

FALL INTO FUN!!!

Helpful Tips of the Month!

August/September 2016

Well, summer came and went, didn't it?! My goodness! Lucky for us, we live in a place where summer weather can still linger for a few weeks longer and our autumn can be one of the most beautiful times of the year. This month, I am offering you lots of great things to do with family and friends where you can take advantage of our beautiful surroundings.

For this month's Helpful Tips, you're in for a special treat. In addition to all of the fun fall adventures you can take, you are also getting my first Special Edition which helps the future home seller or buyer get focused before next year's spring market comes around. Enjoy!

Thank you, as always, for your continued support of my business!

Congratulations to my former client, Mark Lehnus, on being the lucky winner of my last survey, "What Do You Like Best About Where You Live?" A resident of Oak Park for 9 years, some of Mark's favorite things include:



- The wide selection of restaurants and bars
- The architecture
- The diversity of the community
- The walkability of so many things close to home

His prize?! A gift certificate to the new Oak Park Brewing Company! A local restaurant he can walk to! Thank you to everyone who participated in this survey! All of you gave great answers...watch for yours in a future issue of Helpful Tips of the Month! And if you didn't get a chance to send in a response, email me your local faves anytime!

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Make Room on Your Calendar!

Sure summer vacations are over, kids are back in school, football season is in full swing, but that's no reason you can't still find time to get out and have some fun! Clear your calendar because there is lots to do!

Festival of the Vine, 9/9-11 – Take the Metra out to Downtown Geneva and celebrate fall with wine tastings, food at the Flavor Fare, and a fine arts & crafts festival.

Downers Grove Fine Arts Festival, 9/10-11 – Get an early start on your holiday shopping and make art the gift to give! While you're there, enjoy live music and a children's activity center.

"Oaktobfest," 9/16-17 – Oak Park hosts a premier, and free, music concert lineup while you enjoy dishes from local restaurants, specialty beers, and even a root beer tent for the kids.

College of DuPage Sunset 5K & Food Truck Rally, 9/17 – If you're foodie and a runner, then this is right up your alley! Head out to the lovely C.O.D. campus, enjoy a sunset run and then nosh on local food truck fare.

Hyde Park Jazz Festival, 9/24-25 – Now in its 10th year and named the Best Neighborhood Music Festival by Chicago Magazine, enjoy over 18 hours of FREE live jazz featuring dozens of amazing artists on 13 stages.

Evanston Art & Big Fork Festival, 9/30-10/2 – Local artists and culinary craftsmen feature one of a kind artwork and delicious nibbles and libations in downtown Evanston.

Berwyn BrewFest, 10/1 – A newer festival to the area, the buzz is spreading quickly. Head to Proksa Park to sample over 40 beers, local food fare, and listen to live music.

St. Charles Scarecrow Fest, 10/7-9 – With over 100 scarecrows on display (vote for your favorite!), carnival rides, live entertainment, & a chance to make your own scarecrow, this is sure to be a great event for the whole family.

Boo At the Zoo!, 10/19-27 – This daytime festival at Brookfield Zoo features a costume parade, haunted hayrides, pumpkin carving demonstrations, and more. Don't forget to stop and visit the animals!

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Family Fun on the Farm

Weekends in autumn can be busy, but make sure you “carve” out some time for a family trip to a local farm and go apple and/or pumpkin picking this fall. It’s a fantastic, and tasty, tradition to begin!

All Seasons Apple Orchard Now thru October 30, Woodstock – With 10,000 apple trees, you are bound to fill a bushel or two. Kids of all ages can enjoy all the activities in the 30 acre Barnyard. allseasonsorchard.com

Bengston’s Pumpkin Farm September 17 – October 30, Homer Glen – Pick your perfect pumpkin then head off to see the camels, mine for gold, and play in a cornbox...but watch out for the flying pumpkins! pumpkinfarm.com

Heap’s Giant Pumpkin Farm September 10 – October 31, Minooka – 25 acres of pumpkins and over 90 varieties of pumpkins, gourds, and squash! The pumpkin cookies are said to be a must try! heapsgiantpumpkinfarm.com

Goebbert’s Pumpkin Patch Now thru November 1, Hampshire & South Barrington – With 2 farms to choose from you’re sure to find a pumpkin eating dinosaur, racing pigs, hand dipped caramel apples, and oh yeah, just a few pumpkins! pumpkinfarms.com

Kuipers Family Farm Now thru November 1, Maple Park – Enjoy apple and pumpkin picking, apple cider donuts (yum!), hayrides, a corn maze, & petting zoo. kuipersfamilyfarm.com

PAYING IT FORWARD is DOUBLING!!!

My business thrives on the support of wonderful people like you who appreciate the service I provide and, in turn, refer their friends, family, co-workers, and neighbors, to me for their real estate needs. As of September 1st, Paying it Forward is getting a little sweeter...

For every buyer or seller referral you send my way, once we close, I will make a \$200 donation in your name to the organization of your choice!



NEW LISTING!
1018 Augusta Street
Oak Park
\$539,000

Walk to downtown from this absolutely beautiful craftsman style bungalow with 4BR, 2ba, finished basement, gorgeous woodwork, and a plethora of fantastic updates!

NEW LISTING!
1111 Holley Court, #115
Oak Park
\$85,000

Charming 1BR condo in the heart of downtown features natural woodwork, built-ins, and great closet space, in a pet friendly building. Convenient permit parking next door!



Start Your Home Search @ sweethomesuburbia.com

STATISTICS CORNER

Surprise! This month, Statistics Corner has moved to the flip side! Our real estate market changes with the seasons. Take a look at what’s happening in our local market: With the exception of McHenry & Lake Counties, the average supply of inventory in the city and suburbs is hovering right around 4 months and market times are roughly 80 days from list to contract. While it may still technically be a seller’s market, with fewer buyers this time of year, it wouldn’t surprise me to see this number rise a bit over the next few months. Curious to know what’s happening in your specific neighborhood? Give me a call and let’s take a closer look!

Market Watch

Dan Matas, Key Mortgage Services, 708-471-5612

30 year fixed: 3.5% 15 year fixed: 2.8%
5 year ARM: 2.77% 30 year Jumbo: 3.5%

REALLY BIG News of the Month! I know I have talked about the Illinois Housing Development Authority’s @Homellinois program in the past regarding 1st time buyers, but did you know there are also programs for repeat homebuyers and owners refinancing?! For more details on all that IHDA offers, give Dan a call!