



Dear Clients, Friends & Neighbors:

Good News even in a Tough Market! There is a “silver-lining” if you will. For first time buyers there has never been a better time to buy. Interest rates are still **LOW**, employment is **GOOD**, and the inventory of homes is **HIGH**. Prices of homes are getting lower daily because of the supply. Columbus Builders are offering huge discounts and great upgrade incentives. For those sellers currently on the market or who will be in the next few months, there is also **GOOD** news. Even though you will get less for your home than you had anticipated, you will be able to buy at reduced prices. Over the 29 years I have been a Realtor, there have been only 4 major downturns or recessions in the market, and over the long haul, real estate remains a **GOOD** investment.

This fall I will be taking my 4 grandchildren (Maggie 7, Emma 6, Sarah 4, & Michael 4) to Disney World in Florida. Nana and Papa are looking forward to it as much as they are. Ken and I will be taking a Panama Canal Cruise as well in November. I will remain in touch with my current clients while traveling via e-mail. You gotta love that Technology!

Fall reminders: plant those spring bulbs, set the clock back on 10/29, and get those goodies ready for Beggar’s Night in your neighborhood.

Enjoy the change of the season and the colors it brings us,

Lorri

Featured Homes at LorriMolnar.com Take a VirtualTour online!



Pastoral sub w/acreage lots! 2,040 sq. ft. nearly new home has 4 bedrooms 2.5 baths on 1.39 acre slice of heaven! Yard is fenced with shed. LRG eat-in kitchen. \$185,000

Get into the swing! 1957 sq.ft. 4 bedrm 2.5 bath home on Little Turtle Golf Course. Add. sq.footage in the finished LL rec room. Rooms are spacious & inviting. \$223,900



Edge of UA w/Cols Taxes & Dublin S.D. Best 2 bedrm, 2.5 bath fee simple twin home! Stylish, neutral, w/Fam Rm, LR has fireplace & French doors to deck. \$179,900

Make this 1229 sq ft well-maintained ranch home Yours! Private & lush fenced yard w/patio & arbor. Sunrm can be used all year. Full basement affords great storage. \$199,900



Nestled on a treed, ravine lot is paradise. In-ground pool, gazebo, 3 season room w/hot tub! Large 4 level split w/4 bedrms, 2.5 baths-all major capital improvements done! \$299,900

This is a fabulous rehabbed opportunity! Beautiful LR w/2 stories of windows & fireplace. Formal DR, kitchen w/appl. 3 bedrms, 2.5 baths, fenced yard & FL Room. \$156,000



This Dominion “Windhaven” model is 2 yrs young w/ transfer-able builder warranty! With 3 bedrms, 2.5 baths, 6ft Great Rm ext, lrg kitchen w/ island, & full basement! \$216,000



Turn your clock back
1 hour on October 29th

Real Estate Market Update:

“After a stronger-than-expected drop in July, the fairly even sales numbers in August tell us the market is at a more sustainable pace,” says NAR Chief Economist David Lereah. “It keeps us on track to see the third highest sales year on record, but we do expect an adjustment in home prices to last several months as we work through a build up in the inventory of homes on the market.”

The national median existing-home price for all housing types was \$225,000 in August, down 1.7 percent from August 2005 when the median was \$229,000. The median is a typical market price where half of the homes sold for more and half sold for less.

“This is the price correction we’ve been expecting. With sales stabilizing, we should go back to positive price growth early next year,” Lereah says.

Total housing inventory levels rose 1.5 percent at the end of August to 3.92 million existing homes available for sale, which represents a 7.5-month supply at the current sales pace — the highest supply since April 1993.

Lorri is looking for new buyers.
If you know anyone that is looking for a new home...

Tell them to call Lorri!
Lorri’s loves helping people find their ideal home and also enjoys working with first-time home buyers!



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*SEE Next Page for
 Properties on the market &
SOLD June - October 2006*

In our current real estate market, it's imperative your property is marketed extensively by an experienced Realtor!
Find out how I'll sell it:
614-766-5330 ext 192



**DON'T MISS THE
 ANNUAL TWIG
 BAZAAR!!**

Sunday, November 19th

Ohio Expo Center

Celeste Building at the Fairgrounds

All proceeds benefit the
 Columbus Children's Hospital.



Flyer design by CyberCletch LLC 614.659.0501 www.cybercletch.com

<i>Weybridge</i>		
Address	List Price	Selling Price
9156 Muirkirk	219,900	Still on Market
9354 Muirkirk	224,900	Still on Market
9274 Muirkirk	238,000	Still on Market
9393 Muirkirk	201,900	199,250
9412 Muirkirk	215,000	207,000
5340 Laidon	239,900	225,000
9169 Muirkirk	225,900	Contingent
<i>Ville Charmante</i>		
217 St Pierre	179,900	Still on Market
241 St Antoine	208,000	Still on Market
221 St Jacques	239,900	Still on Market
219 St Jacques	204,900	201,000
209 St Pierre	205,900	201,000
<i>Woodrun</i>		
2351 McCauley	129,900	Still on Market
2358 Terrance	134,500	Still on Market
5288 Woodrun	139,800	Still on Market
5245 Woodrun	153,900	Still on Market
5279 Timberline	136,900	Still on Market
2360 Terrance	127,000	124,000
2393 McCauley	148,400	148,000
2407 McCauley	148,500	148,500
2405 McCauley	154,500	154,500
<i>Village of Clermont / Woods at Big Bear</i>		
9437 Clermont	169,800	Still on Market
9423 Clermont	178,500	Still on Market
9448 Clermont	169,900	Still on Market
3635 Cedar	178,900	Still on Market
416 Park Wds	184,900	Still on Market
336 Park Wds	188,900	Still on Market
9418 Clermont	182,400	181,200
3636 Osprey	178,900	171,500
327 Bear Wds	198,800	195,000