

For Every Milestone...
Action is There.



Action REALTY

OF JEFFERSON CITY, INC.

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**HAPPY
SPRING!**

**Thank You
for your continued
business! We look
forward to serving
you again!**

The Backes Team



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Jefferson City Market Statistics

Year-to-Date Statistics

January 1, 2014 - March 10, 2014

- # New Listings - 332
- # Sold Listings - 136
- Average Sales Price - \$131,001
- Sales Price Volume - \$17,952,168
- List-to-Sell Ratio - 94.85%
- Average Days on Market - 108



LET THE BACKES TEAM LIST & SELL YOUR HOME!

Home Values to Rise 13% Over Next Two Years:
Economist

Pent-up demand for home ownership will lead to a multiyear housing recovery and a 13% increase in home prices in 2013 and 2014, NATIONAL ASSOCIATION OF REALTORS® Chief Economist Lawrence Yun said at NAR's Midyear Legislative Meetings in Washington, D.C., this week.

“Lagging housing starts and a continuing housing shortage mean home prices are primed to rise further, by 13% cumulatively in 2013 and 2014, which will add more than \$2 trillion to household wealth over this period,” he predicted.

Tight credit is holding back some renters who would like to become homeowners. Yun calculates that 51% of renters are financially qualified to purchase a home, up from 24% in 2005 and 33% in 2000, although their credit scores are unknown and not factored.

“Just looking at the financial qualifications, this means there about 8 million more renters with the income necessary to buy a home now than in 2000, but they are choosing not to, or are unable to become a homeowner,” Yun said.

If the average credit scores of approved loans return to normal, about 720 for conventional loans and 660 for FHA loans, he projects home sales could be 15% to 20% higher. During the past four years, the average credit score of approved conventional loans has been in the range of 760 to 770.

4 Trends That Predict the Home of Tomorrow

The home of tomorrow isn't about Jetson-esque wonders and smartphone apps. It's about home value, the environment, and our lifestyles. In an effort to predict what home features will be most valued in 25 years, we focus on four rising trends:

1. Extreme Energy Efficiency

Utility bills are expected to skyrocket over the next couple of decades. This will result in sustainable updates that push the green needle of household standards.

Waterless toilets: Nope, we aren't talking about porta potties, but clean and sanitary indoor thrones that will one-up low flush loos.

Why we picked this prediction: It makes sense since residential water rates are rising in the U.S., and toilets are responsible for nearly 27% of our total water use. Plus, Dow Chemical says waterless toilets will become a household standard.

Grey water systems: According to Energy.gov, systems like these currently reuse up to 60% of your household water for watering the lawn and flushing toilets.

Why we picked this prediction: In the future, the real big boppers will be high-tech purification systems that return wastewater to drinking-quality level. A good example is the orbital shower. This concept saves 90% of the water and 80% of the energy used, trimming as much as \$1,000 off yearly energy bills.

2. The Rise of Super Storms

Since super storms are becoming the norm, homeowners can be left without electricity for weeks, even months — as they were after Hurricane Sandy.

Whole house generator: This will allow people to live comfortably until their power is restored. FYI, homeowners can currently recoup 52% of the cost of a midrange electrical backup system.

Why we picked this prediction: Thanks to climate change and our aging power grid, blackouts are becoming more common. The Department of Energy says that thunderstorms, hurricanes, and blizzards account for 58% of outages in the U.S. since 2002.



Photo Caption: New chimneyless, smoke-less fireplaces are bringing a bit of the future to the present. This portable fireplace warms the room with real flames, burning bioethanol derived from plant by-products.

Image: Imaginfires



Flowers for the New 2014 Wedding Color Trends

‘Pink is back!’, says a recent Huffington Post article, ‘Weddings are going softer, sweeter, lush and more heartfelt’ in 2014. In this article, wedding expert and event designer Tara Guérard says: “It’s the nudes, the blushes, the peaches...”

We love this old fashioned look and the wedding flowers that go with it! And guess what the 2014 flower of the year choice is? One of our favorites – the exquisitely romantic tree peony! Sweet-smelling garden roses are close behind.

3. The Locally Grown Movement

The desire to eat healthier, better-tasting foods continues to increase. This will make indoor gardens more common.

Edible indoor kitchen gardens: These hydroponic systems will add to home enjoyment by allowing people to create the farm to table experience in their own kitchens.

Why we picked this prediction: Urban farming has been on the rise. It combats rising food prices and reduces the energy consumption of transporting food.



Photo Caption: Futurists are predicting that USB ports will become the power outlets of the not so distant future. Luckily for you, quick charge ports are available now.

4. Sophisticated Appliances and Fixtures

General Electric recently revealed their vision for the home of the not too distant future — 2025 to be exact. Their vision is not about smartphone apps controlling our homes, but about the things in our abodes working harder.

Kitchen sinks: They will also do double duty as dishwashers. The in-sink dishwasher will wash small loads in just a couple of minutes.

Laundry machines: They will clean and fold clothing into compact pellets. This will be a big space saver and allow consumers to carry an entire outfit in a small gym bag or purse.

Why we picked GE's predictions: Smartphones have replaced the need for other items like alarm clocks and cameras. With that idea in mind, it makes sense that countertop appliances will become replaced by multi-purpose "uber appliances" that make our lives a little bit easier.



Faucets: They won't be just for water. They will also dispense ice, various beverages, and vitamins.

Getting to Know... The Backes Team

Roger and Theresa Backes have been residents of Jefferson City for over 35 years, and have over 30 years of service experience. They work together as a team, and don't rely heavily on assistants. This ensures each of their clients get personalized and attentive real estate service from contract to closing, and beyond.

The Backes Team knows it's important to stay up to date on the real estate market and housing information, both locally and nationally. They regularly attend the National Association of Realtors Annual Convention, local Board of Realtors meetings, as well as their own office sales meetings. The more they know, the better they can serve their clients.

Roger & Theresa are active in the community, including the memberships in the Jefferson City Board of Realtors, American Business Women Association, Jefferson City Chamber of Commerce, Home Builders Association of Central Missouri, St. Peter's Church, and more.

Put the The Backes Team to work for YOU!



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Peeps
S'MORES



DIY: DARLING
BIRTHDAY BANNER



FUN SPRING SALAD

CHERRY TOMATO AND BLUE CHEESE SALAD!

Normally, I pair up cherry tomatoes with mozzarella or feta cheese, but this time I was inspired to try something different after coming home from Whole Foods with a nice container of their crumbled blue cheese. I added a few snips of fresh chives (from my garden!) and a drizzle of olive oil – this simple summery salad turned out absolutely delicious!! If you are a blue cheese lover, then you really must try out this Cherry Tomato and Blue Cheese Salad. It would make an excellent addition to any upcoming picnic or barbecue this summer – especially the Fourth of July!

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