

## Waterfront Activity

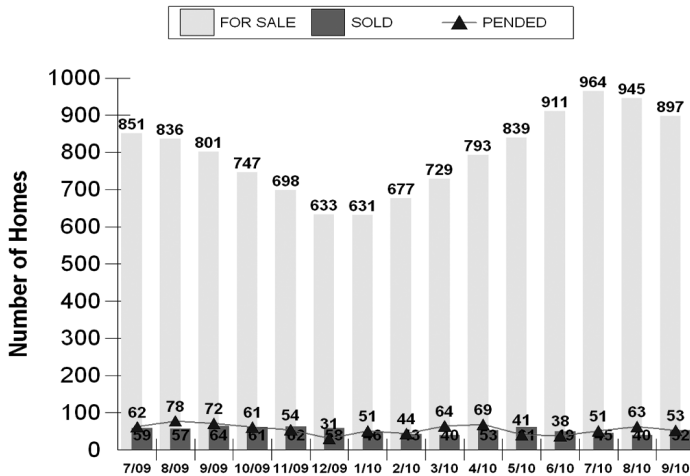
The kids are in school, the rain is back and the Home Depot has Halloween decorations up. Summer is over and it's a good time to look back at how the summer's real estate fared.

The charts for Mason County don't show a big improvement from last year, but we had more shoppers – more energy than 2009. There is, however, some interesting twists to note.

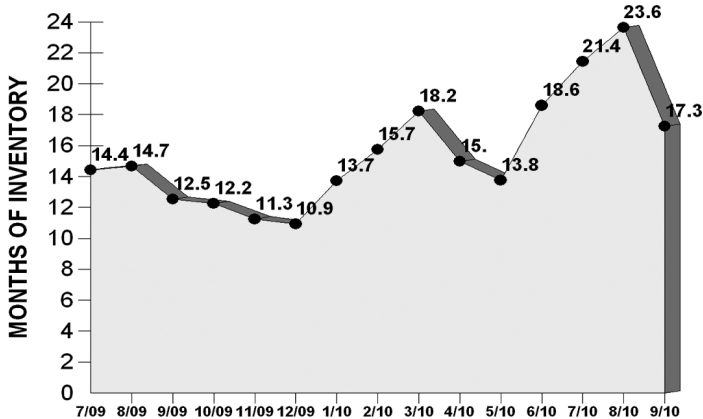
1. Of the 43 saltwater properties active in the last 180 days, 11 were sold at an average price of 375K—three above 400K and two below 300K. It wasn't that long ago the threshold for Puget Sound waterfront was at \$400,000.
2. At this rate of sales, Mason County's inventory would require 17.3 months to liquidate. Although high, this is down from last month's 24 months. For those interested in unimproved property, 17 saltwater frontage lots were available in the last 180 days and only one sold.

Meanwhile, King and Pierce counties have less than 10 months of inventory – big difference between two areas so close together. Six months of inventory indicates a neutral market, so it still remains a buyers market.

*Continued on flip side*



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## Techie Tidbits...

There's only one thing we can say for certain about every hard drive in the world... IT WILL GO BAD. When that happens, every important document, every picture and song you love, and every email address that took you years to collect... GONE. Solution: automatic backup.

There are many internet backup services you can subscribe to... Carbonite, iDrive, Mozy Home, SugarSync are some of the subscription services that will copy your entire hard disk automatically. The cost is reasonable and can be scheduled at any time of day. I, however, prefer my own "remote storage device."

Think of it as an extra hard disk in your computer. It just plugs into your wireless router – and automatically connects to every computer in your home, your Playstation 3, your Wii and X-box to provide a source for music and video, as well as do backups.

It is insulated from the Internet. With one click, you can require a user name and password to access your records. You can even secure areas differently for different members of your family. On the other hand, you can also access your personal files from your cellphone or laptop and from anywhere in the world.

It's faster than Internet backup, doesn't depend upon the Internet to work and is there when you need it. There are several very good manufactures like Iomega, Western Digital, and Fujitsu who offer these devices in varying sizes for about \$150/terabyte. On the other hand, an Internet subscription service can cost as little as \$50 per year. Considering the alternative of losing everything, either is cheap insurance.

# THE SOUTH SOUNDER

## The South Sounder Fall Recipe

### Roasted Beet Salad

*Roasting beets brings out their sweetness and richness, plus their deep maroon color is beautiful on the table. Save time and prepare the day before, adding the nuts and cheese just before serving.*

Sodium per serving: 95mg – Serves 10

6-8 beets, roasted and cubed, about 5-6 cups  
1/2 cup chopped walnuts  
2 oz Stilton or other blue cheese, crumbled

*Dressing:* Blend together 3 tbsp balsamic vinegar, 3 tbsp extra virgin olive oil, 1 tsp Dijon mustard, and 1 tsp sugar or sugar substitute by shaking well in a screw-top jar.

*Salad:* In a large bowl, combine beets and dressing; chill at least 30 minutes. Before serving, mix in nuts and cheese; stir well.

*Roasting beets:* Wrap in foil and bake at 425° for 45-60 minutes. When cool remove skin and cut into cubes.

— taken from *The Hasty Gourmet™ Low Salt Favorites*,  
©2005, [www.lowsaltfoods.com](http://www.lowsaltfoods.com)

## Upcoming Events...

**10/23 — St. Hugh Holiday Bazaar**, creative gifts and tasty treats; 180 E Wheelwright St, Allyn, 275-3821

**10/23 — An Autumn Affair Dinner/Dance/Auction**, benefits the cold weather shelter; 6-11 p.m., St Edwards Catholic Church, 601 W C, Shelton; \$75 per couple

**10/23 – 31 — PumpkinFest**, Hunter Farms pumpkin harvest and catapult; 1921 SR 106, Union; free

**10/30 — Trick or Treat on Theler Trails**, night of family fun; 6 p.m., Theler Community Center, Belfair

**11/6–7 — Hood Canal Chum Derby**, 10 a.m.; Hoodspport

**11/15 — Septic System Maintenance**, learn about your septic; 6-8 p.m., PUD 3, 307 W Cota, Shelton; to register 427-9670, x-680 or email [elpiper@wsu.edu](mailto:elpiper@wsu.edu)

**11/16–20 — Fantasy Forest**, annual Mason General Hospital Foundation; funds raised are used to buy equipment for MGH; week long events including fashion show, luncheons, comedy show, dance contest, auctions, and more; The Pavilion at Sentry Park, Shelton

**12/4 — Christmas Town Parade**, 5 p.m., downtown Shelton; to participate, call 429-2499

**12/4 — Holiday Arts & Crafts Fair**, 9am, Theler Community Center, Belfair

**12/5 — Hoodspport Tree Lighting Ceremony**, 5 p.m.

Send us your event information, comments, or questions: [mostyn@windermere.com](mailto:mostyn@windermere.com), or call Mike Mostyn at (360) 275-5002 or (360) 229-2479.

*Waterfront activity... continued from other side*

Another lagging indicator of our local market is the time it takes to sell a home – 153 days down from 214. That's over five months of active listing time – a long time to wait to sell a house. Remember, this statistic is for all listed homes in Mason County – not just waterfront property.

There are two markets in Mason County—primary and secondary. The primary market or main residential housing has been hit hard and shows little return to normal. To get the primary market to recover, we have to sell the growing inventory of foreclosed and bank-owned properties. These properties are bringing values down and putting more families under water.

The secondary market, however, has less than one year of inventory. Yes, prices are down about 30% from 2007, but with more selection and with attractive interest rates, this market is showing signs of life. There appears to be a good chance the secondary market will lead Mason county out of the housing doldrums. When?

Unlike the primary market, secondary housing is more seasonal towards the summer months. Expect a more healthy 2011 in the secondary market, but get it listed early. With a 7 month sales cycle, you will have to plan ahead.

## Alternative to Bark Mulch

David Bantz, of "He Sells These Shells", can provide a very attractive alternative to bark mulch for many garden applications. This alternative is **Hazelnut Shells** which provide the same benefits of bark mulch but last 5 years or longer, will provide a green protection for your plants from slugs & snails and can even be used as a pathway surface. David sells the shells in 25 pound bags for \$10 for delivery to Seattle and can deliver hazelnut shells in bulk of up to 18 cubic yards, or more. David can be reached at 503-780-0201 or [dlbantz@aol.com](mailto:dlbantz@aol.com).

## DIVER AVAILABLE

Former 15+/yr US Navy diver is available to change out zinc's, evaluation & replace anchor/bouy, or misc diving needs. Serving Mason-Kitsap-Thurston-Pierce.

**CRAIG'S UNDERWATER**  
Gig Harbor 253-377-7446