

Rapid City Real Estate Update

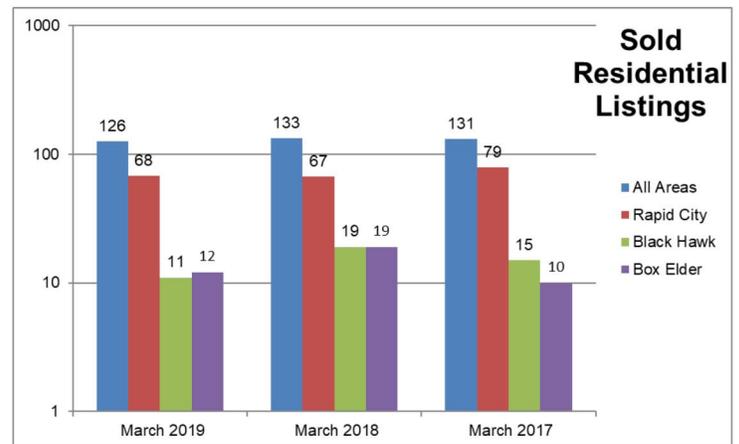
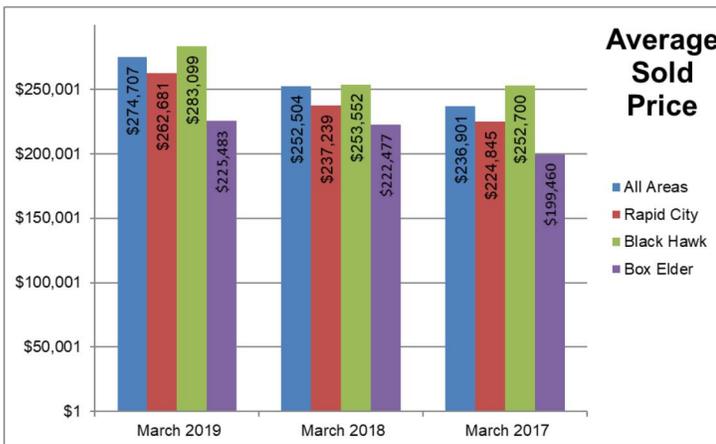
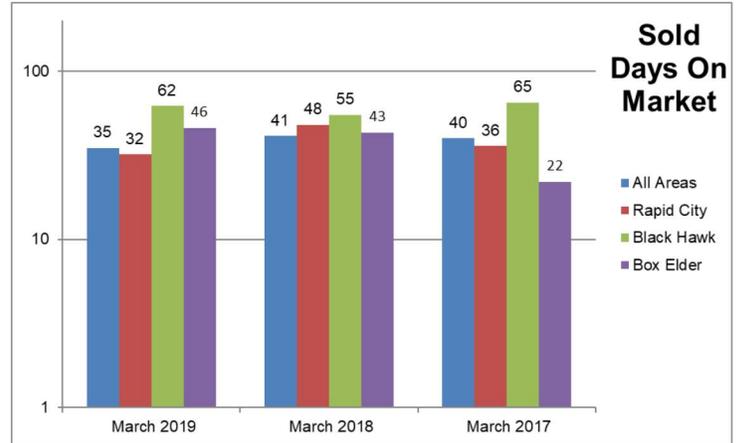
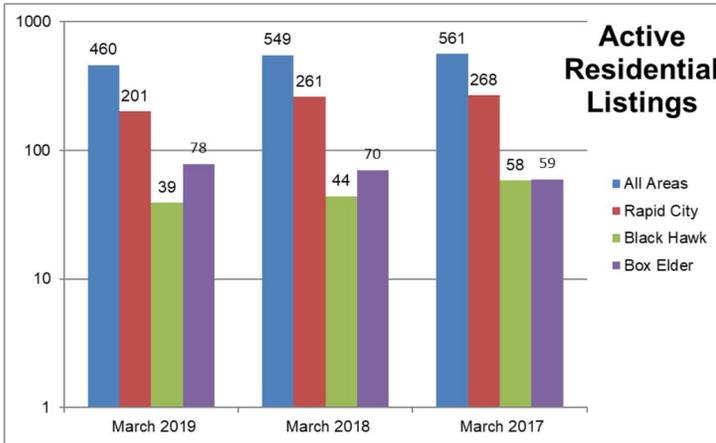


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REAL ESTATE, INC.

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Rapid City & Area Market Conditions For March 2019



Spring Cleaning With An Eye Toward ROI

Spring cleaning. It's an activity some people love, and the rest of us merely endure. But no matter which category you fall into, being purposeful about your actions can help you make smart decisions, especially if you're looking to sell your home soon.

"Spring cleaning is the perfect opportunity for home owners to de-clutter and organize their home," said Keller Williams. "It is an especially important task for home owners who currently have their home listed or plan to list in the near future. Taking the time to spruce up the home can help increase value and make a good impression on potential buyers".

Clean out your closets

What's one thing everyone always wants more of: closet space! Buyers will open every door and look through every closet to assess whether or not their stuff will comfortably fit inside. Pack up your out-of-season stuff to make it look more airy, and not only will you impress buyers, but you'll get a jumpstart on your packing.

Clean out your kitchen cabinets

They'll go through these too, and if there's clutter or anything looks sloppy, poorly organized, or out of place, it may give them pause. You don't want a buyer questioning whether the house is in good shape because your dishes were mismatched or you had too many junk drawers.

Clean out your garage

You're moving anyway, so you might as well get the garage nice and tidy now. The impression you make here could make a difference in getting a sale or staying on the market.

Spruce up your front yard

"Prepare the lawn and trees: It's time to bring out the lawn mower and plant nice flowers for a better curb appeal," said Keller Williams. While you're at it, lay down a

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5 Things To Know Before Making An Offer On A New Home



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There may be many reasons to search for a new home. A new job, a milestone in your life like a marriage or a baby on the way, or maybe you're just looking for a change. Whatever your reason, today's market choices give a lot of options to consider when buying a home in a new neighborhood, a new city, or even a new province. But no matter where you're headed, it's important to be sure that it's a suitable place for you and your household.

Here are five key criteria that your new home should meet:

1. Affordability

Using rate comparison websites, you can find out in an instant what the best mortgage rates in Canada are right now – fixed or variable, closed or open. Before you begin your search, try tools like rate calculators that can help you answer a wide range of questions about what you can afford, from maximum home prices and loan amounts to land transfer taxes and CMHC premiums. Don't go into negotiations with the seller without these numbers!

2. Local amenities

If you're moving somewhere completely new, you need to plan how to adjust your daily routines. Where will you buy groceries? What kinds of services are available nearby? Where do your potential neighbors go if they want a decent cup of coffee? If local parks are important to you, how close are they? Take some time to explore your potential new neighborhood and learn what it has to offer.

3. Amenities at home

Of course, wherever you end up living, you'll spend most of your time within your own home. Make a list of what your new home absolutely needs: number of bedrooms, number of bathrooms, types of common rooms, square footage, garage, outdoor space. Figure out early what's nice and what's a must-have so you can find the best long-term fit.

4. Quality of schools

If you have children, or if you're planning to have children soon, you'll want to be sure that you're raising them in a location with excellent educational options. The Fraser Institute offers performance-based rankings of elementary and secondary schools, public and private, in four provinces. This will help you narrow down neighbourhoods during your home search.

5. Safety

If anything matters as much for your kids as the quality of their education, it's the safety of their surroundings. Statistics Canada breaks down crime across Canada's major metro areas by type and severity. Feel free to look up how your desired location fares to assure yourself that you're making the right choice.

With these considerations in mind, start your search by looking over your potential new home against these priorities and go into home buying with confidence knowing your options.

Courtesy of Realty Times

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fresh layer of mulch, which gives the yard a “done,” well-cared-for look, and make sure your door, doormat, and front windows are clean and inviting. Nothing is more important than the first impression your home makes. If the front yard and exterior look shabby, potential buyers may not even venture inside.

Get your yard in order

Outdoor living is more important than ever, and buyers are looking for a space where they can envision themselves relaxing and entertaining. Making a small investment in a patio set, outdoor rug, and firepit can yield big rewards.

Concentrate on the kitchen and bathrooms

Even if you're not making updates, you can make these key spaces look brand-new with a good scrubbing. Use stainless steel cleaner to make your appliances shine and remove all fingerprints. For bath fixtures, “Simply add a squirt of a mild soap to a bowl of warm water,” said The Pink Plumber. “Use a soft cloth or nonabrasive sponge and clean the fixtures well, rinsing with warm water. Use an old, soft toothbrush to clean any crevices that are hard to get to with the cloth or sponge. Rinse the fixtures well with warm water and dry thoroughly with a soft cloth.”

Steam clean the carpets

Dirty, dingy, or smelly carpets are a real turnoff. You may not notice they've lost their luster because you're seeing them every day, but they won't likely get past a potential buyer. A good cleaning can make them look new and smell fresh.

“Old grime, pet dander, settled moisture, and other particles can all serve to not just make your carpet dirty but also to weigh it down and cause the fibers to stick to each other,” said Kaufman Realty & Auctions. “When you're done and the carpet dries, it will be softer and fluffier than ever.”

Courtesy of Realty Times

5 Home Exterior Trends On The Rise In 2019

The most popular exterior photos so far this year show mixed materials, farmhouse inspiration and inviting front porches. The most popular exterior photos uploaded to Houzz so far in 2019 show a wide mix of architectural styles but many common threads. Inviting porches, mixed-material palettes, attractive garage doors and more had Houzz users saving these exterior photos to their ideabooks.

1. Front Porches

Clearly, nostalgia for sitting on a rocking chair or cuddling up on a porch swing while watching the world go by captivated users — every single one of the most popular front-exterior photos includes an inviting front porch.

2. Modern Farmhouse

Modern farmhouse style continues its influence in 2019.

3. Indoor-Outdoor Living

4. Mixed Materials

As seen in many of the most popular exterior photos so far, Houzz users were drawn to facades that mixed materials in the siding, roofs and accents. Stone was a particular favorite.

5. Glass Garage Doors

Sometimes garage doors are like a badly chosen lipstick on the face of a house, but they don't have to be.

Courtesy of Houzz.com



6 Ways To Update The Look Of Your Bathroom Without Doing A Full Reno

The average cost of a mid-range bathroom renovation is more than \$20,000. If you kick that up to the “upscale” level, it's almost \$65,000. Yikes! Luckily, there are lots of little changes you can make in the bathroom to make it feel new again—or at least less old. They range in price from the cost of a family outing to the movies (with popcorn), to the cost of a couple of airline tickets to Hawaii (during a really good sale).

Go frameless

It's not cheap to convert an outdated shower to something more updated. Frameless glass will give you the sleek look you want, but be prepared to spend a good thousand bucks for the glass and the installation.

But add frames here

Frames around your mirrors give the space a more finished look. Companies like Mirrormate offer a custom solution that allows you to choose from tons of finishes and have the frame made to the size of your mirror. Of course, you could save a bunch of money by doing it yourself with some molding and a miter saw.

Paint it

You can completely change the look of your bathroom by slathering a fresh coat of paint over tired cabinets. Brush on a couple of coats of white paint over that chipped and dingy

dark wood (but be sure to fill in those chips first!) and you'll be amazed at how great your space can look.

Add some jewelry

Cabinet hardware can take boring, old cabinets and give them a little sparkle. Don't be afraid to go bold or do something a little different. When you go to sell your home, you can always change them out for something more neutral for minimal cost and in a matter of minutes. This template will make installation easy.

Change out the faucets

You don't have to get a whole new vanity to give you space a newish feel. Swapping out old faucets for something a little fancier will give the bathroom a lift. Do yourself a favor and take a picture, and measurements, of the existing faucet to take with you when you go shopping. Ask a salesperson to help you match the size and configuration so you don't have to create any new holes in your bathroom countertop during installation.

Get new lighting

Builder grade is builder blah. For as little as about \$100 (less if you catch a great sale!), you could replace your boring light fixture with something that's really illuminating. It's not a top-toe reno, but little details like this are sure to make you smile.

Courtesy of Realty Times

Black Hills Events

Eggstravaganza

April 20 - 11:00 AM to 3:00 PM
Main Street Square, Rapid City

Black Hills Dance Festival

April 25 - 27
Rushmore Plaza Civic Center, Rapid City

Fruhlingsfest & Spring Market

May 4 - 11:00 AM to 3:00 PM
Main Street Square, Rapid City

National Parks Fee Free For First Day Of National Park Week

April 20
Check www.nps.gov for participating parks

Black Hills Film Festival

May 1 - 5
Hill City

1880 Train Mother's Day Special

May 12
1880 Train, Hill City

Spring Fling Fun & Glow Egg Hunt

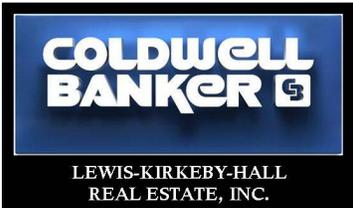
April 20 - 9:00 AM to 5:00 PM
Rush Mountain Adventure Park

Hidden Treasure Rummage Sale/Flea Market

May 4 - 9:00 AM to 4:30 PM
Rushmore Plaza Civic Center, Rapid City

Information provided by:

www.visitrapidcity.com
& www.downtownrapidcity.com



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We Are Excited To Announce. . .



We are moving May 1st to our new location at 6015 Mount Rushmore Road, Rapid City, next door to Stonewalls Restaurant. We are proud to continue in our new location with our commitment of high standards of service and dedication to our clients and the community. Our Owners and Associates are also extremely excited to unveil our new name: COLDWELL BANKER BLACK HILLS LEGACY. We look forward to seeing you at our new location!