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A Note from Ann:

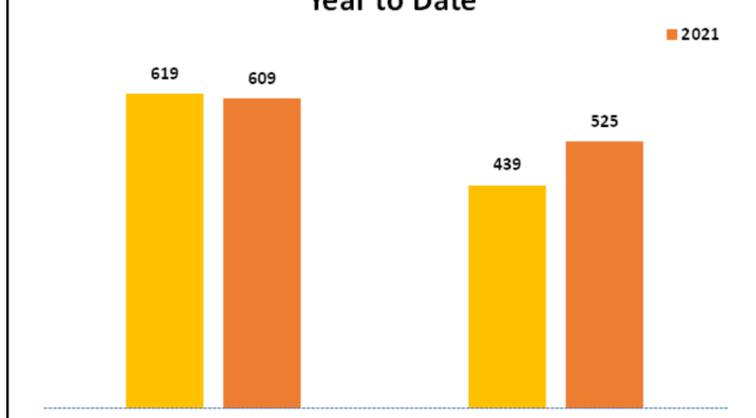
The market is changing, slowly. We are still very much in a seller's market and our prices for the most part are set at the higher values as the comparables that have sold within the last year will be used for value by an appraiser. However, we are seeing that sellers are trying to get greedy and ask too much for their home. We currently have 28 homes that have had price decreases and have been on the market for 40+ days. The days of listing your home for above value and hoping for multiple offers and appraisal waivers have passed. If you're a buyer this is good news. While inventory is low, it is picking up and you should be able to find a home easier. If you're a seller, be cautious about listing too high and having your home sit on the market. Our buyers are very informed these days as they are searching the internet for homes in their price range and can easily determine if your home is over-priced. I anticipate October to be slower with a pick up in November and December. Stay safe and well!

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Bastrop Area Monthly Statistics

Below are the current home statistics for the Bastrop Area. The average home sale price for September was \$383,598, which is up 40.7% from the previous year. The average home sale price for 2021, so far, is \$344,041, which is up 27.2% from 2020.



Around Town



Upcoming Events

October 1st - 31st—Whispering Pines Harvest Festival 2021

Every Saturday and Sunday to Oct. 31, families will enjoy a hayride, pumpkin patch, arts and craft booths, children's games, balloons, music and food and drinks at this outdoor event. There will be plenty of photo opportunities for families using our fall displays. Make plans to come out for a day of fun with the family! Age 12 and younger get in free. For more information or to purchase tickets, [click here](#).

October 1st - 31st—Scream Hollow Wicked Halloween Park 2021

Experience 20 buildings as you trek across the forested land of the 4 haunted houses. All of the haunted houses are in a 20-acre dense forest isolated and removed from the safety of civilization. If you want to experience what it feels like to be in a genuine horror movie then this is the ultimate experience! For more information or to purchase tickets, [click here](#).

October 1st - Nov 7th—The 10th Annual Fall Festival, Pumpkin Patch, & Corn Maze at Barton Hill Farms

Get lost in the 5-acre corn maze with a special welcome to SpaceX and Tesla moving into the area. Pick your favorite pumpkin. Catch live music in the Biergarten. Sip a frozen sangria or cold brew. Fire the apple cannons and hop on a hayride, and so much more with over 31 family-friendly activities on this 118-acre farm on the banks of the Colorado River. For more information or to purchase tickets, [click here](#).

October 16th—Smithville Fall Festival 2021

Bring the whole family to the annual Fall Festival in Smithville, Texas in October. The event will include live music, food, and craft vendors. Activities include a cake wheel, petting zoo, face painting and lots of fun games for the kids. For more information, [click here](#).

Fall Maintenance Checklist

Now is the best time to prep your home for winter, while there's still enough daylight to do so. Here's a quick checklist to make sure your house is ready for the cold temperatures ahead.



1. Check for drafts

Add door sweeps to the base of drafty doors and weatherstripping to window and door frames to keep heat in your home and cut down on energy costs.

2. Bring in your outdoor furniture

Store your furniture in a garage or shed, or cover them with a waterproof furniture cover.

3. Fertilize your lawn

Even when your grass isn't growing, its roots are still active. Applying fertilizer will help to prevent winter damage and give you a head start to a lush lawn in the spring.

4. Fix any cracks in your driveway

If you have cracks in your driveway and water enters them, the water can freeze and expand the crack. It's best to fill these cracks before temperatures get frigid.

5. Remove your window air conditioning units

If your window unit must be left in place, cover the exterior of the unit with an insulated wrap to prevent cold air from seeping in.

6. Check your outdoor faucets and put away your hoses

Before the temperature dips below freezing, make sure you've drained hoses and shut off water to exterior faucets to protect your pipes.

7. Clean your gutters and downspouts

After the leaves have finished falling, make sure to clean your gutters and, if need be, replace them.

4 Simple Tasks to Do in Fall for an Awesome Lawn in Spring

By: Lisa Kaplan Gordon

Fall is the most crucial time for your lawn.

Although spring lawn care gets all the attention, fall lawn care is the make-it or break-it season for grass.

"I'm already thinking about next year," says John Dillon, who takes care of New York City's Central Park, which features 200 acres of lawn in the middle of Manhattan. "The grass I grow this fall is what will be there next spring."



Fall lawn care is no walk in the park. It's hard work, and Dillon guides you through the four basic steps.

#1 Aerate

Aeration gives your lawn a breather in autumn and provides room for new grass to spread without competition from spring weeds. Aeration tools pull up plugs of grass and soil, breaking up compacted turf. That allows water, oxygen, and nutrients to reach roots, and gives seeds room to sprout.

If kids frequently play on your lawn, plan to aerate twice a year — fall and spring. If your lawn is just for show, then aerate once a year — and maybe even once every other year.

A hand-aerating tool (\$20), which looks like a pitchfork with hollow tines, is labor-intensive and meant for unplugging small sections of grass. Gas-powered aerating machines (rental, \$20/hour) are about the size of a big lawn mower, and are good for working entire lawns. Bring some muscle when you pick up your rental: Aerating machines are heavy and can be hard to lift into your truck or SUV.

Depending on the size of your property, professional aeration costs about \$150.

#2 Seed

Fall, when the soil temperature is about 55 degrees, is the best time to seed your lawn because turf roots grow vigorously in fall and winter. If you want a lush lawn, don't cheap out on the seed.

Bags of inexpensive seed (\$35 for 15 pounds) often contain hollow husks, weed seed, and annual rye grass seed, which grows until the first frost then drops dead. Splurge on the good stuff (\$55 for 15 pounds of Kentucky Bluegrass seed), which resists drought, disease, and insects.

Water your new seed every day for 10 to 20 days until it germinates.

#4 Mulch

Instead of raking leaves, run over them a couple of times with your mower to grind them into mulch. The shredded leaves protect grass from winter wind and desiccation. An added bonus — shredded leaves decompose into yummy organic matter to feed grass roots.

A mulching blade (\$10) that attaches to your mower will grind the leaves even finer.

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