

February

Talk About Frederick

www.talkaboutfrederick.com

A Few February Events 2017

For more upcoming events see the websites for the Downtown Partnership, Celebrate Frederick, or the Tourism calendar.

- **February 4th, First Saturday**, Fire In Ice, @ 3:00pm – 9:00 pm downtown Frederick.
- **Winter Whiskey Market** – Feb 4, McClintock Distillery, 35 S. Carroll St. Frederick, MD 21701. 240-815-5259
- **Frederick Coin & Currency Show** Feb 4-5 @ 5:30 pm. Sat, 9am-6pm; Sun, 9am-4pm. Frederick Elks Club 289 Willowdale Dr., Frederick, MD 21702
- **Carillon Recitals** – Feb 2 & 21; March 6 & 20. Twice monthly concerts Sunday 12:30-1pm Baker Park Carillon.
- **Burns Nite Supper** – Celebration of Robert Burns. Feb 27, 5:45-10:00pm. Urbana Volunteer Fire Department, 3602 Urbana Pike, Frederick, MD 21704 240-818-8283
- **In Their Own Voices** – Feb 22, Living history and heritage food event commemorating Black History Month. 11am. 12607-12625 Catoctin Furnace Rd., Thurmont, MD 21788 443-463-6437
- **March 4th, First Saturday**, Hidden Spaces and Cool Places, @ 3:00pm – 9:00 pm downtown Frederick.

FredCo & Wash Co, MD Housing Market

Average home prices are rising in the region. The number of units sold are up too. The value of a specific home depends on quite a few factors. For example, the average price of all Frederick County homes in 2016 was about \$308K. The average price of a detached home was about \$356K. The average price of a detached home that was a standard sale (i.e., not a foreclosure or short sale) is \$377K. Going further, if we narrow down to zip code 21702, standard sales, detached homes, the average home price is \$343K. If we look only at subdivision Clover Hill, standard sales, detached 4BR homes, the average home price in 2016 home: \$417K.

2016 Average Home Prices - Standard Sales Only*		
Frederick County	2016	2015
Detached homes	\$376,895	\$373,413
Townhouses, Duplex	\$259,717	\$248,923
Condos	\$199,275	\$210,627
Washington County	2016	2015
Detached homes	\$232,880	\$229,335
Townhouses, Duplex	\$160,459	\$160,437
Condos	\$145,954	\$129,025

* Does not include foreclosures or short sales

Thought of the Day

"The only way to do great work is to love what you do. If you haven't found it yet, keep looking. Don't settle."
– Steve Jobs

One-Bowl Chocolate Cake

Ingredients

- 3/4 cup plus 2 tablespoons whole-wheat pastry flour
- 1/2 cup granulated sugar
- 1/3 cup unsweetened cocoa powder
- 1 teaspoon baking powder
- 1 teaspoon baking soda
- 1/4 teaspoon salt
- 1/2 cup nonfat buttermilk
- 1/2 cup packed light brown sugar
- 1 large egg, lightly beaten
- 2 tablespoons canola oil
- 1 teaspoon vanilla extract
- 1/2 cup hot strong black coffee
- Confectioners' sugar, for dusting



Directions:

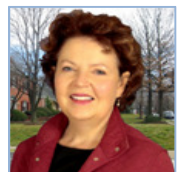
1. Preheat oven to 350°F. Coat a 9-inch round cake pan with cooking spray. Line the pan with a circle of wax paper.
2. Whisk flour, granulated sugar, cocoa, baking powder, baking soda and salt in a large bowl. Add buttermilk, brown sugar, egg, oil and vanilla. Beat with an electric mixer on medium speed for 2 minutes. Add hot coffee and beat to blend. (The batter will be quite thin.) Pour the batter into the prepared pan.
3. Bake the cake until a skewer inserted in the center comes out clean, 30 to 35 minutes. Cool in the pan on a wire rack for 10 minutes; remove from the pan, peel off the wax paper and let cool completely. Dust the top with confectioners' sugar before slicing.

Recipe from eatingwell.com

This newsletter courtesy of your Frederick, MD realtor:

Darcy Richards

RE/MAX Results
7210 Corporate Ct #B, Frederick MD 21703
Cell: 301-524-3676 Main: 301-698-5005
darcyrichards01@gmail.com
www.darcyrichards.com



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Selling Your Home to Millennials

Millennials— those born between 1980 and the late 1990s—constitute 35% of buyers. Agents and sellers need to tune into the Millennial generation's preferences to sell to these buyers. Some selling strategies:

- Go Mobile - Ensure that your home is listed on real estate apps. When Millennials search for a home, they reach for apps on their smart phones before any other source. Making sure that your property is displayed on all of the major real estate apps will help to maximize visibility.
- Promote sustainability features. Millennials have grown up in an era that is characterized by concerns about climate change and depletion of natural resources. They are drawn to



energy-efficient and other sustainable features in a home.

- Consider staging a room as a home office if you do not already have one. In the business world, Millennials often have the option to work from home and will likely place a high value on home offices. If you have a flexible living space or spare bedroom, furnishing it with a desk and chair to make a functional home work area.
- Highlight open floor plans—or create the appearance of having one. Millennials value floor plans that allow their guests to move freely through the kitchen, living room, and outdoor living spaces. Keeping countertops clear, leave doors between rooms open, and let in plenty of natural light.
- Millennial home buyers prefer communities or neighborhoods with convenient access to public transportation, parks, restaurants, theater, schools, and shopping. If your community has any of these features, be sure to highlight them for Millennial buyers. Article from wiseagent.com.

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Darcy Richards
REMAX Results
7210 Corporate Ct #B
Frederick MD 21703



Regional 2016 Housing Update

2016 housing units sold went up 12% in Frederick County and 9% in Washington County. Prices rose 2% in Frederick and 4.5% in Washington County. More updates inside.

Making Time for Friendship

During the month of February, much attention is paid to Valentine's Day and romantic relationships. While this type of love is certainly worth celebrating, sometimes it is friendship that enriches life the most. Adults often find it difficult to form or maintain friendships, as work, family, and other obligations tend to take priority. However, research indicates that taking the time and energy needed to develop friendships is beneficial to physical and mental well-being. Here are a few noteworthy benefits of friendship for adults:

Unsurprisingly, friendship supports mental health. In addition to bringing joy and warding off loneliness, friends can reduce stress, boost self-confidence, and mitigate the effects of trauma, like divorce, illness, or loss of a loved one.

Friends can encourage you to live healthier lifestyles and avoid harmful habits, such as lack of exercise or excessive drinking. At the same time, it is possible to adopt the unhealthy habits of your friends, so be sure to choose your social network carefully and recognize when someone is having a negative influence on you.

Adults with strong social support networks are less likely to develop major health problems, such as high blood pressure and depression. Scientists believe that isolation and the loneliness that comes with it may cause chronic stress, which has a negative impact on physical well-being.

Elderly people with active social lives tend to live longer than those with more solitary lifestyles. In addition, older adults who experienced high levels of loneliness were more likely to develop dementia. Scientists hypothesized that a perceived lack of social connections contributed to the risk of cognitive decline.

If you tend to be an introvert or find that your social calendar is less than full, remember that quality is more important than quantity when it comes to friends; one or two close friends may be more likely to offer these benefits than a large network of acquaintances. Regardless of the size of your social circle, taking the time to cultivate friendships will undoubtedly be a worthwhile investment for your physical and mental wellness. Article from wiseagent.com.