

Business Opportunities

EARN EXTRA CASH

Newspaper Delivery Route Now Available

- Earn up to \$1,300 per mo.
- Be your own boss as an independent newspaper carrier

1AM - 6AM Delivery 7 Days A Week

Knoxville News Sentinel and USA Today

Call for details 423.329.0400

5 EDUCATIONAL SERVICES

Business and Trade School

Stay up to date with latest business news. Look for The Business Pages every Thursday in *The Greenville Sun*.

6 EMPLOYMENT

Driver OTR / Delivery

OTR FLATBED TRUCK DRIVER NEEDED. Home every weekend, new equip., excellent pay. 4 yrs exp. required. **Please call 423.612.8051.**

General Help Wanted

BENCHMARK NATIONAL CORPORATION P/T INSPECTORS NEEDED!

- Inspect auto parts for defects
- No Exp. Required
- Training Provided
- Valid DL, Vehicle, Ins.
- Stand Long Periods
- Lift up to 40lb
- \$10.45/hr + raises
- Benefits

Benchmarknational.com /jobs or email resume: HR77@benchmark.com Call 423-289-1149

Help Wanted

Make money delivering newspapers for a couple of hours a day.

423-329-0400

Personal Assistant, to run errands, edit documents, proof read documents, handle phone calls, good proof reading skills, for 1 to 2 days a week, \$10. hour, References required. Call 423.525.2743.

SPORTS EDITOR POSITION AVAILABLE

The Rogersville Review has an excellent opportunity and an immediate opening for a full-time **SPORTS EDITOR** in Rogersville and Hawkins County, TN. This position requires year-round coverage for a twice-weekly newspaper (with a companion website) of all local sports - including but not limited to middle schools, high schools, community events, youth summer leagues, hunting, fishing, boating, outdoor recreation, etc. Local high schools have teams that include football, baseball, softball, basketball soccer, volleyball, wrestling, golf, tennis, bowling, and more, so there is never a shortage of events to cover. The ideal candidate should have a solid background in sports writing. Since photography is a key component of our coverage, he/she must also be experienced with digital cameras and downloading and adjusting their own photos, in addition to photos sent in by contributors and stringer. Knowledge of the community and familiarity with sporting events in Hawkins County and the region will be a definite plus. The ability to work quickly and accurately on deadlines, and to develop sources and plan ahead for various sporting events/seasons throughout the year is essential. Must have a commitment to accuracy, the ability to plan months ahead, excellent communication skills, and understand that some night and weekend work is often necessary to cover essential sporting events. Candidates must have a high school diploma (or GED), and be familiar with Macintosh® computers and software packages such as Photoshop®, MS Word®, and others. In the absence of publisher/editor, or as assigned, Sports Editor will serve as backup and support in uploading general news material via a website to a remote layout hub (BLOX® system through Town News). A college degree or a demonstrated equivalent background in sports writing is preferred. We offer a competitive compensation package in addition to health insurance and paid time off. Mileage paid for use of personal vehicle. Drugfree workplace. EEO employer. E-mail resume with cover letter and samples of published articles and photographs to: Tommy.Campbell@therogersvillereview.com, or by U.S. Mail to: Tommy Campbell, Publisher The Rogersville Review P.O. Box 100 Rogersville, TN 37857

Signature Healthcare of Greenville NOW HIRING!

LPN/RN Charge Nurse 6a-6p & 6p-6a **\$1,000. sign on bonus**

Certified Nurse Assistances 6a-6p & 6p-6a **\$750.00 sign on bonus** Competitive wages, 401K.

Apply online at: www.mysignaturejourney.com Call and inquire at 423-639-0213, Walk-ins welcome: 106 Holt Court, Greenville, TN. EOE

Signature Healthcare of Greenville NOW HIRING!

ADON, RN - M-F On-call rotation

Restorative Nurse RN/LPN M-F on-call rotation

Treatment Nurse RN/LPN M-F On-call rotation Competitive wages, 401K.

Apply online at: www.mysignaturejourney.com Call and inquire at 423-639-0213, Walk-ins welcome: 106 Holt Court, Greenville, TN. EOE

See your classified ad on the internet... www.GreenvilleSun.com

The Greenville Sun Classifieds! Call (423) 638-4185

General Help Wanted

NOW HIRING CARPENTER. Need own hand tools, valid drivers license and transportation, must have general experience. Call 423.767.0258.

NEW Today!

NOW HIRING

SHIFT LEAD/SUPERVISOR

1655 Pottertown Rd. Midway, TN 37809 (423) 235-0100 **www.relogistics.com**

Competitive Base, Benefits, PTO, 401(K)

Interested candidates can apply in person or on-line *Supervisory Experience Preferred*

NOW HIRING SKILLED LABORERS for construction co. Interested applicants only. Call 423.639.3938 *leave message.*

Part-Time Employment available in the packing and bindery department of The Greenville Sun

Requirements:

- Mon. - Fri. & Friday night.
- Repetitive lifting & bending
- Must be able to lift up to 60 lbs.
- Work references & pre-employment drug screen

Applications are being accepted during business hours from 8am-4pm Monday - Friday at 121 West Summer Street, Greenville, TN 37743 **No calls please.**

We are looking for a dependable and motivated... **PLUMBER JOURNEYMAN.** Must be able to read blueprints, lay pipe, assemble, install, sweat copper, repair fittings and fixtures. Must have a minimum of 2 years plumbing experience, have a valid TN drivers license, good driving record, reliable transportation, basic hand tools, and must be able to pass a drug test. Please call Midway Construction & Plumbing for interview appointment at 423.422.1601 or fax resume to 423.588.5643 or email resume to: m_c_01@outlook.com

Medical / Dental

DIETARY AIDE PART-TIME POSITION - come join our winning team in delivering the highest quality of care for our residents. You will experience the joyful and rewarding satisfaction of providing for others. When you join our team you will enjoy competitive wages, shift and weekend differentials and bi-weekly attendance bonuses.

Apply in person: Durham-Hensley Health and Rehabilitation, 55 Nursing Home Road, Chuckey, TN 37641, fax resume to: 423-257-2178 or via e-mail to: HR1@durhamhensleyhealth.com EOE/M/F/Vet/Disability

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See your classified ad on the internet... www.GreenvilleSun.com

Commercial Rental

GREAT OFFICE BUILDING FOR LEASE RENT REDUCED!

On a corner lot in historic downtown Greenville at 125 West Summer and Irish Streets. One block from the Greene County Courthouse and Federal Courthouse. Nostalgic curb appeal and drive-by presence in a heavy traffic location. New carpet, freshly painted interior, new roof, and new restroom fixtures in two restrooms. Central heat and air. 1,350 interior square feet, plus parking. **REDUCED! \$1,100. per month.** does not include utilities. 1 year lease required.

Call 423-525-4838 to view.

Medical / Dental

HOUSEKEEPING/LAUNDRY PART-TIME POSITION - come join our winning team in delivering the highest quality of care for our residents. You will experience the joyful and rewarding satisfaction of providing for others. When you join our team you will enjoy competitive wages, shift and weekend differentials and bi-weekly attendance bonuses.

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7 REAL ESTATE RENTALS

Apartment / Duplexes

1BDRM well maintained, all utilities, no electric, \$455-\$465/MO 423.948.0846

NEW Today!

411 E Church St \$475 1BR, 1BA, W/D Hkup, Ductless HVAC syst, Water incl, NO PETS

208 Pinecrest #3 1BR, 1BA, Cent Air, Gas heat & water heater Sm pet OK

Century 21 Legacy 423-639-6781 **www.423rentals.com**

718 W. Main 2 BR townhouse, \$575. mo.; 713 Carson St., 3BR duplex, \$700. mo. Call 423.470.6867 for appointment.

SINGLE ROOM & 1BR apts. For rent, utilities included, weekly rates available. Call 423-278-0936 from 8am-7pm.

Houses For Rent

NEW Today!

280 Grapevine Tr \$1800 4BR, 3.5BA, Scrm porch w/Mt View MBR w/ sitting area, His & Her closets Bsmt w/wetbar, FP, gas grill on patio

109 Chapel St \$ 695 2BR, 1BA, newly renovated Cent H/A, W/D Hkup Small pets OK

200 Cypress St \$550 2BR, 1BA, Cent H/A, W/D, Sm. unfin basement & shed City schools, Sm pets OK

Century 21 Legacy 423-639-6781 **www.423rentals.com**

8 REAL ESTATE SALES

Condominiums

We are pledged to the letter and spirit of U.S. policy for the achievement of equal housing opportunity throughout the Nation. We encourage and support an affirmative advertising and marketing program in which no barriers to obtaining housing because of race, color, religion, sex, handicap, familial status or national origin.

Houses For Sale

103 Mayor Avenue, amazing brick ranch 3BR, 1BA, 1,144 sqft. Eastview School District. Lots of updates. Metal roof, heat pump, Must see at \$114,900. MLS 396369

Mike McNeese Century 21 Legacy 423.552.5330/423.639.6781

Houses For Sale

109 Chapel St. 2BR/1BA \$76,900 MLS #394341

Brian McAmis Century 21 Legacy 747-6833 / 639-6781 **http://www.brianmcamis.com**

Commercial Rental

109 Chapel St. 2BR/1BA \$76,900 MLS #394341

Brian McAmis Century 21 Legacy 747-6833 / 639-6781 **http://www.brianmcamis.com**

Houses For Sale

330 Pine St. 2BR/1BA \$84,900 MLS #397075

Brian McAmis Century 21 Legacy 747-6833 / 639-6781 **http://www.brianmcamis.com**

Houses For Sale

3625 Holly Creek Rd. 4BR/4.5BA \$535,000 MLS #396397

Brian McAmis Century 21 Legacy 747-6833 / 639-6781 **http://www.brianmcamis.com**

Houses For Sale

8855 107 Cutoff 5BR/3.5 BA 10.29 Acres \$379,900 MLS #394679

Brian McAmis Century 21 Legacy 747-6833 / 639-6781 **http://www.brianmcamis.com**

READERS LOOKING FOR HOME REPAIR SERVICES! 73% of our readers own their home and 17.6% have bought Home Repair Services over the past 12 months. Make sure you are listed in our Business/Service Directory. Call us today. **423-638-4185.**

Houses For Sale

REALTORS CORNER

ABSOLUTE AUCTION

FRI. OCT. 13 • 5:00 P.M.

House & Lot

Location: 800 East Church St., Greenville, TN 37743

Directions: East Church St. to sale, located across from street that turns into YMCA

*****Two bedroom, 1 bath home in most convenient location, screened back porch, outbuilding, walking distance to stores, churches, schools, YMCA, and downtown. An ideal rental property or starter home.*****

DON'T MISS THIS OPPORTUNITY TO BUY AT ABSOLUTE AUCTION!!

NO BUYER'S PREMIUM!!

TERMS: 10% down sale day, balance within 30 days; buyer required to sign lead-based paint waiver. See auctionzip. #18604

SALE CONDUCTED BY:

CARTER Real Estate & Auction Co.

444 E. Bernard Ave. • Greenville, TN 37745

Phone: (423) 639-7856

Tommye Carter **John Carter**

Ray "Tee Dee" Maupin **Jason Carter**

Announcements made day of sale take precedence over advertising.

Houses For Sale

UPSCALE 3 BR, 3 BA, 2 STORY CONDO IN HOLLY PLACE. Stacked stone gas fireplace, screened in porch. \$260,000. MLS#391890

Houses For Sale

1513 BILLY BIBLE RD. House, barn, 35.82 level to gently rolling acres, 22+/- cleared, 13 in woods, private, great value, \$215,000. MLS 393740

Show by appointment only.

Mike McNeese Century 21 Legacy 423.552.5330/423.639.6781

Greenville Real Estate & Auction Team

525-5341 greenvillerealestate.com

Call Bill Brown 423-972-2246

Houses For Sale

Ask about The Greenville Sun Classifieds **YARD SALE** Guarantee. Call 638-4185

Houses For Sale

Tight inventory crimps local housing market, outlook better than U.S. predictions

Eric Kistner President **netar US**

Applying national housing market predictions to Northeast Tennessee is dicey at best. But there're a couple indicators worthy of closer comparison to put things in perspective. And just for the record, while some local indicators are similar to national conditions the outlook is a little brighter.

Economists predict that an uptick in housing starts will be the primary driver of sales in 2018 and moderate increases in mortgage rates will slow the run-up in home prices.

At the same time, the National Association of Realtors® downgraded its overall forecast for this year. NAR Chief Economist Lawrence Yun says low levels of housing supply this summer drained all of the market's momentum. With little relief expected he expects the market has essentially stalled. That lines up with NAR's pending home sale report and index. Both declined in August. It was the fourth decrease in the past five months.

Fast-forward to the local scene.

New pending sales in the 11-county region monitored by the Northeast Tennessee Association of Realtors® Trends Report show they were up 1.7% from August last year and 7.3% better than the first eight months of last year. While new contract signings have decreased from 770 in May to 722 in August, they have been better than last year for four straight months.

That doesn't mean our inventory problem is getting better. New listings have been doing an every other month up then down thing since April. Currently, there are a little over 3,000 active listings. That's 19% fewer than last year. Combined with a sales pace slightly better than last year gives us 4.76 months of inventory. That's less than half of the norm for our market.

Still, sales keep outpacing last year's record levels. Not by much. But they're increasing. At the same time, new home sales are picking up. At the half year point, new residential permits were 21% better than the first six months of last year.

Washington County dominates this new home construction and sales boom. Builders report conditions have gone from "OK to frantic" in the past couple months. In short, they're selling new homes faster than the can build them.

That's good news because more new home sales tend to boost resale prices and add to the inventory of existing homes for sale.

When you put all of those indicators together, they paint a slightly better picture than what's you read about in national news reports. Buyers and sellers in our area will have to contend with a bump in mortgage rates, and some of the conditions Yun and other economists are seeing on the national level. But we have an advantage. We don't have to factor in the effects of hurricanes to our micro view and outlook.

Barring some unforeseen dramatic change in the fourth quarter, the local sales should wrap up 2017 even with or just a little better than 2016, which was our best year since the recession and the first time the combined single-family and condo sales volume was over \$1 billion.

Yes, the lack of inventory has crimped sales - especially in \$200,000 and below price range. During the 12 months ending in August, there were 10 fewer sales of homes in the \$200,000 and below range. But at the same time, there were 223 more sales in the \$200,00 to \$399,999 range and 42 more in the \$400,000 to \$599,999 range.

So, what does all of this mean for local buyers and sellers?

High demand and low supply point to a challenging housing market. It's a market where the expertise of a professional Realtor® is a critical factor. Whether you are buying or selling real estate, it is important to call a Realtor® first. Realtors® have real insight into the market, what makes it move, and the nuances to consider before making this most important financial and lifestyle decision.

Eric Kistner is the 2017 president of the Northeast Tennessee Association of Realtors®. The real estate education and trade group is the voice for real estate in the Tri-Cities and has over 1,200 local Realtor® members and over 100 affiliates.

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