bubble in 2006, the industry was erecting more than 2 million homes a year.

Other challenges cited by builders included the cost and availability of developed lots, federal environmental regulations and policies, and regulation of banking and financial institutions.



Mortgage Minute is Presented By:



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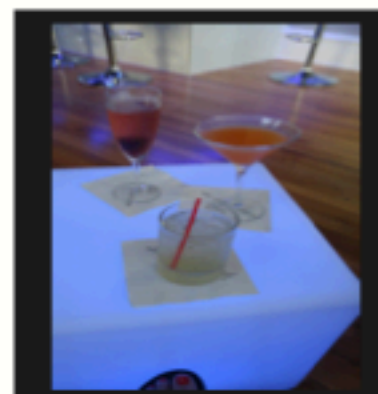
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Culinary Corner



Slow Cooker Mushroom Barley Risotto

Prep Time: 10 mins. Cook Time: 3 hrs.

Ingredients:

2 tablespoons extra-virgin olive oil
1 large onion, finely chopped
Kosher salt and freshly ground black pepper
1 pound cremini mushrooms, sliced
1 1/2 cups pearl barley
4 sprigs fresh thyme
8 ounces carrots, finely chopped
3 cups lower-sodium vegetable broth
1 ounce Parmesan, grated (2/3 cup)
1 tablespoon sherry vinegar
1/4 cup chopped fresh flat-leaf parsley

Directions:

Heat the olive oil in a large skillet over medium-high heat. Add the onions and 1/8 teaspoon each salt and pepper and cook, stirring occasionally, until lightly browned, about 5 minutes. Add the mushrooms and cook, stirring occasionally, until browned, about 2 minutes. Stir in the barley and thyme and cook, stirring, until the barley is just golden, about 2 minutes.

Transfer to a 6-quart slow cooker and add the carrots, broth, 1 1/2 cups water and 1/4 teaspoon salt. Cover and cook on high until the liquid is absorbed and the carrots and barley are tender, about 3 hours.

Discard the thyme and stir in the Parmesan, vinegar, 1/2 teaspoon salt and 1/4 teaspoon pepper. Thin out the risotto with warm water for desired consistency as needed. Top with parsley and season to taste with salt and pepper.

To find these recipes and more great ideas visit: www.foodnetwork.com

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Do It Yourself {D.I.Y.}

Watering Tips to Revitalize Your Lawn

Keeping your lawn looking lush and lovely doesn't have to be a major chore. Basic knowledge about when and how to water can limit both the amount of time and money you spend on your lawn's watering needs, while fundamental wisdom about grass and soil types and a willingness to adjust to weather pattern changes allows you to maintain a beautiful lawn with little effort. Follow the easy tips below to enjoy the benefits of a healthy lawn.

1. Let Nature Take Its Course

Most grasses are hardy and can handle periods of dry weather without intervention. Keep an eye on the weather forecast and don't water if rain is expected within the next few days. Over-watering wastes time, money, and, of course, water. Too much water can be detrimental to your lawn, causing roots to rot while encouraging mosquitoes and other insects to use your lawn as a breeding ground. As a rule of thumb, you should only provide water when there are particularly long periods of dry weather or if you live in an area where the climate is unusually arid.

2. Know the Signs

It's important to be aware of the symptoms of a parched lawn. Grass that is stressed in dry conditions appears bluish-gray in color and begins to curl at the ends. Another way to test for signs of dehydration is to walk across the grass and observe how long it takes for the footprints to "spring back" or fade. If footprints can be seen after a few minutes, it's time for a good soaking.

3. Water Early in the Day

The best time to water is between the hours of 6:00 and 10:00 AM because that gives the lawn plenty of time to dry before it gets dark. The afternoon hours are the hottest time of the day and much of the water provided during this time could be lost to evaporation. Watering after 7:00 PM does not allow for ample drying time, and can promote the growth of fungus and mildew.

4. Pay Attention to the Soil

In sandy soil, one inch of water typically penetrates 12 inches deep. Since sandy soil soaks water up so quickly, it needs relatively short watering periods. Conversely, clay soil absorbs slowly and tends to cause runoff if water is applied too rapidly. Clay soil does retain moisture for longer periods than sandy soil, however, and therefore needs fewer water sessions. Loam soil absorbs evenly without puddling. Unlike clay soil, there is usually very little runoff in loam-based soil and one inch of water will reach down to about seven inches below the surface.

5. Allow Lawns to Go Dormant

In some situations, it's possible to let the lawn go into a dormant state. The grass will turn brown and stop growing until cooler, wetter weather arrives in the fall. Grass tends to be very resilient and can tolerate drought for up to two months. This is a good option for areas of the lawn that are not often used, such as the side of a house that no one accesses often. This is not a good choice for heavily trafficked areas or places where pets and children frequently play.

6. Don't Water Every Day

Be sure to water as infrequently as possible, but water deeply to encourage deeper root growth of about six to eight inches. Short, everyday sessions can cause shallow roots in grass which makes the lawn less robust over time.

7. Avoid Runoff

Whether you use a hose, or a drip or sprinkler system, it's important to avoid runoff. Continuing to soak a lawn after the water begins to run into the driveway or street wastes water and does nothing to contribute to a healthy lawn. If runoff occurs before the proper amount has been applied, simply stop for about 20 minutes and allow the water to soak in before continuing.

read more at: <http://www.doityourself.com/stry/9-watering-tips-to-revitalize-your-lawn>

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