



AND HAPPY NEW YEAR

THANK YOU!

I want to thank my customers this year for a successful 2018:

The Johnson family, Ms. Sistrunk, Blackwell family, Mallouf family, Mr. May, Ms. Schachle & Ms. Gretz, Mr. Goff, Varghese family and Star Gate Properties Inc. and many more.

I also want to thank friends, family and past clients for referrals this year. I cannot do what I do without everyone's assistance!

[Visit my Website](#)

REAL ESTATE NEWS 2018

What is a Fix and Flip House? "Fix and flip" are buying distressed properties or properties that need to be updated, then renovating them and re-selling them for a profit. These types of investments can be very profitable. There are some rules that are **very** important, and you need know about them. If you sell the fixed up home to a FHA buyer you **cannot** close during the first 90 days of **your** ownership. If you are selling to a Convention buyer, you need to check with their lender there could be a 180 days hold as well. You need to know the rules or know a Realtor® that does, so you don't get yourself into trouble. Contact me for the complete rules.



Metro Real Estate Stats from the MLS! The median sales prices started in January at \$155,000 which is lower than 2017, but went up to \$175,000 in July, this was a little higher than last year but didn't stay there long as it has now declined to \$165,000.

The days on the market stayed steady between 45-30 days.

Sales were about the same as last year approx. 2,636 units in August but has dropped by 30% into the winter months, November approx. 1,854 units sold.

Our supply of listings was low in the beginning of 2018 but has steadily increased throughout the year. We are about even with last year at about 7,443 units on the market.

New Loan Limits for 2019 -

All Counties in Oklahoma. This is good news

FHA Loan Limits: \$314,827 (1 Unit)

Conventional Loan Limits: \$484,350

VA Loan Limits: \$484,350 (For Zero Down Loans)

BUYING A HOME IN 2019?

Things to consider when buying a home.

#1 Choosing the right Realtor®, Tina Allen, is the first thing, I am a wealth of information, not the internet. You need real local information. You know who to call? me of course.

#2 Choosing the right lender is VERY important. They can either make everything work or cause a lot of grief. So, a referral from your Realtor®, me, is very important.

#3 Call your Realtor®, Tina Allen and start shopping!

Download the FREE Buyers eGuide below...

[FREE Buyers eGuide download](#)

Call me and let's get going! 405-740-2356



What is Your Commitment for the New Year?



What is your New Year Resolution for 2019?

Look better, feel better and live better?

More exercise, better weight control, get healthier with vitamins, nutrition and snacks?

Maybe, become eco-friendlier for you, your family and the environment?

Use less chemicals on your body and in your home?

Maybe you want to travel more?

And maybe you want to make some extra money!

I can help with all of this, I have a unique opportunity for you. Call, text or email me.

[Email me! or call me \(405\) 740-2356](#)