

AYRE/RHINEHART BAY

A Publication of Ayre/Rhinehart Bay REALTORS, 1008 Adams, Bay City, Michigan

AYRE/RHINEHART BAY OPEN HOUSE

AR BAY CHARITY HOLIDAY DECORATING CONTEST DEC. 14TH YOU CAN HELP... COME TO VOTE!



Candace Paige has a Candy Cane Christmas...will Santa be there?

The agents at Ayre/Rhinehart Bay are decorating their office for a worthy cause. The agents have transformed their office space to holiday themes and they want your help. On Wednesday, Dec. 14th, the office is having a Holiday Open House and you can come to meet the agents and vote for the best decorated cubicle. The winners will receive a check that will be donated to their chosen local charity. Visitors will be treated to food and refreshments and a chance to learn about some of the outstanding local organizations that need your help. Don't forget, come and celebrate with us!



A Tobico Marsh Christmas is the theme for Cindy Gregory's office



Melissa Beckrow is all about class and sophistication!



MEET ANDY SIRIDAKIS THE NEWEST AR BAY REALTOR!

AR Bay welcomed Andy Siridakis as a new salesperson in November. Andy has 7 years of experience in

management and has an automotive design background. Andy is also athletic and was a pitcher at Sam Houston State and played some minor league baseball. A/R Bay might want to think of starting up a co-ed softball team, except the rest of us have had hip and knee replacements!

REAL ESTATE APPS FOR YOU

Even if you are not a real estate agent, the smart phone apps that deal with real estate have practicality for you. Zillow and Realtor.com and several other apps show homes for sale, prices and photos and are a great way for you to stay in tune with what homes are going for in your neighborhood. ReCalc, HomePower and others are excellent real estate calculators that allow you to figure monthly payments, principal and interest and home-buying power. Agents use many of the camera apps. If you have a favorite app, please share it with us at www.arhousebay.com.

DECEMBER 2011

Merry Christmas



NOW IS THE TIME TO BUY AND SELL REAL ESTATE

Even if Tony Perkins owns this "Psycho" home it is a great time to Sell... and if you are looking to Buy, the timing can't be beat. But, don't just take our word for it, MarketWatch.com says **"Now could be the best time in history to buy a home."** U.S. News and World Report stated: **"Many buyers who waited for rock-bottom prices know that now is the time to buy."** Finally, JP Morgan states: **"It is important for America to realize that when it comes to housing, now is a time to buy."** Buyers should listen to Forbes Magazine: **"It is folly to try and time the bottom of the housing market, if prices do fall further, it's likely to be because mortgage rates are rising which would mean that over the long term that slightly lower price you may have paid could end up costing more in carrying costs than you saved."**



Contact AR Bay @

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Ayre/Rhinehart Bay...Happy Holidays!

BAY CO. REAL ESTATE ACTIVITY

Market activity is on a pace to exceed 1402 sales in 2011. That trails the highest volume year of 2005 which had 1437. The average sale price is now \$70,561 which is slightly better than a month ago. At the end of October there were 776 residential properties on the market. This is greatly reduced from years past, where the norm exceeded 900 units. This is one reason why the average listing inventory, including land and commercial is 6.99 months. This is a healthy "balanced market" condition where the supply meets demand. The average time on market for a home from listing to closing is 130 days which has remained steady for the past year. Less residential listings expired this year vs. 2010, 635 properties vs. 722 a year ago.



Ayre/Rhinehart Bay Activity!

- ▶ 3441 Euclid Ct., **SOLD!**, \$54,350
- ▶ 642 Homer Rd., **SOLD!**, \$138,900
- ▶ 313 Meadow Dr., **SOLD!**, \$113,899
- ▶ 5632 W Spring Knoll, **SOLD!**, \$216,000
- ▶ 318 S McLellan, **SOLD!**, \$49,900
- ▶ 1215 State St., **SOLD!**, \$26,500
- ▶ 2354 Garfield, **SOLD!**, \$59,900
- ▶ 1808 James, **LEASED**, \$79,900
- ▶ 3420 S Garfield, **PENDING!**, \$133,900
- ▶ 287 State Park, **PENDING!**, \$89,900
- ▶ 2808 S Monroe, **New Listing!**, \$109,900
- ▶ 605 Ames, **New Listing!**, \$149,900
- ▶ 1304 McKinley, **New Listing!**, \$110,000
- ▶ 2149 4th, **New Listing!**, \$114,900
- ▶ 7376 Glen Eagle, **New Listing!**, \$324,900
- ▶ 1285 Primrose Lane, **New Listing!**, \$289,000
- ▶ 3026 Niccolet Place, **New Listing!**, \$209,900
- ▶ 1600 4th, **New Listing!**, \$114,900
- ▶ 1213 6th, **New Listing!**, \$69,900
- ▶ 313 S Alp, **New Listing!**, \$42,900
- ▶ 805 Maple, **New Listing!**, \$59,900
- ▶ 209 Kirby, **New Listing!**, \$69,900
- ▶ 4439 Jean, **New Listing!**, \$69,900
- ▶ 2424 S Huron Rd., **New Listing!**, \$145,000
- ▶ 2260 Fairway Pines, **Condo**, \$94,800
- ▶ 1111 N Water St. #406, **Condo**, \$599,000
- ▶ 1111 N Water St. #204, **Condo**, \$495,000
- ▶ 1589 Tower Beach, **Pinconning**, \$134,900
- ▶ 521 Park, Bay City, **Historical**, \$138,700
- ▶ 237 Donahue Beach, **Waterfront**, \$199,900
- ▶ 821 Pine, Commercial, **Commercial**, \$450,000
- ▶ 1019 Shady Shore, **Waterfront**, \$332,000
- ▶ 1705 W Thomas, **New Price**, \$69,900
- ▶ 5432 N Seven Mile, **New Price!**, \$105,000
- ▶ 1012 5th St., **Bay City Historical**, \$279,000
- ▶ 45 Sharlear, Essexville, **New Price!**, \$89,900
- ▶ 1100 Fraser, **Bay City Southend**, \$69,900

- ▶ 223 Jennison Place, **Luxury Condo**, \$269,000
- ▶ 225 Jennison Place, **Luxury Condo**, \$264,900
- ▶ 0 W Townline 16 Rd., **Land** \$25,000
- ▶ Hoyle's **Marina Boat Slip**, \$7,250
- ▶ 2023 7th, Bay City, **New Price!**, \$74,000
- ▶ 5432 N Seven Mile, **New Price!**, \$105,000
- ▶ 508 Willow Bend, Auburn **Condo**, \$149,900
- ▶ 510 Willow Bend, Auburn **Condo**, \$149,900
- ▶ Parcel A, W. North Union, **Land**, \$146,900
- ▶ 4678 Stephanie, Williams Twp. **Land**, \$24,900
- ▶ 4686 Stephanie, Williams Twp. **Land**, \$24,900
- ▶ 4705 Stephanie, Williams Twp. **Land**, \$26,900
- ▶ 4715 Stephanie, Williams Twp. **Land**, \$26,900
- ▶ 0 North Union, Williams Twp. **Land**, \$27,900

BAY CITY AND AUBURN CHRISTMAS LIGHTING CONTESTS

You better not wait, you better not delay, the exterior Christmas lights judges are coming to town... Okay, it really can't be sung to the tune of "Santa Claus is Coming to Town", but the contest is right around the corner. Auburn gets underway first with the annual judging being done on Tuesday, December 6th. Residential and commercial winners will be chosen that night. Bay City enlists the help of the city commissioners who choose one residential and one commercial from each of their wards on the 11th. Then the Mayor will choose one Grand Prize residential and commercial from the entries on the weekend of December 16th. The winners will be announced at the 12/19 commission meeting.



HOLIDAY RECIPES FROM AR BAY

This recipe is easy to make and looks too good to eat: Try "**Ginger and Apple Sled Tarts**" and enjoy a centerpiece like you never did before.

1/2 of a 17.3 oz. pkg. frozen puff pastry sheets (1 sheet), thawed
 1 egg, lightly beaten
 1 Tbsp. water
 2 Tbsp. coarse or granulated sugar
 2 Tbsp. finely chopped crystallized ginger

2 small baking apples, cored, halved and thinly sliced

Preheat oven to 400 degrees. Line a large baking sheet with parchment paper. Set aside. Unfold pastry onto a lightly floured surface. Roll pastry into a 12" square. If desired, trim a 12" strip from one side and use to make leaf garnishes. Place pastry square on prepared baking sheet. Cut in half to form 2 rectangles, separate slightly. Prick pastry rectangles all over with a fork.

In a small bowl, combine the egg and water. Brush pastry with egg mixture. Fold in all edges of each rectangle about 1/4" pressing lightly as you fold to form a rim. Brush folded edges with egg mixture, set pastry aside.

In a small bowl, stir together sugar and ginger. Arrange apple slices over pastry in the sled, overlapping as necessary. Sprinkle with sugar mixture.

Bake for 20 to 25 minutes or until pastry is deep golden brown and crisp. Cool on baking sheet on a wire rack. When cool, transfer to a cutting board or platter. Cut crosswise into rectangles.

Looking for a different drink to share with your guests? How about a "**Red Apple Crisp Cocktail**"?

- 2 Tbsp. spiced rum
- 1 to 2 Tbsp. cranberry juice
- 1 Tbsp. red apple liqueur
- 2 Tbsp. club soda
- Red Apple Slice
- Fresh Cranberries
- Ice Cubes

Fill a cocktail shaker and a glass with ice. Add rum, cranberry juice and red apple liqueur to shaker. Cover and shake well. Strain into glass. Add club soda. Garnish with apple slice and cranberries. Makes 1 drink

