



Market Opinions...Spring, 2009:

This section is being revised. Only the new introduction is presented here, the reason it's so short.

It does point to one important rule....(Called Rule # 1, appropriately.)

And it does point to other resources that are either "up" on the site (as on the Blog section,) or being readied for posting, (as a new market stat section.)

(The introduction); This is a note about local market conditions, to be delivered to future homebuyers in Southwestern Illinois. It's important to understand the local market trends early, even before you get to town for the "power search". Immersed as we are in these local markets, we believe the observations are valid...and of course, these observations are always from the buyers' viewpoint.

(While we've been active in all of SW Illinois, we're especially involved, and most of our clients have interest in two popular school districts...Edwardsville/Glen Carbon and O'Fallon/Shiloh. We'll focus on them, but observations relate generally to all of SW Illinois. Other towns aren't that different, but we'll explain how they are, and why.)

There's this very practical side to buyers we intend to support. Buyers first want to be certain that when they buy a home, it will maintain its value into the future. And they can't overpay, making it more difficult to meet that first goal. And they are only going to be confident of their decisions if they understand these local markets when they make comparisons.

Rule # 1: All markets are local markets! They're all different! There's a really large pitfall that we see a lot...and that's bringing values and opinions about other markets to these. That leads to real frustration in the home-hunting business, and sometimes, the loss of some real cherries. Our opinions on these facets are in essays in our Library under "Homework"...please review that for specifics. These remarks relate to this market, obviously. It's the only "market" that counts if you're going to live here.

Other Resources:

First up, we need to tell all readers that these web sites have other ongoing resources relating to the local markets.

There's a "Local Real Estate Market" section in our "Blogs" that's updated frequently.

And we're about to load a new section with "Market Data". It will be somewhere in the matrix under "Local Information", and specific for the area the subject of the site. The heading there will explain that we're loading new stats here, intended to report actual homes sold in the two most active markets, O'fallon/Shiloh and Edwardsville/Glen Carbon, (or more accurately, their school districts.)

The temporary "End"