

February 2007

# Barcroft News

Vol 104, Issue 6

## President's Report

*by Pat Williamson*

Barcroft activities are flourishing throughout these winter months. If this newsletter arrives before the evening of Sunday, January 28<sup>th</sup>, don't forget to enjoy a fabulous spaghetti dinner at the Community House on Sunday evening, Jan. 28 from 5 PM – 7 PM. Delicious!

Start February with your neighbors on Thursday, February 1, at 7:30 pm, at the Community House for the regular monthly meeting. Thanks to meeting planner extraordinaire, VP Heidi Wicker, we will enjoy a presentation by Mike Nardolilli, President of the Northern Virginia Conservation Trust. The NVCT has been successful in securing many acres of land for our enjoyment and the enjoyment of many generations to come. Right here in Arlington they have secured The Glebe House and a tract in Rosslyn. Learn how it works and how you may be able participate.

Thanks to everyone who came to our January meeting for the kickoff of the survey distribution for our Neighborhood Conservation plan update. Hopefully, most of the completed surveys have been returned by now. A broad sample of neighbors' opinions will bring significant importance to the completed document.

It is always difficult to pick out Barcrofters for kudos because so many do so much. For the past month several folks have been tirelessly working to get our Community House furnace and air filters working properly and trapping "critters." Mike Behringer has been keeping our heating and plumbing going for a long time and we are truly grateful. Gary LeFebvre, Randy Swart, Jim Kerr and David Michaelson have all been taking turns providing assistance in this maintenance arena as well.

2<sup>nd</sup> Annual Barcroft Elementary School  
Winter Rummage Sale  
Saturday February 10, 2007  
9 AM - Noon  
Barcroft Elementary School Cafeteria  
Good Deals—Great Cause

**Barcroft News Staff**

*Editor* Annie Harold, 486-0879  
 editor@bscl.org  
*Publisher Mailing Contributions* Noreen Atkinson, 979-4868  
 Mark Wigfield, 979-0339  
 Mark@bscl.org  
*Advertising Mgr.* Jim Kerr, 892-6458  
 Jim@bscl.org  
*Neighborhood News* Kathy Kerr, 892-6458

**Deadlines:** 10th (ads) or 15th (news/editorial material) day of the month preceding the issue month.

**BSCL Officers for 2006-2007**

*President* Pat Williamson, 887-8514  
 pwilliamson@weta.com  
*Vice President* Heidi Wicker heidi@bscl.org  
*Recording Secy.* Bryant Monroe, 271-0944  
 Bryant@bscl.org  
*Treasurer* Gary Lefebvre, 521-0184  
 Gary@bscl.org  
*Corres. Secy.* Susan Hunn --  
 auntsuebh@aol.com  
*Membership Secy.* Peg Lefebvre, 521-0184  
 Peg@bscl.org  
*Board Members* Jim Kerr, David Michaelson  
 Mike Behringer, Shirley Gay  
  
*Community House Facility Mgr.* Karen Darner, 271-5284  
 rentals@bscl.org  
 David Michaelson  
*Restoration* JoAnne Barnhart, 920-0821  
*Fundraising* Scott Brintzer, 892-0308  
*Landscaping* Elaine Squeri, 920-7014  
*Traffic Committee* Elaine@bscl.org  
  
*Parade* Andrew Hunter, 979-8247  
*Columbia Pike* Bryant Monroe, 271-0944  
 Bryant@bscl.org  
 Darlene Mickey  
*Demeter* **vacant**  
*Crime* Shelley Fichtner, 486-0856  
*Parks* Shelley@bscl.org  
  
*Parking Committee* **vacant**  
*Volunteers* **vacant**  
 Volunteers@bscl.org  
*Web Master:* Randy Swart, 521-2080  
 randy@bscl.org

The *Barcroft News* is printed on recycled paper with vegetable-based ink by the Stanley Adams Printing Company.

**2<sup>nd</sup> Annual Barcroft Elementary  
 School Winter Rummage Sale**  
 Saturday February 10, 2007  
 9 AM - Noon  
 Barcroft Elementary School Cafeteria

Come and browse the Barcroft Elementary School Winter Rummage Sale!

There will be furniture, household items, CDs, knick-knacks, toys, bikes and more! Doors open at 9:00am. All unsold items will be donated to the Salvation Army.

Tax-deductible donations of goods for sale are also welcome. You can clean out your closets and drop off your gently used items at the school the week of **February 5<sup>th</sup>**. Receipts will be available in the front office. If you have any questions, please contact Barbara Vierow (703) 521 7822.

**IT'S NOT TOO LATE**

... to become a member of BSCL.

Check the Current Membership List on our BSCL web-page (BSCL.org).

If your name isn't there, print the Membership Form, and send in your dues. Everything you need to know is on the form.

Keep up with events by joining the Barcroft chat group and news list.

Go to:  
[www.bscl.org](http://www.bscl.org).



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### **Looking for a way to recharge in middle of the week?**

Join us for Wednesday morning Yoga Flow at  
the Barcroft Community House!

Wednesdays, 10:00 a.m. – 11:15 a.m.  
800 South Buchanan Street  
Arlington VA

Yoga Flow is a dynamic yoga practice conducted in a vinyasa style in which a progressive sequence of postures is consciously linked with the breath. This union of the breath and movement cultivates awareness, while the dynamic nature of the practice nurtures overall well-being and helps participants gain strength and flexibility. Although some previous yoga experience is beneficial, it is not required. Bring a yoga mat.

Drop-Ins welcome! (\$15 per class); or register for the remainder of the ongoing session (through March 21) at a prorated rate (\$12.50 per class). Session 2 (8 weeks) is expected to begin early April.

Questions? [sabrinahuffman@mac.com](mailto:sabrinahuffman@mac.com)

## **Community Role Models**

The Arlington County board introduced the Community Role Models (CRM) initiative. This new initiative pioneered by County Board Member Walter Tejada seeks to engage young adults (20s and 30s) in greater civic involvement in Arlington County. The CRM initiative targets young adults from a variety of backgrounds and cultures to serve as "community role models". The CRM initiative will enhance existing programs by linking young adults with established community services and volunteer opportunities. CRM goals are:

Goal 1: engage young adults more actively in Arlington civic life

Goal 2: educate young adults about community issues and services

Goal 3: recruit young adults and facilitate their participation in volunteer service

Interested in joining this group or learning more about it? Contact:

Miles Grant, Chair, CRM Steering Committee  
Arlington County Volunteer Office, (703) 228-1760 En Español, (703) 228-3123

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## Wakefield High School Building Level Planning Committee

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The first Wakefield High School Building Level Planning Committee (BLPC) meeting for the design of the new high school was held on January 9. Part of the school bond approved last November included funds for the design of improvements to Wakefield High School. The BLPC, appointed by the School Board, assists Arlington Public Schools Facilities and Operations Staff and advises the School Board on a variety of issues; including the application of approved program space requirements and capacity to meet local school needs, project schematic design, community use and impact, safety and accessibility provisions, and project implementation schedules.

Wakefield High School will be designed to hold up to 1,600 students with approximately 112 teaching stations. It is assumed based on experiences at Yorktown and Washington & Lee that the existing natatorium will be demolished and rebuilt. Based on comments from the BLPC at the meeting, the goals for the project include building a space that:

- reflects the innovative program
- is clean and safe
- is warm and welcoming
- expresses the “can do” attitude of the School
- expresses diversity
- is “green” (environmental friendly)
- is a community center

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## Why Complete Your Survey?!

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Have you received your Neighborhood Conservation Plan (NCP) Survey?! This survey is very important to the update of Barcroft’s NCP. Why do we need a plan? Here’s a list of all projects we were able to complete in the neighborhood *because we had a Neighborhood Conservation Plan*.

- 8th Street to Taylor to George Mason (sidewalks and alignment of intersection)
- 8th Street Completion of sidewalks along Taylor and 8th Street.
- Included retaining walls at 3 properties
- 8<sup>th</sup> Street from Wakefield to Buchanan (sidewalks, street lights, extensive reworking of drainage, street resurfacing and curb and gutters).
- Neighborhood signs
- Completion of sidewalks at dead mans curve along Pershing
- Street lights in two different projects along Wakefield and Buchanan
- Street Lights on Stafford 6<sup>th</sup> to Taylor
- Street lights on 4<sup>th</sup> and Taylor from George Mason to Wakefield
- Complete sidewalks with new curb and gutter, corrected drainage problems and narrowed Taylor at 4<sup>th</sup> Street
- Completed sidewalks along Abington from 5th to 6th.
- Retaining wall at Columbia Pick next to Tanglewood east of Taylor
- Sidewalks on South 8<sup>th</sup> Road Wakefield to Buchanan
- Street Lights on 9<sup>th</sup> Street from Wakefield to Buchanan
- Improvements of drainage issues and hammer head along 8<sup>th</sup> Rd at W & O D trail

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Sunday, April 16, 2-5 pm**

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**NEIGHBORHOOD SCHOOL NEWS**

***Barcroft Elementary School***

Barcroft is pleased to announce this year's National Geographic Geography Bee School-Wide Winner! Alexandra Maccallum in Ms. Umila's class will be representing Barcroft for the 2006-2007 school year!

Alexandra will take a 70 question multiple choice test to see if she can advance to the Virginia state championships with 99 other fourth-through eighth-graders from around the state.

Congratulations Alexandra for a job well done!

***Kenmore Middle School***

See Kenmore Middle School's state of the art auditorium and catch the Washington— Lee Theatre production of "Under the Mattress" showing February 15—17 at 7:30 PM.

Revisit the fantastic school auditorium on February 22 when The U.S. Army Strolling Strings present a free community concert at 7:30 p.m.

***Wakefield High School***

Daniel Edwards, a freshman at Wakefield, was selected for the District Band at the auditions at Oakton High School on Saturday, January 6, 2007. He was ranked as first chair Tuba and is the first Wakefield student to be selected for the band in over six years.

Congratulations Daniel and the Wakefield band!

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## Women Moving History Forward

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The Arlington County Commission on the Status of Women seeks nominations for the 2007 Person of Vision award.

The nominees will be evaluated based on the criteria established by the Commission. Letters of support will be considered, but are not required.

Awardees will be honored at the Commission's annual Women's History Month Dinner on March 21, 2007 and the theme of this year's dinner is "*Generations of Women Moving History Forward.*"

Selection will be based on the information presented in the application. Nomination forms and information are available on the Commission website and in the County office.

Deadline for submissions is February 7, 2007.

The nominees are judged on the following criteria.

**Residency**—Nominee is a resident, works, or volunteers in Arlington.

**Scope of Activity**—The passion and commitment of the nominee exceeds job descriptions and/or volunteer position requirements.

**Measure of Impact**—The person nominating will provide a numerical description/impact and/or testimony from those served or the extent to which the ideal nominee has directly engaged, served or otherwise impacted women.



### **FREE** **Special Report From Realtors** **Mike Webb and Claudia Webb:**

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Mike and Claudia are now offering their special report "29 Essential Tips That Get Homes Sold Fast-- And For Top Dollar." Vital reading for anyone selling a home now or in the near future.

In this special report Mike and Claudia share many of the tips that professional utilize to help maximize a home's potential and actual worth---and most importantly help you drive up the selling price. You'll learn many important things you need to do, but more important may be the things it tells you not to do, things that could cost you dearly at the negotiating table.

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**To get your free copy of this report,**  
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## Busboys and Poets

Busboys and Poets, a restaurant, bookstore, performance space, bar, gallery and gathering place for people who believe that social justice and peace are attainable goals, is opening a new location in Shirlington this spring. If you've never been to Busboys and Poets' current location at 14th & V streets NW, visit [www.busboysandpoets.com](http://www.busboysandpoets.com) to learn what it's all about.

The bookstore in Busboys and Poets is operated by an education-focused nonprofit organization called Teaching for Change ([www.teachingforchange.org](http://www.teachingforchange.org)) that works to build social justice in the classroom. Busboys' bookstore includes a great selection of justice-oriented titles for kids of all ages and adults.

Busboys invites groups and individuals of all kinds--arts groups, poets and authors, bike trail users, environmental groups, history buffs, independent film lovers, education associations, school groups, citizen commissions, grassroots nonprofits, etc. to come to its new Shirlington location and to consider reserving its special events room, which will include a small stage and seat approximately 50 people, for receptions, meetings, fundraisers, staged readings, and other events. For a limited time after the new space opens, reserving the room will be FREE. If you are planning an event scheduled for June or later, contact Busboys' events and marketing manager Pamela Pinnock at 202-387-POET or [pam-ela@busboysandpoets.com](mailto:pam-ela@busboysandpoets.com)

Busboys' hope to create an environment where conversations over food and drink invite the progressive, artistic, and literary communities in Arlington to converse, educate, and interact with each other.

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## Pancakes For Dinner?!

### *Shrove Tuesday Pancake Supper*

St. John's Episcopal Church, 415 S. Lexington St., Glencarlyn, will host its annual Shrove Tuesday (Mardi Gras) pancake supper on Tuesday, February 20, from 6-7:30 p.m. in the undercroft.

We'll dine on pancakes, ham and applesauce as we celebrate the ancient tradition of using up butter, eggs and meat before Lent begins on Ash Wednesday, February 21.

Barcroft resident Jack Turner will coordinate, and the men of St. John's will cook and serve. Cost is \$5 for adults and \$3 for children 6-12. Children under 6 are free. Bring your friends and neighbors and come and join us.



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## Feel The Heritage Festival

## Good Neighbors

Celebrate the rich culture and history of African-Americans at the 15th Annual FEEL THE HERITAGE Festival.

Saturday February 17, 2007

Noon – 5pm

CHARLES R. DREW COMMUNITY CENTER  
3500 South 23rd St.

Enjoy an array of music and dance performances by regional artists, including R&B artists Taste of Nu Era, steel pan music group, Pan Masters, dance troupe Culture Shock, African Heritage Dancers, as well as community dance groups and choirs.

This event is presented by the Arlington County Department of Parks, Recreation and Cultural Resources. For information, call Kathy Harris Thomas @ 703-228-5315.

## A Place of Our Own

**Thursday, February 22 6:30 PM Free**  
**Film: A Place of Our Own**  
**Arlington Central Library**

A bittersweet portrait of the New England beach town of Oak Bluffs that holds special meaning for director Stanley Nelson and many other upper middle-class African Americans. In the 1950s and 60s, Nelson and his Oak Bluffs friends grew up in mostly white neighborhoods, went to mostly white private schools, and often felt out of touch with "black culture" - part of the price of African American affluence in a racist society. Weekends filled with dinner parties and tennis tournaments quickly faded on Monday mornings, especially for the men who returned to their professional lives back in the real world. Arlington Central Library's Cross Cultural Film Series. A Planet Arlington Event.

## Wakefield High School Launches a Red Cross Chapter to Help Community

In partnership with the Arlington County chapter of the American Red Cross, J-Lynn VanPelt and students have begun a Red Cross Club at Wakefield. The club allows students and staff to volunteer as equals and is designed to improve volunteerism, promote awareness of human rights, and bring disaster training to the school.

"The club offers student members many opportunities for selfdevelopment, leadership experience and the ability to choose activities their community's greatest needs," Red Cross officials said in a statement.

Wakefield High School recently inaugurated the club which will help students learn about disaster training and be able to help others. Club members will work closely with the Arlington County chapter and will participate in service projects that help the school and the community.

The club's first project was to organize events for both World AIDS Day and Human Rights Week. Students raised money for victims of genocide in Darfur and posted signs and passed out red ribbons for World AIDS Day on Dec. 1.

### *PJ's at HB*

HB-Woodlawn is presenting the musical, *The Pajama Game*, Thursday, February 1st, Friday, February 2nd and Saturday, February 3rd at 7:30 pm. Adult tickets - \$10; student tickets - \$7. To pre-order e-mail [leasloan@comcast.net](mailto:leasloan@comcast.net)

Join in the spirit of Sleep Tite Pajama Factory -- anyone who wears pajamas to a performance will receive one free item of your choice from the concession stand.

## Art Museums Close to Home

Ever get the itch to browse through an art museum but become reluctant to cross the Potomac to get to the National Gallery? No worries. Look no further than Arlington. Two galleries, right here in our backyard, are featured below. Visit them this winter.

### Ellipse Arts Center

4350 N. Fairfax Drive

Hours: Wed. - Fri: 11 a.m. - 7 p.m.

Sat. 11 a.m. - 2 p.m.

The Ellipse Arts Center is a 3,000 square foot visual arts facility managed by Arlington County Cultural Affairs, Department of Parks, Recreation and Cultural Resources. Since opening in 1990, the Ellipse Arts Center has been providing a diverse schedule of high quality programs in the visual arts, providing opportunities for visual artists, performing artists and arts organizations, and developing an engaging and appreciative audience.

As part of the Ellipse Arts Center's ongoing mission to support and promote art programs for Arlington County's working and residential community, it has developed Project Mobile Ellipse. Project Mobile Ellipse instigates diverse art *happenings* throughout Arlington County, outside the confines of the main gallery. Promoting experimental art that travels into Arlington neighborhoods will expand its audience and increase the number of events provided to the community. Projects will range from short term exhibitions, one-night showcases, evening performances, daytime lectures, site specific works, hourly extravaganzas, screening of films or videos, poetry readings and more.

In conjunction with its current show, the Ellipse Arts Center curates the exhibitions at the Rosslyn Spectrum Theatre Lobby Gallery. The gallery is open when there is a performance or event in the

Rosslyn Spectrum Theatre, or by appointment: call 703-276-6701.

### The Lee Arts Center

5722 Lee Highway

Hours: Mon. - Fri. 9:30 a.m. - 10:00 p.m.

Sat. 9:30 a.m. - 6:00 p.m.

The Lee Arts Center, a program of the Arlington Cultural Affairs Division, is housed in the Lee Community Center. Studios for ceramics and printmaking are maintained in large, airy rooms with abundant natural light. There are ongoing open studio programs in pottery, ceramic sculpture, tilemaking, and printmaking.

The Open Studio program is designed specifically for self-directed individuals working at advanced levels in ceramics or print media. The equipment and facility are made available for those who are without a studio of their own. No ongoing instruction is given. Participants are expected to be able to function independently with regards to their own work, as well as to perform technical tasks essential to the operation of the studio as a whole and to use and maintain studio equipment responsibly.

The Master Workshop program provides opportunities to interact with visiting master artists in one, two and three-day workshops covering a wide variety of media. Lectures, advanced skills classes and professional development seminars for independent visual artists are also presented.

The Mini Gallery is a small exhibition space within the Lee Arts Center which provides an opportunity for local and national artists to show their work in approximately 12 solo and group shows per year. The Mini Gallery consists can accommodate both two dimensional and three dimensional work.



Barcroft School and Civic League  
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## Casey O'Neal's Real Estate Update for January 2007

Recently in Northern Virginia we have seen an increase in buying activity with the declining unsold inventories. From the 2nd quarter of 2006 through the 4th quarter of 2006 we have evidence of 10% to 20% asking-price reductions seen. Price cuts in the housing prices have stimulated buyers who had been sitting on the sidelines wondering when the market might bottom out to move back in and start shopping. The Washington DC area economy remains solid, with strong employment and significant in-migration.

**From a historic perspective**, there was an average of 7% growth in area house prices in the last 30 years. From 1997 to 2005 there was a 138% growth in area house prices, which was an abnormal trend. Many industry experts have been using the term "normalization", meaning that the housing market is returning to its long-term trend line. What we've experienced over the last several years has been extraordinary in terms of record low rates, record high appreciation, and liberal mortgage underwriting guidelines. The normalization or correction process began during the summer of 2005, and projecting ahead in 2007 the conditions are looking favorable for a balanced real estate market as long as interest rates remain attractive and affordability is there for buyers. Affordable housing has been a problem for many who want to buy, and that will remain a critical issue.

**On the National Scene** inventory is once again on the decline. In recent months there has been a record inventory of nearly 4 million homes on the market. Total inventory levels fell 2.4% at the end of September 2006 to 3.75 million existing homes available for sale. In late December, the National Association of Realtors reported that existing home sales were up slightly in November, 0.6 %, the second straight month of modest increases off the cyclical trough in September. The Commerce Department recently reported that sales of new houses rose 3.4% in November over the prior month, while builders' unsold inventories dropped. This data suggests that the 18 month market correction that followed the recent housing boom has just about run its course.

As inventory continues to decline, the selection of homes will once again become limited.

**For prospective buyers, there may never be a better time to buy a home than right now.**

Research indicates that home prices will not go any lower. While certain local markets across the country may see limited price declines, the national and local DC area picture remains bright. Buyers are returning to the market, nationally and locally.

Buyers and sellers need to be well informed. They need to educate themselves with all the fundamental local information that affects pricing and sales: including time on the market, inventory declines and increases, the overall pace of sales, and the average differential between asking prices and sold prices. With knowledge of this information you will be well positioned to buy or sell.

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**Casey O'Neal, Associate Broker, RE/MAX Allegiance 703-824-4196 [casey@caseyoneal.com](mailto:casey@caseyoneal.com)  
Serving the Northern Virginia real estate market for 22 years.**

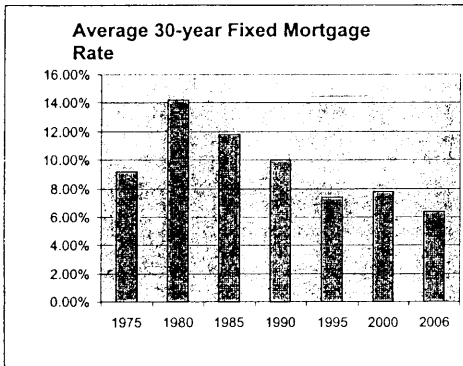
# 2006 Sales Statistics for Barcroft

Data includes homes sold and settled in 2006 from 1/1/06 - 12/31/06 by all real estate companies. Compiled from Metropolitan Regional Information Systems, Inc. Information is believed to be accurate but not guaranteed.

Status Group Sold	# Listings 25	Avg. List Price \$633,086			Avg. Sales Price \$623,136			Avg Days on Market 49*			
Address	List Price	Sold Price	BR	FB	HB	Lot SF	Yr Built	DOMP	Contract Date	Settle Date	Subsidy
4745 6TH ST S	\$579,000	\$570,000	3	2		6000	1957	9	1/11/2006	2/17/2006	\$0
605 S TAYLOR S	\$629,900	\$615,000	3	1	3	7841	1947	50	1/17/2006	2/27/2006	\$18,000
515 ABINGDON ST S	\$596,000	\$596,000	3	2	0	7841	1955	5	2/14/2006	3/31/2006	\$1,475
139 ABINGDON ST S	\$689,000	\$699,500	3	3	1	8450	1939	7	3/1/2006	4/3/2006	\$675
4324 6TH ST S	\$629,000	\$630,000	3	3	0	7405	1979	60	3/13/2006	3/16/2006	\$0
4830 8TH RD S	\$675,000	\$650,000	4	2	0	10454	1954	13	3/18/2006	6/15/2006	\$0
18 PERSHING DR S	\$624,900	\$631,000	4	3	1	2178	1979	12	3/27/2006	5/2/2006	\$0
912 TAYLOR ST S	\$749,900	\$740,000	4	2	1	10019	1920	67	4/9/2006	5/19/2006	\$14,000
4818 8TH ST S	\$469,900	\$465,000	2	1	0	5000	1956	66	4/27/2006	5/26/2006	\$1,200
608 WAKEFIELD ST S	\$585,000	\$595,000	3	2	0	6098	1956	42	5/1/2006	5/19/2006	\$10,000
604 GEORGE MASON	\$549,995	\$560,000	3	1	1	7620	1948	22	6/11/2006	6/23/2006	\$16,000
4420 1ST ST S	\$899,000	\$850,000	5	3	1	6375	1950	23	7/16/2006	10/26/2006	\$0
4717 7TH ST S	\$599,000	\$591,000	3	2	0	6780	1926	64	8/4/2006	8/28/2006	\$11,000
4835 9TH ST S	\$549,000	\$545,000	4	3	0	6000	1966	94	8/7/2006	9/6/2006	\$13,950
20 PERSHING DR S	\$629,900	\$625,000	4	3	1	2077	1979	82	8/27/2006	9/27/2006	\$0
4616 2ND ST S	\$495,000	\$495,000	2	2	0	8712	1947	34	9/13/2006	10/18/2006	\$0
4820 8TH ST S	\$549,950	\$557,500	3	2	0	5000	1948	47	9/19/2006	11/3/2006	\$0
4627 3RD ST S	\$1,350,000	\$1,280,000	6	6	0	8283	1942	56	9/22/2006	10/22/2006	\$0
407 PERSHING DR S	\$699,900	\$720,000	5	4	1	6645	1975	83	9/28/2006	10/16/2006	\$21,600
4649 3RD ST S	\$529,900	\$529,900	3	1	0	8400	1939	56	9/28/2006	10/31/2006	\$15,897
408 ABINGDON ST	\$645,000	\$620,000	3	3	0	14900	1948	68	11/16/2006	12/15/2006	\$0
4647 3RD ST S	\$449,900	\$415,000	3	2	0	8400	1949	19	11/16/2006	12/28/2006	\$0
125 PERSHING DR	\$549,000	\$520,000	3	2	1	6166	1950	73	11/21/2006	12/20/2006	\$4,500
4648 2ND ST S	\$475,000	\$448,500	2	1	0	5000	1947	175	11/24/2006	12/20/2006	\$13,455
4324 6TH ST S	\$629,000	\$630,000	3	3	0	7405	1979	1	12/29/2006	12/29/2006	\$0

Barcroft sales numbers in 2006 totaled 25 units sold and settled compared to 28 units in 2005. The average sold price was \$623,136 compared to the average 2005 sale price of \$677,324. Most of the properties had price reductions from their original list price, and many were re-listed in the MLS system. The final list price, not the original list price, is what is used in these calculations. Average days on the market in 2006 were 49 in 2006 compared only 19 in 2005.

\*Note that a few unscrupulous listing agents had re-listed properties with a false tax id number, tricking the MLS system into starting over with 0 days on market (DOM). This practice is illegal although some agents have done it anyway in order to give the impression that the property hasn't been on the market as long as it actually has been.



**Mortgage interest rates are close to 40 year lows.** The average 30 year fixed rate mortgage rate remains near 40 year lows. **Currently at 6.375% for a Jumbo loan,** this is more than an entire percentage point below 2000 levels.

**Conforming loans up to \$417,000** carry a slightly lower rate, currently at 6%.

Low interest rates (and lower prices) allow a larger population to own their own homes.