

Rapid City Real Estate Update



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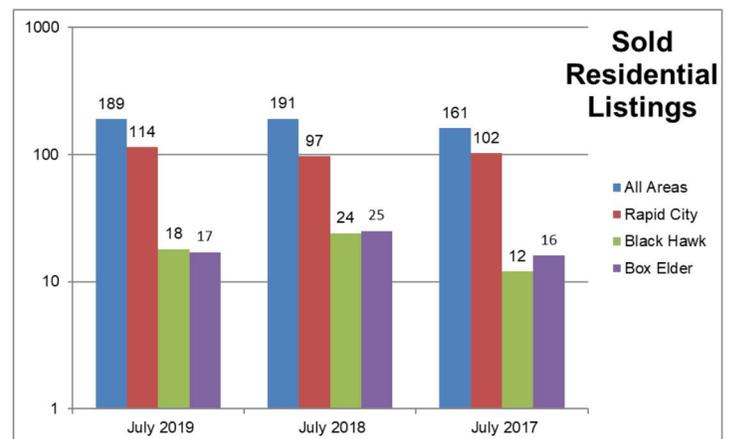
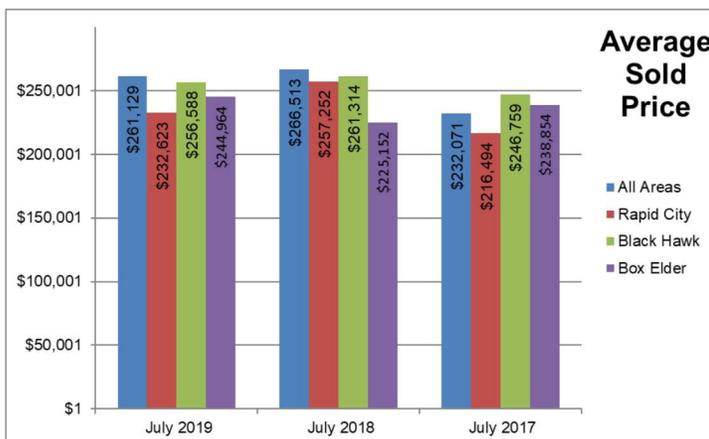
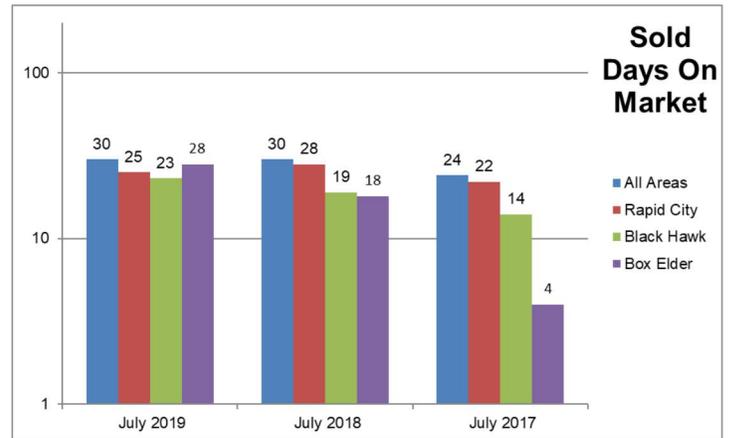
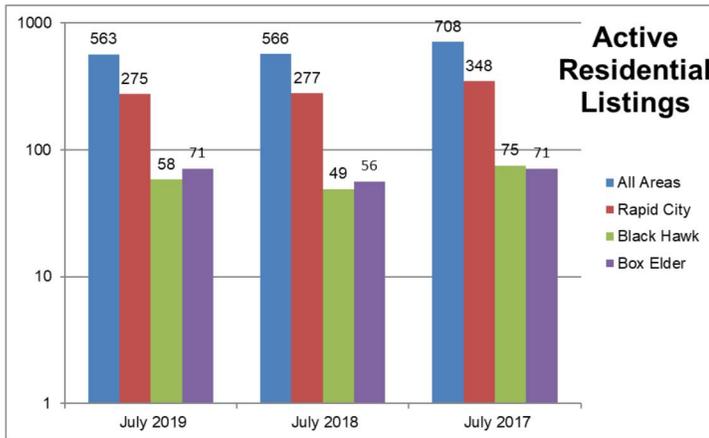
BLACK HILLS LEGACY

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Rapid City & Area Market Conditions For July 2019



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10 Tips For Creating a Calmer, More Peaceful Home

Your home should be your sanctuary, but sometimes it's hard to brush off the stress of the day and sink into the serenity. That's especially true if your home is more chaos than calm. Use these tips to create a space that's soothing, so, no matter what the day holds, you always have an inviting place to come home to.

Add some greenery

Studies have shown that plants can make your home feel calmer and ease anxiety. Plants like jasmine and English ivy can improve sleep, lavender and rosemary can lower stress, and several other plants have been shown to improve air quality so you breathe easier.

Hide the electronics

"Nobody wants to stare at a tangle of cords," said Houzz. "Thankfully, we have more options than ever for keeping our tech devices hidden away. When possible, choose smaller, wireless devices that look less obtrusive even when left out in the open. Tie up cords in a media center so they are not visible, and dedicate a single drawer to storing all of your chargers, power cords and small tech devices when they're not in use."

Get a dog

Or a cat, a bird, or a turtle, for that matter. Yes, having a pet can mean more noise and more mess. But, there are all kinds of studies that show that having a pet lowers stress. "Researchers found that pet-owning patients with high blood pressure could keep their blood pressure lower during times of mental stress than patients without pets," said AnimalSmart.org. "Another study shows that pet owners may also have increased odds of surviving for at least a year after having a heart attack."

Clear the clutter

Going all Marie Kondo on your home can have surprising effects on your mental state. "Clutter can play a significant role in how we feel about our homes, our work-places, and ourselves," said psychologist Sherrie Bourg Carter in Psychology Today. "Messy

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Mistakes Buyers Make When Searching For Their First Home, And How To Avoid Them



Many starter-home purchases are driven primarily by price, which is understandable. But, there are so many other considerations involved in finding the right place, like square footage and location, to name just a few of the most consequential.

When looking for your first home, it's critical to keep the most important considerations in mind so you don't find yourself going down a real estate rabbit hole. Remember these common buyer mistakes to keep you on track.

Buyer mistake No. 1: Being seduced by the pretty stuff

Fresh paint, pretty throw pillows, nice bedding. They're all decoration, and decoration can be dangerous for homebuyers. Don't let it distract you from the house itself. How's the floorplan? Does it work for your family? Is there enough square footage? Does the location make sense? These are among the factors that should be driving your purchase.

Buyer mistake No. 2: Searching for a home that fits your furniture

How many times have you heard a buyer on House Hunters say, "Our furniture won't fit in here." When you're buying a property that costs a couple hundred thousand dollars, it's silly to hold back over a five-year-old, \$1,000 couch.

Buyer mistake No. 3: Getting too hung up on price

It's easy to get a number stuck in your head and refuse to give up, but that figure might not be doable depending on your local real estate market. Raising your price range by \$10,000 may vastly increase the available homes and may only mean another \$50 per month. That's one lunch out you can forgo to get what you really want.

Buyer mistake No. 4: Not trusting your gut

The price is right, the location is right, and the home has the right number of bedrooms and baths. But it just doesn't feel right. You may not be able to put your finger on what it is that's bothering you about a house, but if something's nagging at you now, imagine what it will be like to live there. It could be your gut is trying to tell you something.

Buyer mistake No. 5: Ignoring the neighborhood

The hope is that any major problems with the home you're looking at will show up on an inspection report, but other issues could pop up to derail your purchase or kill your enjoyment of the home once it belongs to you. A lot of the time, that has to do with the neighborhood.

That could mean a commercial area too close to home, a rundown house across the street, or some zoning changes that are bringing a ton of new multi-family units to the area and increasing traffic. Whatever it is that's bothering you, think it through. You can always fix your home, but you can't change the neighborhood.

Buyer mistake No. 6: Not thinking long term

Maybe you think you'll only be in this "starter home" for two years, and, therefore, the neighborhood isn't all that important. As long as the house meets your approval, you're good, right? According to a study by ValuePenguin, "the median duration of homeownership in the U.S. is 13.3 years." That varies depending on the location, however, of the 20 largest U.S. cities studied, the lowest median was 9.7 years in Denver. Does that mean you'll stay in this home for 10 years or more? Who knows. But if you're a young couple planning to have kids in the next three-to-five years, let's say, it wouldn't hurt to make sure the home you buy now can accommodate that lifestyle change.

Buyer mistake No. 7: Thinking too long term

By the same token, looking for a forever home when you're newly married and/or just starting your careers and don't know where your life may take you may not be the answer either.

Buyer mistake No. 8: Not considering the commute

No one moves two hours (each way) away from work because they enjoy the time in the car. A move away from the city center into the suburbs is typically driven by affordability, or, rather, a lack thereof. But, absorbing an exceptionally long commute may not be worth it in the long run. Buyers have to ask themselves, "How long is too long?"

But, asking yourself the question is only the beginning. If you think a one-hour commute each way will be fine, try it for a few days. Do a test run. It won't be the same as having to do it day in and day out for years of your life, but it will give you a taste.

You'll also need to consider things like:

- What happens if there is an accident on your ride home, which extends your one-hour commute even longer?
- Will you need daycare for your kids, and who is going to pick them up if you can't get there in time?
- What will it do to your mental state?
- What about the financial hit—wear and tear on your car, extra gas, and tolls, daycare?

When you crunch the numbers and think about the logistics, you might see that it makes better sense to buy closer to work.

Courtesy of Realty Times



5 Basic Tips To Make a Small Bedroom Look and Feel Amazing

According to home experts, the popularity of the small bedroom keeps increasing today. It's because the minimalist decorating style becomes everyone's favorite when it comes to a trendy home.

However, to create a small bedroom which looks admirable and feel comfortable is not that easy. You have to deal with the limited space in placing the furniture, décor items, and accessories inside. Moreover, choosing the colors, patterns, and texture to decorate a small bedroom is not as easy as when you have a huge space.

Some simple basic tips to decorate a small bedroom below will totally open your mind.

Choosing the Colors

The very first thing to keep in mind is how the overall look of your bedroom will look like which strongly relates to the main color of the room. Color has a huge impact in creating the atmosphere of your small bedroom.

The most popular option to colorize a small bedroom is the neutral shades like white and grey. Those kinds of color will give a bright and calming impression which will not make a small bedroom look too intimidating or stuffy.

Light it Up

When you have a small bedroom, light becomes an essential key to make it look and feel inviting. Beside those lighting fixtures, installing a huge window can add another lighting source which let the sunlight in. Moreover, a window also creates an airy atmosphere by letting the air circulate properly.

If it's not possible for you to install a window, you can use the glass ceiling which can light up the room when the sun shines so bright. In addition, a mirror will also reflect the light and create a wider impression.

Adding the Furniture

Nowadays, you can easily find some bedroom furniture which are specifically designed for a small bedroom. They can fit a small bedroom very well and provide great comfort for you. Moreover, you can also find such furniture with very low price tags. Check out this Cheap Bedroom Furniture Sets Under 500 article to find some tempting products to buy

Providing the Storage

You can't really place a big closet or wardrobe inside a small bedroom. Therefore, you have to trick it by using multifunction furniture. Pick a bed frame which comes with built-in drawers or a headboard which also works as the shelves.

Make a Statement

Choose one element of the room to become the main focal point which grabs most attention. For instance, you can hang a big wall art with vibrant color on one side of the walls. A single focal point is enough to enhance the attractiveness of a small bedroom.

Well, those are some tips that you can keep in mind when you are about to decorate your small bedroom. Though it's not really easy to decorate, a small bedroom is definitely a good option for you who love minimalist concept and simplicity.

Courtesy of Realty Times

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homes and work spaces leave us feeling anxious, helpless, and overwhelmed."

Tone down the harsh colors

There's something to be said for going bold, but soft colors can bring on a calming feeling. If you want a deeper color, consider shades of blues and greens—two colors that are known to be more serene than, say bright yellow, orange, or red.

Clean up your entryway

It's the first place guests see, and while you probably don't pass by or through your front entry all that often if you park in the garage, it may not feel as welcoming as you'd like when you do.

Soften the lighting

Harsh overhead lighting can make you feel like you're being interrogated, and can also be hard on your eyes. If you need to keep it because the space will be too dark otherwise, a dimmer can at least give you some control over just how bright it is, and allow you to create a mood with lower lighting as needed.

Limit the patterns

"Opt for solids and subtle patterns," said Houzz. "Busy patterns have their place, but if you're aiming for calm, then solid fabrics are your friends. Don't be afraid to include subtle patterns, though: herringbone, tone-on-tone stripes, and tiny dots can add textural interest without competing for attention."

Buy some fresh flowers

According to a study by Rutgers, "The presence of flowers trigger happy emotions, heightens feelings of life satisfaction and affects social behavior in a positive way far beyond what was originally believed."

Make your master bedroom a zen zone

Getting good rest is key, and there are several ways you can create a soothing space. Keeping the colors serene is key, and so is a good mattress. Loading the bed up with soft textures can also help. "The sensation of touch is often overlooked, but a powerful way to unwind," said Mass.gov.

Courtesy of Realty Times

Easy Solutions For Creating More Storage At Home

If you're frustrated with the lack of storage in your home, you're not alone. Forbes reports that, "Most buyers are looking for extra storage space to organize and declutter their homes. Garage storage solutions and walk-in pantries rank high for organizing and concealing items."

Take a new look at your house: Don't have enough linen space? Maybe there's a corner or niche that could be turned into a closet. It might just take an open mind and a fresh outlook to reimagine a space.

Pick the right furniture: "A hardworking family needs a hardworking living area, one that uses every inch of space available," said Better Homes and Gardens. "Built-in cabinets stash books and media and provide a bonus display surface. Find or design and build furniture that serves more than one purpose." Ottomans are a great option for living spaces because: They're small, easily movable, can act as a coffee table or an extra seat, and can hide remotes, blankets, and a bunch of other stuff that could otherwise be cluttering up your space.

Grab some Space Saver Bags: Not everything you see on a late-night infomercial is a waste of money. Space bags are great for off-season clothes, jackets, and bedding because you can compress them to a fraction of the size.

Roll it out: There's a better use for the space under your bed than dust bunnies. All you need are a few rolling storage tubs to reclaim this square footage for your stuff.

Go above and beyond: Closets typically have a shelf above the hanging rod, but that space above the shelf may go quite high. Make it easier to store items up there by installing another shelf at the top. That way you don't have to worry about your stuff teetering or toppling, and you can use all the space available, all the way up to the ceiling.

Hang from the ceiling

Like Forbes said, garage storage is critical. But if your garage doesn't have much—or much room in which to fit it—you can still make it happen. SafeRacks are hanging garage storage shelves you can buy online or at Costco. They get your stuff up off the floor so you can reclaim the space for your cars.

Courtesy of Houzz.com

Black Hills Events

Farmers Market At Prairie Berry Winery

Tuesdays through September
Prairie Berry Winery, Hill City

Central States Fair

August 16 - 25
Central States Fairgrounds, Rapid City

Fall River Hot Air Balloon Festival

August 24 & 25
Hot Springs

13th Annual Sturgis Mustang Rally

August 26 - September 1
Sturgis

Deadwood Jam

September 13 & 14
Deadwood

Wine Express

September 14
1880 Train Depot, Hill City

2019 Special Olympics Fall Classic

September 20, 21 & 22
Star Of The West Complex, Rapid City

Agriculture On The Square

September 21 - 11:00 AM
Main Street Square, Rapid City

Information provided by:

www.visitrapidcity.com
& www.downtownrapidcity.com

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July Real Estate Round-Up

Freddie Mac's results of its Primary Mortgage Market Survey® shows that "Mortgage rates continued to hover near three-year lows and purchase application demand has responded, rising steadily over the last two months to the highest year-over-year change since the fall of 2017. While the improvement has yet to impact home sales, there's a clear firming of purchase demand that should translate into higher home sales in the second half of this year."

- 30-year fixed-rate mortgage (FRM) averaged 3.75 percent with an average 0.5 points for the week ending July 25, 2019, up from last month when it averaged 3.73 percent. A year ago, at this time, the 30-year FRM averaged 4.54 percent.
- 15-year FRM this week averaged 3.18 percent with an average 0.5 points, up from last month when it also averaged 3.16 percent. A year ago, at this time, the 15-year FRM averaged 4.02 percent.
- 5-year Treasury-indexed hybrid adjustable-rate mortgage (ARM) averaged 3.47 percent this week with an average 0.4 points, up from last month when it averaged 3.39 percent. A year ago, at this time, the 5-year ARM averaged 3.87 percent.

Courtesy of Realty Times