

Queen City Homes at Quirion Realty

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“Since mid-April 2020, the composite price of lumber, per Random Lengths, has soared more than 160%. This surge is adding approximately \$16,000 to the price of a new single-family home and more than \$6,000 to the average new apartment, according to the latest NAHB economic analysis.

These sharp increases threaten the affordability of new homes and the housing sector, which is leading the nation’s economic recovery.

The escalating lumber prices in recent months are due to the fact that there is not enough domestic production. Many mills reduced production due to stay-at-home orders and social distancing measures enacted by state and local governments at the onset of the coronavirus pandemic.”

Single Family Key Metrics	August			Year to Date		
	2019	2020	% Change	Thru 8-2019	Thru 8-2020	% Change
New Listings	644	681	+ 5.7%	4,859	5,078	+ 4.5%
Pending Sales	357	922	+ 158.3%	3,328	4,497	+ 35.1%
Closed Sales	508	580	+ 14.2%	3,540	3,934	+ 11.1%
Days on Market Until Sale	68	86	+ 26.5%	64	90	+ 40.6%
Median Sales Price*	\$199,900	\$224,925	+ 12.5%	\$197,375	\$219,900	+ 11.4%
Average Sales Price*	\$207,314	\$235,703	+ 13.7%	\$207,085	\$227,963	+ 10.1%
Percent of List Price Received*	99.1%	99.9%	+ 0.8%	99.3%	99.6%	+ 0.3%
Inventory of Homes for Sale	1,727	1,244	- 28.0%	—	—	—
Months Supply of Inventory	4.3	2.4	- 44.2%	—	—	—

GRANDMA'S APPLE PIE

Ingredients

- 1/2 c sugar
- 1/2 c packed brown sugar
- 3 tbsp all-purpose flour
- 1 tsp ground cinnamon
- 1/4 tsp ground ginger
- 1/4 tsp ground nutmeg
- 6 c sliced peeled apples
- 1 tbsp lemon juice
- 1 9 inch pie crust
- 1 tpb butter
- 1 egg white




Instructions

Mix together the sugar, flour and spices. Set bowl aside. In another bowl, mix apples with lemon juice. Add the sugar mixture, and toss to coat. Line the bottom of a pie pan with the crust. Fill with apple mixture and dot with butter. Place remaining rolled out pastry over filling. Trim, seal and flute edges. Cut slits or your favorite design into pastry. Beat egg white until foamy; brush over pastry. Sprinkle with sugar. Cover edges loosely with foil. Bake at 375° for 25 minutes. Remove foil and bake 20-25 minutes longer or until golden brown. Cool, serve and enjoy!



Lucas Chamberlain
 XCO Mortgage Loan Originator
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