

# Home prices rise at fastest pace since 2006

ASSOCIATED PRESS

WASHINGTON — U.S. home prices rose in August from a year earlier at the fastest pace since February 2006. But the price gains slowed in many cities from July, a sign that the spike in prices over the past year may have peaked.

The Standard & Poor's/Case-Shiller 20-city home price index rose 12.8 percent over the 12 months ending in August. That's up from 12.4 percent in July from a year earlier. All 20 cities showed year-over-year gains.

However, a measure of

month-over-month prices for the 20 cities rose just 1.3 percent in August. That's down from a 1.8 percent month-over-month gain in July. And 16 of the 20 cities reported more modest price increases in August than in July.

Greater demand and a tighter supply of homes for sale have helped drive prices higher over the past year. But over the summer, mortgage rates jumped from their record lows. And weaker job growth is also discouraging potential home buyers.

Prices in Las Vegas rose 29.2 percent from a year

earlier, the fastest pace in the nation.

But they are still 47 percent lower than they were before the housing market collapsed.

Prices in Denver and Dallas hit record levels in August. None of the other cities have returned to where they were before the real estate collapse. Average home prices are only back to mid-2004 levels and 22 percent below their April 2006 peak.

And many of the cities are seeing their gains slow.

Prices in San Francisco increased 0.9 percent in August, down from a 2.2 percent monthly increase



AP photo

A For Sale sign hangs in front of a house in Walpole, Mass., this month.

in July.

Despite rising for 26 straight months, prices in Detroit are still lower than they were in January 2000.

Ellen Haberle, an economist with the national real estate brokerage Redfin, said that prices have been driven higher by a limited supply of houses on the market. She

expects home sales to fall in September and October partly because the federal government shutdown likely scared off potential home buyers.

Contingent Macro Advisors economists Maninder Sibia and Steven Wood said housing inventory was only 83 percent of normal levels.

# Had a mortgage meltdown? Here's your mulligan

When I played games as a child, my friends and I would give each other a "do-over" when something went horribly wrong during the game. As adults, we call this a "mulligan" on the golf course.

There aren't a lot of places in life where you get that kind of do-over or mulligan. But some surprising mortgage lending rules are giving people a mortgage mulligan!

The economic meltdown of the past few years turned home values — and lives — three upside down and left retirement accounts battered and bruised. The first wave of the financial impact was felt as early as 2007, with wave after painful wave to follow: Job losses, foreclosures, bankruptcies. It has been a hard time for Americans and many people are still struggling to rebuild.

Adding difficulty to the situation was the FHA rules around when they would insure mort-

gages. Anyone who had faced an economic event like a foreclosure, short sale, or bankruptcy could not get an FHA-insured mortgage in at least three years (in the case of a foreclosure or short sale) or two years (in the case of a bankruptcy).

However, these waiting periods became burdensome during the recession and left many people — people who were good borrowers — out of the market and unable to completely recover financially.

Until now.

I'm thrilled to share this good news with you: The FHA has adjusted their waiting period down from the 2- and 3-year waiting periods to a ridiculously short 12 month waiting period!

The FHA now recognizes that many Americans faced difficult economic events through no fault of their own, are not likely to repeat the problem, and have rebuilt from the economic event

that put them into hardship in the first place.

Think of it like a "do-over" — a mortgage mulligan — an opportunity to buy a house again even if you've lost your job and your house, or financially struggled during the recession.

So what does this mean for you? If you have faced one of these economic events — foreclosure, short sale, deed-in-lieu, loan modification, Chapter 7 bankruptcy, Chapter 13 bankruptcy, etc. — so you may only need to wait 12 months to receive mortgage financing with a FHA insured mortgage.

Of course, some restrictions apply. This isn't a free-for-all to the buffet table! When you apply for an FHA-insured Back-to-Work loan from an approved FHA lender, they will pull your credit and review your credit history to determine whether you had good credit before the economic event, and whether the economic event was respon-

sible for turning things upside down in your life.

They'll also check to make sure that you are rebuilding your financial life (although they do accept credit scores over 500). And I love this, too: There are no special rates for this type of loan. They're the same as any other type of loan you would get at your credit score.

So if you've faced a financial event and have been diligently putting your life back together, you might be able to get a mortgage do-over and get back into a house sooner than you thought!

*Denise Panza is a mortgage loan originator with Pryisma Lending Group in Danbury. She may be reached at (203) 743-4739.*



DENISE PANZA  
MORTGAGE GAL

## DARIEN

124 Holmes Ave, James A. and Melissa B. Torikian to Kurt D. Koehler, \$805,000.

16 Jackson Pl, Elizabeth Skudder and Christopher Jobson to John and Jaclyn Bainton, \$561,892.

6 Kensett Ln Unit 6, CL Darien Partners LLC to Brian R. and Colleen A. Morris, \$1,479,188.

15 Renshaw Rd, Joan C. Davey to Hugh and Heather Boyle, \$735,000.

14 Spring Grove St, Janusz L. Madej to Jeffrey J. McCullagh and Roxann Dandrea-McCullagh, \$514,000.

## GREENWICH

1 Putnam Hl Unit 3j, Elia A. Zia and Rezan C. Graf to Andrea Peattie, \$311,000.

241 Riverside Ave, James P. and Erin F. Waterman to Paul R. and Brooke C. Stahl, \$3,300,000.

15 Talbot Ln, John E. Frank and Carmel M. O'Brien-Frank to Gloria D. Mackey, \$480,000.

38 Wescott St, D&C Wescott LLC to Charles M. Gavan, \$750,000.

67 Winding Ln, William H. and Sheila D. Steiam to Richard H. and Dawn S. Papalian, \$2,650,000.

46 Highmeadow Rd, Paul M. Smith to Caralyne B. Hart, \$2,300,000.

6 N Ridge Rd, Peter and Kathleen Saxon to Richard H. and Sarah A. Pocock, \$836,000.

14 Pilgrim Dr, Janet Larkin to Laura J. Westfall, \$520,000.

661 River Rd, Peter Ernests-Dadzis and Rita M. Dadzis to Ajit Gupta, \$1,687,500.

See PROPERTY Page C2



## BERKSHIRE HATHAWAY HomeServices

## New England Properties



OPEN HOUSE • SUN 1-3 P.M.

46 Midrocks Dr., Norwalk  
4/5 BR split level w/nearly 3000 sq ft. Level half acre+ lot in heart of Cranbury. Fabulous great room, office, music room. MBR suite you will never want to leave! 2 car gar., C/A.

Host: Brad Geremia  
www.990440087.bhhsNEproperties.com



\$549,000



OPEN HOUSE • SUN 1-3 P.M.

50 Aiken St. #316, Norwalk  
Very popular Rolling Ridge complex w/ lovely pond, pool. Sought after top floor END unit w/ plenty of windows and light. Private deck/balcony. Come & get it while it lasts.

Host: Emiley Aguilar  
www.99044096.bhhsNEproperties.com



\$248,000



OPEN HOUSE • SUN 12:30-3 P.M.

115 Fillow Street #3, Norwalk  
Why Rent? - 1 BR updated unit in West Norwalk. Tranquil setting, rear deck. BEST VALUE at Fillow Ridge! Cream puff. Hurry! Listed By: Tom Foster

www.99036514.bhhsNEproperties.com



\$210,000



NEW PRICE

Norwalk  
Historic gem in very desirable location, facing west on "The Green". Currently a business down & 3 BR apt. up. 5,492 sf finished. Listed By: Ray Rumer & Balazs-Byington Team

www.99015562.bhhsNEproperties.com



\$649,900



NEW PRICE

Norwalk  
Fully Renovated & Maintenance-free living for many years to come. Private, ground-level entrance on 1st level (2 steps only) in desirable Rowayton Woods. Listed By: Paul Louie

www.99035241.bhhsNEproperties.com



\$349,500



Norwalk  
Move in ready custom built home on a private acre at the end of a cul-de-sac features an open concept living space with built-ins, lots of natural light and a first floor master suite. Listed By: Jane Walters

www.99044846.bhhsneproperties.com



\$699,900

# It's good to know agents who know.



Norwalk  
Elegant 3 BR 3 BTH ranch in Sasqua Hills w/large, gracious rooms, level landscaped acre, private back yard, 3 car garage. Update this house into your million dollar home. Listed By: Jan Woodward

www.99037905.bhhsNEproperties.com



\$649,900



Norwalk  
Welcome home! Pristine Colonial tucked away down lane w/mature trees & relaxing porch. 4 bedrooms, 2.5 baths, finished basement, bonus & mud rooms, walk up attic. Listed By: Maher Drury & Associates

www.99041695.bhhsNEproperties.com



\$639,900



Norwalk  
Great value! Country back yard/walk to train. Col with 4/5 BR, 3 full BTH, country kit. w/wood burning stove. Listed By: Pauline Bellantoni & Nancy Costello

www.99020276.bhhsNEproperties.com



\$590,000



Norwalk  
At the end of a private drive sits this character filled home tucked away on a park-like acre. This home offers a flexible floor plan, 3 decks & an Accessory Apt. for additional income. Listed By: Barbara Bogdanyi

www.99035100.bhhsNEproperties.com



\$579,000



Norwalk  
Cape style home, big ticket items all updated. Opportunity knocks! Full basement, 2 car garage & private yard. Subject to lender approval. Listed By: LeeAnn DeLeo

www.99036375.bhhsNEproperties.com



\$319,000



Norwalk  
Oversized & bright 1st fl 2 BR/1 bath unit. Easily accessible with no stairs. Sliders off LR to patio. Convenient to I-95, Merritt Parkway, restaurants, & shopping. Listed By: Balazs-Byington

www.99026863.bhhsNEproperties.com



\$199,000

NORWALK 203-846-1611  
124 East Avenue, Norwalk, CT 06851

RESIDENTIAL | COMMERCIAL | RELOCATION | NEW HOMES & LAND | INSURANCE | MORTGAGE

© 2013 An independently operated subsidiary of HomeServices of America, Inc., a Berkshire Hathaway affiliate, and a franchisee of BHH Affiliates, LLC. Berkshire Hathaway HomeServices and the Berkshire Hathaway HomeServices symbol are registered service marks of HomeServices of America, Inc.® Equal Housing Opportunity.

bhhsNEproperties.com