

## A Special Message

Well, I just finished one of the busiest months I have had in years. **I am the top seller for April in our office!** Makes me feel I am doing something right. At least I try. Activity is picking up so if you are in the market to sell/buy a home, give me a call or visit my website: [www.jelwell.century21bnr.com](http://www.jelwell.century21bnr.com) I would be pleased to work with you and help you meet your goals!



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## Home Buyers and Sellers Anticipate Prices to Rebound Next Year, Survey Says



A survey of first-time home buyers and sellers released by Century 21 Real Estate LLC last month contains good news for beleaguered home sellers.

Over 80% of those polled feel the current housing market is more affordable today than this time last year, despite the fact that 40% are more worried about the economy.

In addition, the first-time buyers surveyed anticipate that housing prices will soon begin to rise and in fact, expect an increase by this time next year, thereby re-establishing the balance between buyers and sellers in the market.

That means more buyers may be motivated by current market conditions to get off the sidelines and purchase a home. In fact, over 80% of buyers polled believe now is a good time to buy a home.

Current housing prices are also encouraging sellers to act. Fifty percent of sellers have upgraded their homes, and 37% have changed neighborhoods.

"This is a generational opportunity for a first-time homebuyer or seller looking to take advantage of this market," said Rick Davidson, president and CEO, Century 21 Real Estate LLC. "If you are considering buying or selling real estate, now is the time to consult with a real estate professional."

Given the complexity of today's real estate market, 85% of buyers and sellers feel real estate professionals serve an important role in the home buying and selling process, and about 70% either used or expect to use one.

"Buying a home is the largest, single financial decision most people will make in their lifetime," said Davidson. "This is where a real estate professional can help."

Interested in selling your home, or want to learn more about current prices in your area? Give our CENTURY 21 office a call today.

To learn more about the CENTURY 21® First-Time Home Buyer and Seller Survey, [Click Here](#).

## Getting Away From It All--On a Budget



Even if you're on a tight budget this year, you can still take a vacation if you plan it right. There are plenty of ways to save money no matter what your travel plans are. Here are some great ideas for saving money:

- If you have flexible travel dates, consider booking at the last minute. Hotels, airlines and cruise ships often drop rates a week or so before departure to fill available space.
- Try to travel on Mondays, Tuesdays and Wednesdays, when rates are usually lower.
- Consider traveling to popular locations during the off-season. For example, Cancun is a popular beach destination, but while rates are sky high during the winter, they're quite affordable during the warmer months.
- Mix business with pleasure. Save on airfare by booking a vacation around business travel.
- Stay at hotels that offer mini-kitchens. Even if you just have breakfast and snacks in your room, you'll be saving money.
- Bring along essentials such as sunscreen, diapers, books, and pool supplies. These are usually more expensive at resorts.
- Limit kids to just one souvenir. Mementos can be costly at popular destinations.
- Scour the Internet for coupons before you go. Chambers of Commerce and visitors' bureaus often list coupons, and sites like SuperCoolCoupons.com offer discounts on rental cars and hotels.

## What Will Americans Do With Their Tax Refunds This Year?



According to a survey by the National Retail Federation, 43.9% of Americans expecting a refund will pay down debt, fewer than the 48% in 2009. Others plan a major purchase, such as a new TV, furniture or car (12.5%), or will go on vacation (10%). And 40.3% will stash their refund in savings

## Featured Listings



### 4040 Allen Road Zephyrhills, FL 33541

MLS ID: t2406673

This spacious 4 bedroom/2.5 bath double-wide mobile home with its 2,280 square feet of living space is located just west of Zephyrhills on a large lot. The residence sets behind a large front yard and its gracious oak trees that add to the tranquility of this setting. The home has a huge living room with a vaulted ceiling and a corner fireplace. Just off this space is a separate den/office which can be used in many ways. Could be a fifth bedroom. The master is very roomy with a big walk-in closet PLUS a second den/bonus room.. The master bath has entries from the bonus room as well as the master bedroom. Bath features double vanity, garden tub, and separate shower enclosure. The kitchen is located conveniently between the living and dining rooms. Cabinets and counter space are everywhere. There is an island for you to work at and also a peninsula where informal meals can be taken. This home has so much to offer its new owners. Call today for more details or to arrange a tour!



### 0 Forbes Road Zephyrhills, FL 33541

MLS ID: t2381334

Price Reduced AGAIN on this building lot on Forbes Road in Zephyrhills, Florida. It is located just to the south of Proud Mockingbird Road and north of the Lynbrook Drive turn-off. The county says it can be used for either a single-family home or a modular home. County also says lot size is just over 3/4 of an acre, but owners have no survey so buyers should confirm this parcel size if it is important to them. Due to its location just to the east of Zephyrhills and only a bit off of County Road 54 you can have easy paved access to Zephyrhills, Lakeland, Plant City, Tampa, and Dade City. There is a Florida Power (Progress Energy) easement along the south side of the property. Buyers and agents should use a reasonable feasibility period to confirm to their satisfaction the lot's dimensions, area, size, easement placements, easement restrictions, zoning requirements, and any/all other matters of concern to them. Now at just \$34,900 this could be your place under the Florida sun.