



Davis Real Estate, Inc.

121 W. CHURCH ST.
LOCK HAVEN, PA
570-748-8550



SUMMER 2022



LISA LINN

570-660-0626

lisa.a.linn@gmail.com

How's the Market? *Is a question that I get asked a lot as a Realtor. I have to admit, these past few years I am not 100% sure anymore! 2021 was record year for me (and many other agencies) but for buyers it was very stressful. It was actually the opposite of what I expected as it seemed like the economy was poised to take a dive so I expected the housing market to do the same!*

Multiple offer situations are great for the seller, but after a buyer has been through several disappointing situations, they feel like giving up. Cash buyers have dominated and those hopeful buyers who are getting (especially) government-backed lending such as FHA simply do not have a chance. I have been working with some "first-time" buyers over the past year and my heart really goes out to them. We tried to make their offers as appealing as possible, even skipping inspections oftentimes, which is really not recommended, but almost seems necessary to have a fighting chance! These buyers are literally run over by what are perceived as "stronger" offers from those who are cash buyers or with conventional lending.

What is causing all of this one may ask? As a professional in the business it has been difficult to pinpoint one particular reason, but I do have a little insight. In 2020 at the beginning of the pandemic, many businesses were considered "non-essential" and were effectively shut down. That included contractors doing new home construction who were literally stopped in their tracks. At the same time, real estate sales were also inexplicably considered non-essential so this created a backlog of buyers who were in need of purchasing housing. At the same time, sellers were not putting homes up for sale due to the uncertainty of the economy (and not having another house to buy themselves) The laws of supply and demand quickly kicked in. Let's throw in the fact that interest rates dropped tantalizingly low, probably the lowest in history. This all created the perfect storm! As soon as a property came on the market, it was quickly gobbled up by buyers in fierce competition. Second home sales sky-rocketed and a lot of that had to do with buyers who suddenly found their primary home's equity rose considerably and an equity line of credit offered such a low interest rate that it was finally possible to afford that dream vacation home and present as an actual "cash" buyer.

Where will it all go from here? I am definitely seeing buyers pump the brakes now that interest rates are rising and inflation is creeping into everyone's pocket. The sellers do not seem to be enjoying those bidding wars as much. Sales are still brisk, but I think the market will eventually settle into a more even playing field. So when asked "how's the market lately?".... I have to admit it is not easy to predict right now but I am forever the optimist!

JOIN MY E-GROUP AND STAY IN THE LOOP!
Receive updates on new listings whether you are currently in the market or just browsing! Go to my website and sign up!
www.RecreationalPropertiesPennsylvania.com

INSIDE THIS ISSUE:

- Humor Me:** pg 2
- Spotlight on State Parks** pg 2
- Menu idea & recipes** pg 2
- Thinking of listing?** pg. 2
- Summer Camp** pg. 3
- Photo Corner (Ironweed)** pg. 3
- Lisa's Listings** pg. 4

HUMOR ME!



FACEBOOK PAGES TO CHECK OUT:

- Pine Creek Rail Trail
- all things nature
- Hiking & Backpacking PA
- Snakes of Central PA
- Friends of Benezette
- Vacation homes and cabins of Davis
- Real Estate

SPOTLIGHT ON STATE PARKS!



Lyman Run

This State Park is located in Tioga County not far from Cherry Springs S.P. and is a popular lake for fishing and swimming. This 595 acre park is in West Branch Twp., Galeton and is surrounded by Susquehannock State Forest. The lake is man-made with a boat launching area and a mooring area.

Over 500 acres are available for hunting and trapping during the established seasons. There is a campground that can accommodate RVs as well as tent camping. Lyman Lake SP is also an ATV trailhead to the Susquehannock ATV Trail making this a great recreational park for all of your favorite outdoor activities! Go to DCNR.pa.gov/StateParks to see more info on Lyman Run and all of the other plentiful state parks we are lucky to enjoy here in the PA Wilds!

MENU IDEA AND RECIPES: Grilled pork w/ honey garlic glaze~ Sizzling veggies ~Easy brownie sundae



Grilled Pork w/ honey-garlic glaze

- 1 1/4 C. honey
- 1/4 C. soy sauce
- 4 garlic cloves finely chopped
- 1 tsp. ground black pepper
- 4 Lg. Pork chops
- Salt

Bring honey, soy sauce & garlic to a boil.

Reduce heat simmer 5 min.

Remove from heat & whisk in black pepper.

Reserve glaze. Lightly salt pork chops. On a hot grill, sear pork chops on each side turning frequently to develop a crust (about 7 min.) Lower heat and cook through until cooked through. Brush chops with glaze!

Sizzling Veggies

- Approx. 2 - 3 cups of chopped assorted Fresh veggies of your choice (zucchini, yellow squash, red onions, broccoli, etc.)
- 1 TB Olive oil
- Kosher Salt
- Cilantro

Coat a veggie grill pan with cooking spray.

Toss Fresh veggies in Olive oil and then season with salt. Grill Veggies until crisp.

Sprinkle with cilantro (fresh if available!)

Easy Brownie Sundaes: Chocolate Ripple ice cream, Little Debbie brownie bites, chocolate syrup, cool whip
In (short) clear plastic party cups, layer brownie bites, ice cream and chocolate syrup. Top w/ cool whip then swirl some chocolate syrup on top and garnish with a brownie! Yummy cool treat and no cleanup!

Thinking of listing your property? Contact me to get a free market analysis. I also can provide tips and advice for getting top dollar! List with a professional who truly knows the territory and the uniqueness of marketing and selling a vacation home or cabin. I use targeted marketing strategies to get you the most effective exposure to qualified buyers looking in our "neck of the woods"!

Summer Camp.... I can still vividly remember the scents and sounds of the main lodge at Camp Barree near where I grew up in Huntingdon County. The faint smoky smell of burnt embers in the huge stone fireplace, the old wood in the creaky floors and rafters and outside the smells of honeysuckle, wisteria and other delightful aromas manufactured by nature. All of these scents somehow infused together to create that one unique aroma. I wish that smell could be bottled! The huge front porch was screened in and the lodge itself just looked like it belonged there, wedged among the hemlocks ...like nature grew it there herself. It was everything you see in your mind when you think of a perfectly weathered log lodge with a massive creek-stone fireplace that is tucked away in the forest.



Going to Girl Scout camp was the highlight of my Summers! We were part of the Hemlock Council. The camp counselors were young women who aptly taught us skills such as building a campfire, putting up a tent, whittling our own marshmallow sticks, campfire cooking and rowing a boat out on the lake. They were also able to render first aid for those of us who experienced minor scrapes and cuts. My favorite activity was the combined canoe, hike and overnight camp in which we cooked all of our food on the campfire, pitched our tents and looked at the stars.

The first S'more I ever had was at GS camp and I have been hooked ever since! Sitting around the campfire at night we sang while poking at the fire with our sticks. I remember one of the counselors had a guitar that she softly strummed as we sat among the flickering fire and we did not know just how good life was at that moment. We told ghost stories with our flashlights in our cabins at night and during the day we enjoyed many organized activities all geared to the outdoors. In the evening we would ceremoniously take down the American flag, properly fold it in the triangle shape and then every morning we would take the flag back out, properly unfold it and hoist it back up onto the flagpole and then we recited the Pledge of Allegiance. I do believe this experience is a major factor in shaping me as the woman I am today, loving and respecting the outdoors and nature. Camaraderie and team work were also attributes that we took away from this experience. It would be nice if all children had this opportunity.

Sadly, the lodge is no longer there and Camp Barree is not in operation. There is a really cool mini-documentary on YouTube called Abandoned Girl Scout Camp Barree. Apparently this camp was historic and was one of the most important events in the history of girl scouting. This camp literally "invented" the idea of Girl Scout camps!

I can still see it and even today when I get a faint whiff of that unique aroma that can only be created in old lodges like this (very rare) it takes me back to Summer Camp and those carefree happy days at Barree! I hope you have had similar nostalgic experiences in your life!



I took this picture of an Ironweed (wildflower) last Summer. It was sitting there all by itself in a clover field on the mountain and I thought it was simply beautiful! Email me your favorite nature photo for my next issue!





I am blessed to live and work in the beautiful PA Wilds! I can help you get here too!



Davis Real Estate, Inc.

121 W. Church St., Lock Haven, PA 17745

570-748-8550 (office) ASK FOR LISA

Lisa Linn lisa.a.linn@gmail.com

570-660-0626 (CELL)

LISA'S LISTINGS

**SEE MORE INFO ON THESE & OTHER PROPERTIES AT
www.RecreationalPropertiesPennsylvania.com**

Cedar Run ~ Two cottages on 6 acres with over 1200 feet of Pine Creek frontage! The rail trail also borders this property considered the "gem" of Cedar Run! Fully furnished! 839K

Blackwell ~ Nice house w/2-story barn with direct access to the rail trail! Easy creek access within sight! You must see this one! \$389,000

Troy ~ This nice cabin is on 7+ acres and borders Tioga State Forest! Close to the Tioga River and state park for great fishing too! \$198,900

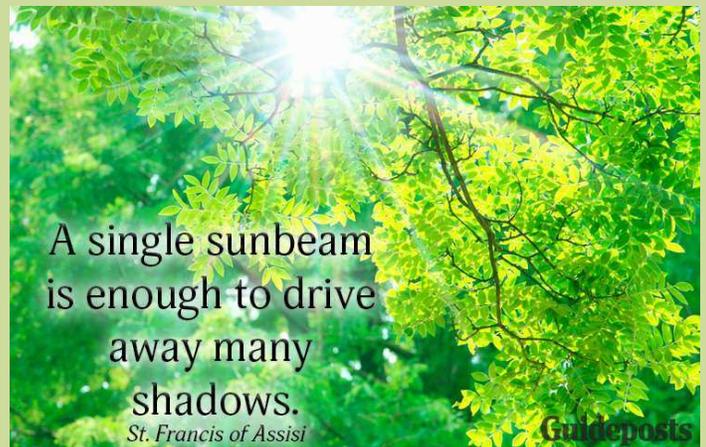
Haneyville ~ The Woods on Chatham Run. Beautiful 5 acre lots in a private, gated development. Underground electric, perc approved! \$79,000

Waterville ~ 10,000+ sq. foot building for your business venture! 12-room hotel on the upper level and restaurant facilities on the main level! This is in a "gateway" community to PCV along busy N. Rt. 44. \$989,000

Trout Run ~ 2017 home on 1.3 acres in the country! 3000 sq. feet! Easy commute to Liberty, Wellsboro and Williamsport. Large detached garage and totally upgraded interior. 375K

Liberty ~ Commercial land for lease near Liberty along Route 414 Hwy. Many possibilities for this lot! Seller is open to building to suit, lease options, etc. So bring us your ideas and plans!

**SEE YA'
UP THE
CREEK!**



A single sunbeam
is enough to drive
away many
shadows.

St. Francis of Assisi

Guideposts