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Realtors, normally an optimis-tic lot, see good things ahead for the rest of this year as far as used

the rest of this year as far as used home sales go.

Three of four brokers who responded to a recent survey of the Western Wayne Oakland County Association of Realtors forecast a volume sales increase between 5 and 10 percent.

WWOCAR frembers sold 14.227 houses in 1992.

Some 5,229 sales were recorded through May of this year. June, July and August typically are strong sales months.

About 70 responded to the recent survey.

expected market rise.

This outweighed the next three listed factors, an improving economy, good choice of homes and more first-time buyers, by about a three-to-one margin.

More than 70 percent of the survey respondents expect that listings, the lifeblood of a real estate market, will also increase by 5 to 10 percent over 1992 levels. Last year, 33,474 listings were charted with some houses listing was then agent. more than once.

July and August typically are strong sales months. Mineteen percent of the resemble universe continuation of relatively modest mortgage interest rates, currently near 20-year lows, was the strongest reason given for the

jurisdiction is seen by 69 percent of broker-respondents as ending the year 5 to 8 percent higher than the \$87,500 posted in 1992.

The median sales price as of he end of May this year was

\$90,000.

About two thirds of respondents anticipate that mortgage rates will climb before year end. However, some 30 percent believe that rates will remain near current levels and more than five percent expect a further detilns. "The survey also noted some possible scenarios that could put a damper on the market," said William Deacon, WWOCAR president.

"Most seen as negative factors in priority of mention were con-

sumer uncertainty about the economy, tax increases, higher unemployment, a shortage of first-time buyers as a market base and a decline in listings.

"Overall, the positives were most prevalent, so we romain extremely confident that this will be one of the better recent years for home buyers and sellers," Deacon said.

"Conditions are expected to stay highly favorable over the ext several months and we anticipate a lot of early movement to head off continuing price increase or growth in the mortgage increase or growth in the mortgage increase to argowth in the mortgage in the mortgage in the argument of the mortgage in the

Who pays for bringing condo up to code for handicapped?



I am the president of our condominium association and we have certain individuals who indicate they are handleapped and are wondering if the condo unit can be altered. Our developer has told us the unit is already barrier free. What should the association dof. I am the president of our condominium association and we have certain individuals who indicate they are handicapped and are wondering if the condo unit can be altered. Our developer has told us the unit is already barrier free. What should the association do?

The Condominium Act specifies that improvements or medifications to the unit or common elements for handicapped persons must be approved by the board of directors. However, this does not apply to a condo unit that is otherwise required by law to be barrier free and san office, you will have to comply with the

Americans with Disabilities Act in terms of access to your home. Find out all you can about the applicability of the act to your office-home.

I know that you were one of the codraftspersons of the 1878 Condominium Act. I think, after all this time, some changes are in order. What can we do?

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