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**June 2019**

**A Note from Ann:**

Summer sales are really picking up! See the Chart below for the May (and yearly) Statistics. New Listings up 39% PLUS Closed Sales up 37%! That's an amazing increase in a month! Yearly are still up and we had a fabulous year last year - Bastrop is on the move!

Also, we now have a Commercial Division!

We are proud to bring on 2 new agents, Lisa Moguel and Bathu (Bada) Do, who will be specializing in Commercial Sales and Land Development. Lisa comes with vast experience in Commercial Sales and Bathu will be working with her as a junior on her team. We're excited about the possibilities these 2 bring to our team!

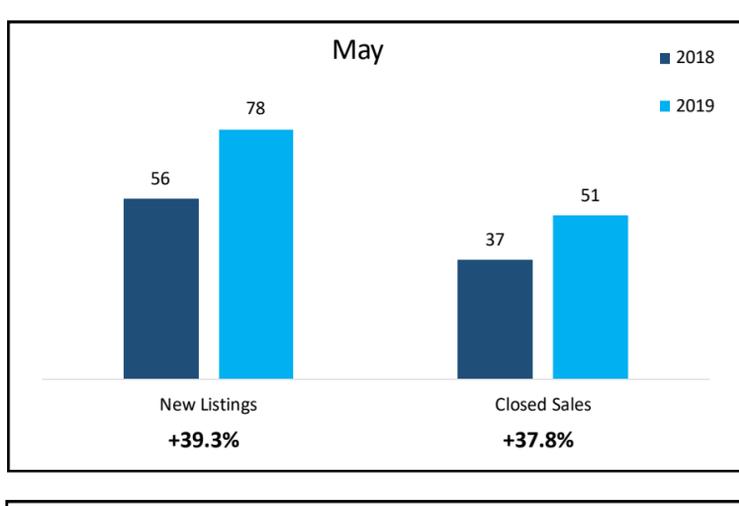
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**Bastrop Area Monthly Statistics**

Below are the current statistics for the Bastrop Area. The average home sale price for May was \$251,386, which is up 23.1% from the previous year. The average home sale price for 2019, so far, is \$237,232, which is up 7.0% from 2018.



**Around Town**



**Upcoming Events**

**June 14th - Scream Hollow-Clowns of Crystal Lake**

4 Haunted Houses across 18 buildings in the woods. Cackling Witch Café and Bakery with the best brisket sandwiches in Texas. The all new Blind Owl Bistro with homemade pizzas and funnel cakes. Three bars: the Rabid Bat bar, The Cottonmouth Cauldron, and the all new Dragon's Breath Bar. The steampunk stage for bands and live music. Madame Tinker's Magic Emporium has keepsakes for everyone. Halloween retail vendors, fortune tellers, witches bonfire and much more! A great evening experience! Open summer 2019 from June 14 through June 22nd Friday and Saturday nights from 7pm to midnight. For more information and to purchase tickets, [click here](#).

**June 15th - Blue Flame Cruisers Car, Truck, and Motorcycle Show**

Hot rods, classic cars, vintage trucks, motorcycles and more! The best of the best, and you'll find them all at the 12th Annual Blue Flame Cruisers Car, Truck and Motorcycle Show. Enjoy food vendors, activities for the kids, door prizes, special awards and cash prizes! For more information, [click here](#).

**June 15th - Dinner on the Grounds**

Dinner on the Grounds is a once in a lifetime fundraising affair. The exclusive vintage garden party dining experience will take you back in time to an era of decadence and duty. Your generous support goes directly to the rebuilding efforts of the Smithville Railroad Museum, Visitors Center, and Chamber of Commerce. Don't miss your chance to leave a lasting mark on what will become the heart of the Smithville community and the welcome respite of travelers for years to come. For more information and to purchase tickets, [click here](#).

**June 18th-22nd - Elgin Western Days**

The 50th Annual Western Days Festival hits historic Elgin, Texas the week of June 18 - June 22, 2019. The week is packed full with fun activities for all ages, culminating on the grand finale day of Saturday, June 22nd. For more information and a list of events, [click here](#).

**June 29th - RUN, White & Blue 5K and 1K Fun Run**

Join us for the 3rd Annual RUN, White and Blue 5K and Fun Run to kick off the 2019 Bastrop Patriotic Festival hosted by the Bastrop Chamber of Commerce! Bastrop celebrates Independence Day with an annual Patriotic Festival, which kicks off with the 5K and Fun Run and continues with live music. For more information and to sign up, [click here](#).

**June 29th - Bastrop Patriotic Festival**

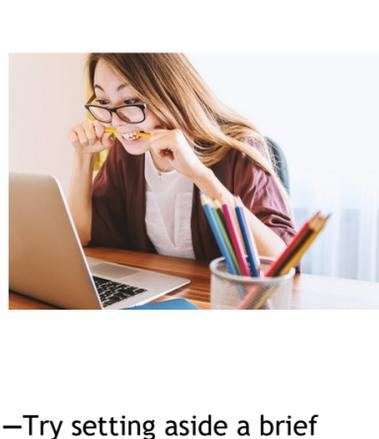
The Bastrop Patriotic Festival is all day Saturday, June 29, 2019 at Fisherman's Park in Bastrop, starting with the 1K Fun Run and Run, White & Blue 5K in the morning and ending with fireworks! For list of events and times, [click here](#).

**June 29th - Spirit of Rosanky**

The Spirit of Rosanky Celebration will have food trucks, snow cones, a beer and soda wagon behind the Wagon Wheel Gas & Go, intersection of US 304 and FM 535. Wesley Pearson will perform throughout the evening from 7:00 through the fireworks. Fireworks will begin at dark with people parking in the field off FM 535 behind Wagon Wheel. Bring your own chairs or blankets. For more information or to donate, [click here](#).

**Don't Sweat the Sale**

The process of selling a home can induce many different emotions in people. Some get excited about new adventures on the horizon, while others get nostalgic about memories made in the past. But one feeling that is extremely common for sellers is anxiety. How can you help manage these stresses in order to make your home selling experience more pleasant? Here are some tips to help you relax:



**Schedule a designated "worry time"**—Try setting aside a brief window in your day where you allow yourself to worry. During that time, write down all of your fears or issues about the selling process and try to generate solutions. This will give you a better sense of control over the situation.

**Use a "time out"**—If your anxiety is interfering with the rest of your normal routine on a daily basis, try a more definitive approach to destressing. Working out, doing yoga or even meditation can help your anxieties drift away.

**Nighttime no-no**—Avoid talking about or discussing your home selling plans at night. Stressing over the sale late in the evening could end up costing you sleep, which you'll need so you can make informed and rational business decisions.

**Consult the informed**—Many people fall into the trap of asking the opinion or taking the advice of an untrained or uninformed source. Don't do it! This only furthers the stress. Stick to the sound advice of your real estate professional for the sale of your property.