



TARRYTOWN

NEWS FOR THE RESIDENTS OF TARRYTOWN
AND DEEP EDDY

SEPTEMBER 2017

VOLUME 5 ISSUE 9

GOOD BYE SUMMER!

What a great summer it has been!

Champions TX Gymnastics, Parkour, Tumbling, & Tramp, held Summer Camps at their location at 1314 Exposition, WAYA (the West Austin Youth Association) and a Dive & Tumbling Camp at Westwood Country Club. It was truly amazing watching the different age groups of our neighborhood kids get to know each other... from the youngest camper at 3yrs to their LIT (Leader in Training) Buddy that is in Middle School/High School. They loved making new friends.

Campers, along with LIT and full time coaches, rotated at ChampionsWAYA throughout the day to 10 different stations that focused on everything from gymnastics, tumbling, air track to science discovery to cooperative games challenge and yoga.

Thank you parents for giving us your young...and old kids! They were amazing!



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IMPORTANT NUMBERS

EMERGENCY NUMBERS

EMERGENCY	911
Fire.....	911
Ambulance.....	911
Police Department	512-975-5000
Sheriff – Non-Emergency.....	512-974-0845
Animal Services Office.....	311

SCHOOLS

Austin ISD	512-533-6000
Casis Elementary School	512-414-2062
O. Henry Middle School.....	512-414-3229
Austin High School.....	512-414-2505

UTILITIES

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Emergencies.....	512-370-8609
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OTHER NUMBERS

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Ausitn City Manager.....	512-974-2200
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Austin Fire Dept (Non Emergency).....	512-974-0130
Austin Parks and Recreation Dept.....	512-974-6700
Austin Resources Recoovory	512-494-9400
Austin Transportation Dept.....	512-974-1150
Municipal Court	512-974-4800
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City of Austin.....	www.AustinTexas.gov

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TARRYTOWN REAL ESTATE MARKET REPORT UPDATE SUMMER IN REVIEW

September 2017

by **Trey McWhorter**

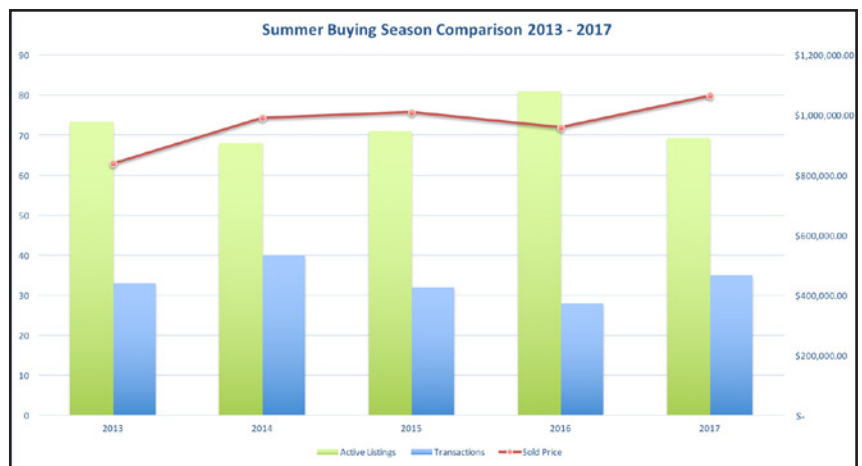
At the end of the summer I like to provide a comparison of the summer buying season with past years. I use the dates corresponding to the AISD summer schedule, which this year lasted from June 2nd – August 20th. Below are some highlights as well as table and graph for a sense of the trends.

		SUMMER 2013	SUMMER 2014	SUMMER 2015	SUMMER 2016	SUMMER 2017
		June 6 - August 25	June 6 - August 24	June 5 - August 23	June 2 - August 21	June 2 - August 20
Single Family Homes		80 days	79 days	79 days	80 days	79 days
SOLD	Single Family Homes Sold	33	40	32	28	35
List Price	Avg List Price	\$ 1,098,264	\$ 1,212,302	\$ 1,176,370	\$ 1,287,811	\$ 1,301,013
	Median List Price	\$ 849,000	\$ 981,800	\$ 1,085,000	\$ 1,044,500	\$ 1,150,000
Sold Price	Average Net Sold Price	\$ 1,059,720	\$ 1,169,378	\$ 1,147,384	\$ 1,244,626	\$ 1,243,895
	Median Net Sold Price	\$ 839,000	\$ 991,080	\$ 1,010,000	\$ 959,000	\$ 1,065,000
List Price \$ / Sq Ft	Average List Price / Sq Ft	\$ 343	\$ 397	\$ 418	\$ 422	\$ 425
	Median List Price / Sq Ft	\$ 352	\$ 397	\$ 415	\$ 410	\$ 433
Sold Price \$ / Sq Ft	Average Net Sold Price / Sq Ft	\$ 334	\$ 386	\$ 410	\$ 409	\$ 410
	Median Net Sold Price / Sq Ft	\$ 343	\$ 383	\$ 409	\$ 407	\$ 418
Net Sold Price	Net Sold Price Range	\$350,000 - \$3,150,000	\$491,000 - \$6,750,000	\$471,000 - \$3,250,000	\$581,000 - \$3,225,000	\$600,000 - \$3,500,000
Net Sold Price \$ / Sq Ft	Net Sold Price Range / Sq Ft	\$171.23 - \$469.20	\$194.68 - \$864.94	\$210.65 - \$886.04	\$212.14 - \$588.83	\$224.80 - \$622.46
Days on Market	Average Days on Market	25	41	54	46	58
	Median Days on Market	16	27	21	22	33

Highlights:

- Number of transactions was much higher than 2016, rising from 28 to 35 (up 25%)
- Median list and sold prices were up 10% over 2016, driven by larger homes (median 2837 sq ft in 2017 vs. 2674 in 2016)
- It took longer to sell homes this summer, and median days on market increased 50% vs. last summer to 33 days
- The distribution of sales throughout the summer changed in 2017, with over 50% of sales occurring in June (see Table 2)

Table 2: Distribution of Sales in Summer			
Transactions	June	July	August
2013	14	14	6
2014	13	19	8
2015	8	15	9
2016	11	11	6
2017	18	10	7



Note: All data comes from the Austin Board of Realtors' MLS report, reflecting activity through August 20, 2017.



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Monarchs & OE

The protozoan parasite *Ophryocystis elektroscirrha* (OE) infects monarch and queen butterflies. It is an obligate parasite and requires a host to live within and to grow and multiply. It was first discovered in the 1960's infecting monarchs in Florida. Since then, it's been found in monarch populations across the world. It is thought that the parasite has co-evolved with monarchs.

There are three major populations of monarchs in the United States—one east of the Rocky Mountains that winters in Central Mexico and migrate north into the US and Canada; another west of the Rocky mountains that overwinters on the coast of California; the third population are non-migratory and can breed year round in areas such as Florida, Texas and Hawaii. All three populations are infected with OE.

Monarchs infected with OE will have spores wedged between the scales on their body, with the greatest concentration usually occurring on the abdomen. The spores are very small and require a microscope to see.

Female monarchs pass OE spores onto their offspring when they lay eggs. When caterpillars emerge from the egg, they eat the egg shell ingesting the spores. When spores reach the midgut of the insect, they break open and release protozoan parasites. The protozoans move through the gut lining to the epidermis where they reproduce asexually (divides multiple times increasing the number of protozoans). In the butterfly chrysalis stage, the protozoans go through sexual reproduction (again increasing the number of protozoans). Spores form so the emerging butterfly is covered in spores. Spores can also be scattered onto milkweed from butterflies laying eggs or feeding on nectar. Spores on the milkweed can be consumed by caterpillars as they eat foliage.

Once butterflies are infected, they do not recover. OE does not grow or reproduce on the adults; spores remain dormant until they are ingested by a caterpillar.

Infected pupae have dark blotches 2-3 days before emergence. Adults that are heavily infected often have problems emerging from the chrysalis and some may die before emerging. Others that do emerge may fall to the ground before their wings are expanded leading to them dying quickly. Many infected monarchs look healthy, so the only way to determine infection is by looking for spores.

What can you do? Check monarchs for spores and destroy any you find that are infected. I know this seems harsh, but infected monarchs further spread the protozoa and kill more butterflies in later generations. Cut down milkweed several times per year to get rid of any possible spores that may be on the plants and to encourage new, healthy growth.

For more information or help with identification, contact Wizzie Brown, Texas AgriLife Extension Service Program Specialist at 512.854.9600. Check out my blog at www.urban-ipm.blogspot.com

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