

## Home Real-estate Market



Gladys Danker was the speaker at the Treynor Optimist Club on September 10. The Optimist Club meets at the Treynor Community Building every Saturday at 8:00 a.m. and guests are always welcome.

Gladys was born in Omaha and graduated from Omaha North High School. She met her husband at a Bible Study group, married him in 1980, and moved to Treynor. They have two daughters, Mandi who works at Blue Cross, Blue Shield, and Rachael who works at Verizon Wireless.

Gladys got her real estate license in the 1980s, but did not start working with it until

1993. She worked six years at TS Bank, then went to work for Better Homes and Gardens Real Estate. She is licensed in Nebraska and Iowa.

When Gladys first started selling real estate there were no homes available in Treynor. The gas crunch has affected the housing market in small towns. When prices were low, many people moved to the small towns to get away from the city. Now that is more expensive. Treynor is on the outer edge of where people working in the city will move to.

Gladys said that people buying a home can get a home loan with payments up to 28% of their monthly income, after fixed expenses, such as car payments. For FHA loans, they can go up to 43%.

The state mandated a 13% increase in assessed value this year. Therefore, houses are selling near or below their assessed value. People need to take advantage of the Homestead Tax Exemption, the Military Tax Exemption, and, if they live in Omaha, the Elderly Tax Exemption.

Gladys thinks the real estate market has bottomed out locally. The next few months will show. Farm prices may be reaching a peak, but she thinks there very little chance they will decrease significantly.