

Rapid City Real Estate Update



COLDWELL BANKER

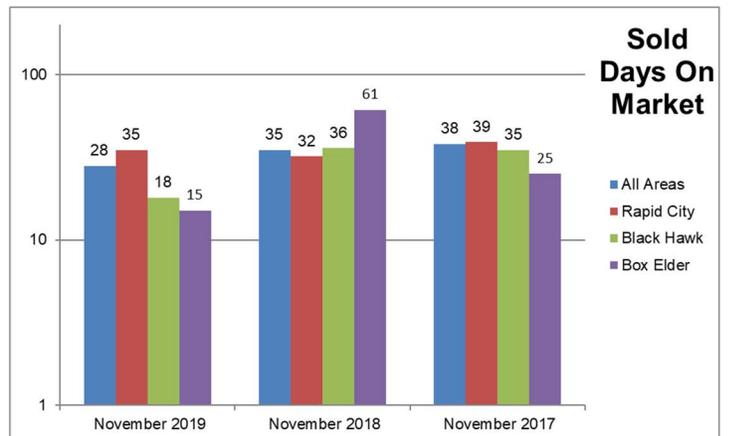
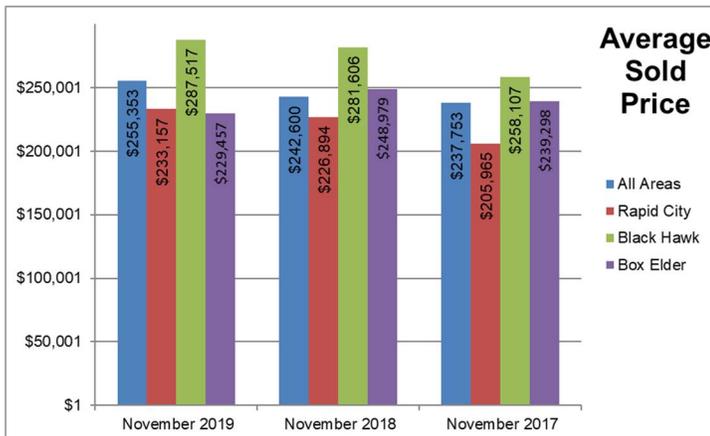
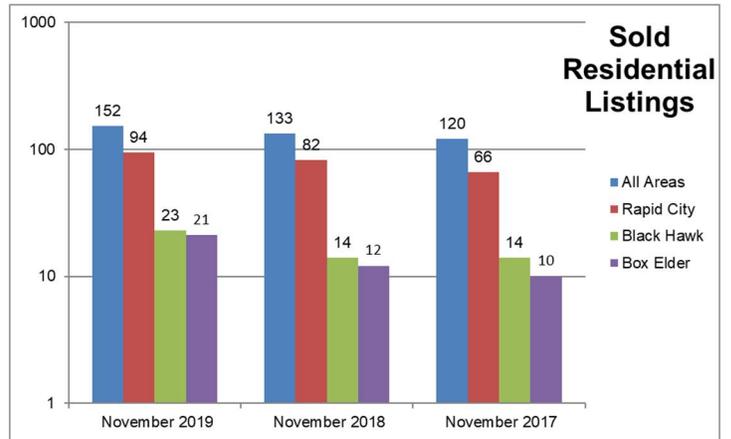
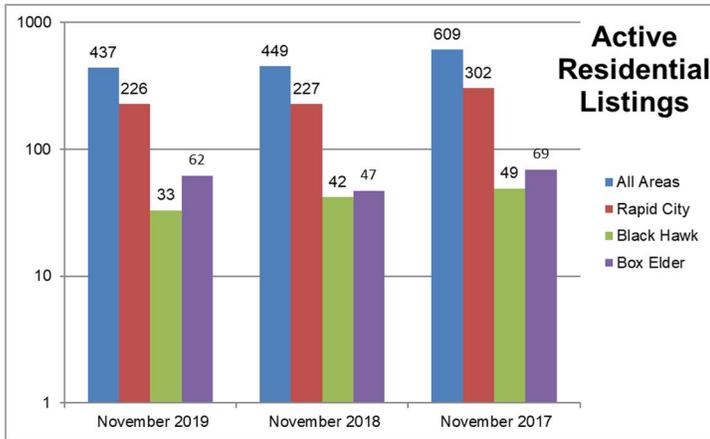
BLACK HILLS LEGACY

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Rapid City & Area Market Conditions For November 2019



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'Tis The Season: Prepping Your Home For The Long Winter Months

No matter what winter holidays you celebrate, getting ready for the holiday season isn't easy to do. There are events and gatherings, shopping trips, and busy work schedules. It seems there are an endless list of things to do.

This is especially true for homeowners. Making sure your home is ready for the winter can be tedious and stressful process, particularly if you live in places that have temperatures falling below zero. As we move into the 2020, you may have already experienced some problems with your home. Drafty windows, broken furnaces, or faulty wiring (which causes lots of fires) are just a few problems homes can have in the wintertime.

So, what can you do to ensure you and your home are ready for a relaxing and cheerful winter? Let's consider some things you can do to finish (and start) your year right.

Call the Furnace Doctor

First, get a tune-up for your furnace. It may seem unnecessary, but this can pay off in the long run. Not only will getting a tune-up reduce your energy bills and monitor for carbon monoxide, but this will also prevent you needing to call for help on the coldest day of the year. This one preventative measure can make all the difference.

Inspect Your Roof

You should also clear out any debris from your eaves and inspect your roof for damage. Discovering missing tiles before it snows or sealing any cracks will prevent against leaks. Clearing your eaves will allow for proper drainage. By inspecting both of these, you can prevent ice dams and any long-term damage that may be caused by icy conditions.

More Insulation

If you're further concerned about

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5 Safety Tips to Remove Snow and Ice this Winter



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Winter is coming and with it comes the snow and ice that many homeowners need to clear from their properties. Both snow and ice can create a safety hazard leading up to your home. This is particularly problematic, not only for those living there, but also for anyone selling their home this season. Both heavy snow and ice can make it difficult to enter a building safely, and they can also cause damage to a home as well, potentially lowering its value. For this reason, it's usually a good idea to tackle the snow and ice around your home in a timely way each snowfall.

There are a lot of ways you can go about doing this, from hiring a snow removal service to investing in special equipment. The following five tips for removing snow and ice this winter are designed to help you and your property deal with winter a little more safely. Start Early and Often

Snow becomes heavier as it builds up on walkways, steps, and your roof. And if it melts partially, then refreezes, it becomes ice, which is even more hazardous beneath your feet than packed snow. Removing fallen snow early and often makes it safer and easier to do. It also makes it less costly; by removing snow before it has a chance to build up, you can prevent issues such as having too much weight on your roof.

Pay attention to what type of snow it is; wetter snow falling at higher temperatures is heavier than drier snow, and it will need to be removed more often.

Use the Right Ice Melt

Ice melt and rock salt can help keep steps clear, helping to eliminate any leftover snow that melted and refroze, and in some cases helping to prevent refreezing from taking place. The wrong ice melt can be poisonous for pets and harmful to landscaping, however. When you coat your walkways or driveway with ice melt, the runoff will end up in your landscaping, and it could result in some dead or brown plants come spring. Pets and other animals crossing your driveway may pick up some of the ice melt on their feet. If they lick their feet clean later, this could poison them. Always use a pet safe ice melt to avoid these issues, and make sure that you apply it frequently to prevent any refreezing.

Push Snow, Don't Lift It

It can be tempting to try to lift up big shovelfuls of snow and toss them aside to clear your paths. But doing so can quickly lead to fatigue, as well

as to potential injuries to your shoulders and back. The recommended method of shoveling snow by the National Safety Council is to push snow, not lift it.

If you're shoveling often, so the snow isn't building up and getting heavy, then it's usually easy to push the snow along the walk or driveway and out of the way. If you struggle with this technique, there are two-handed shovels that are designed for easier pushing; they can clear a lot of snow in very short periods of time, without potentially harming your back.

Get a Long Handled Rake

Having a little snow on your roof isn't going to hurt it. But if you live in an area that sees snow storm after snow storm with little to no melting in between, then the built-up snow could start to cause some issues. Once snow reaches the weight of 20 pounds per foot, it can begin to be too much for the structure of your roof. If left in place, it can cause leaks and roof damage at a minimum and a potential cave in at the worst.

While you can hire someone to come and clear the snow off for you, it's also easy to remove at least some of it yourself. Purchase a long-handled snow rake and use it to drag or pull the snow off of the roof. Even if you can't reach all the snow, just getting the bulk of it off your roof can help prevent future problems.

Make Wide Paths

It's tempting when you start shoveling to clear a path just wide enough to pass through. The problem with this, however, is that as the snow melts and refreezes, as well as continues to fall, paths often start to narrow and become more difficult to travel. This can make it dangerous to walk through your property. By making your paths extra wide, you can eliminate this problem. Even if they shrink a little as the winter continues, they should still stay wide enough to allow safe passage to and from your front door.

Practice Snow Safety this Winter

Snow and ice can be a serious hazard for homeowners and for potential buyers, as well as for the home itself. Make sure that you practice snow safety and remove snow and ice in a timely manner this winter to avoid these issues yourself.

Courtesy of Realty Times

Simplify Your Home's Style With These Minimalist Home Decorating Tips

Minimalist home décor is quite popular these days because many have come to appreciate the beauty of creating a home environment that focuses on clean, simple lines. Far from being just a trend, minimalist home décor is a classic in interior design. Below are minimalist home decorating tips that you can use in your own home.

Stick to A Simple Color Scheme

While white is the popular choice for creating a minimalist home, any understated color will do. A soft grey, an airy cream hue, or a selection of pastels can create a fresh and clean atmosphere. A few pops of colors can be added as long as you don't go overboard.

Choose Monochromatic Patterns

Minimalism doesn't mean dull. You can choose to add patterns on your walls or furniture by choosing geometric shapes in small patterns to avoid an overbearing look and minimize visual clutter.

Pace Yourself

Trying to design a space using a minimalist approach can be very overwhelming. Not only do you have to get rid of a lot of things and try to start from scratch, but you also have to deal with the emotional aspect of letting go of some of your things. The best approach is to go from room to room to get yourself used to the process of becoming a minimalist.

Go for An Open Layout

An open layout will give your home an airy and airy feel plus improve the flow of your home. If knocking down walls isn't an option, try rearranging your furniture to clear up your space.

Get Rid of Clutter

Decluttering your home is more than just throwing out things that you no longer need. Decluttering also means organizing the things you have so that they are not out in the open when not in use. Decluttering from room to room is the easiest way to go. If you find it difficult to get rid of certain items, begin by sorting out things that you haven't used in a year. Chances are you won't ever use them again so might as well make room for what you truly need.

Choose Modern Hardware

Antique fixtures tend to be on the ornate side. When going for a minimalist vibe, what you want are clean lines with no unnecessary details. Choose fixtures that are matte black or are in metals like stainless steel, chrome, bronze, or nickel because they're classics that will serve you many years.

Make Way for More Storage

Choose furniture that also doubles as storage or hire a carpenter to build more cabinets and shelving that are practical and will help you switch to a minimalist home. The key to good organization is having plenty of storage.

Decorate with Plants

Houseplants are perfect décor for a truly minimalist home. They invoke a positive atmosphere, fill your home with fresh air, look great with any design or color scheme, and impart warmth to a mostly cold minimalist environment. Try using houseplants for decorating and you'll surely love the energizing and calming effect it has.

Courtesy of Realty Times

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your utility bills or have cold toes from poor insulation, you can seal your windows and reverse your ceiling fans. There are a variety of popular methods for insulating—you've probably seen plastic on a few windows during the colder months. You can find weatherproofing kits online or at your local hardware store. It is important to make sure your attic is well insulated too, to further prevent ice dams on your roof.

As for your ceiling fans, reversing ceiling fans creates an updraft, which forces rising heat downwards, making it warmer down below.

Prevent Sparks

Be sure to get your electrical wiring checked, especially if you have an old home. In 2015, according to the U.S. Fire Administration, heating and electrical problems were the leading identifiable causes of residential fires behind cooking fires. Be careful not to overload power strips and replace any frayed cords. Faulty wiring is the number one cause of electrical fires. Some cases can even lead to lawsuits.

"I can't stress enough how important it is to check your appliances and wiring in the winter," says Rich Newsome, attorney and co-founder of Newsome Melton Law. "Often people forget, and don't notice when something of theirs gets recalled - or, worse, starts to get old and faulty. Not paying attention to your appliances can cause costly - and potentially deadly - fires in your home."

Overall, be sure to unplug any unnecessary appliances and check for frayed wires or over stuffed electrical strips—don't blame it on the Christmas tree!

There is a lot that goes into maintaining a home, but making sure you're ready for the winter months can reduce stress, costs, and risk. A few preventative measures can make sure you have a safe and warm winter, and maybe make your holiday season a little bit brighter.

Courtesy of Realty Times

November Real Estate Roundup

Freddie Mac's results of its Primary Mortgage Market Survey® shows that "The housing market continues to steadily gain momentum with rising homebuyer demand and increased construction due to the strong job market, ebullient market sentiment and low mortgage rates. Residential real estate accounts for one-sixth of the economy, and the improving real estate market will support economic growth heading into next year."

- 30-year fixed-rate mortgage (FRM) averaged 3.66 percent with an average 0.6 points for the week ending November 21, 2019, down from last month when it averaged 3.75 percent. A year ago, at this time, the 30-year FRM averaged 4.81 percent.
- 15-year FRM this week averaged 3.15 percent with an average 0.5 points, down from last month when it also averaged 3.18 percent. A year ago, at this time, the 15-year FRM averaged 4.24 percent.
- 5-year Treasury-indexed hybrid adjustable-rate mortgage (ARM) averaged 3.39 percent this week with an average 0.4 points, down from last month when it averaged 3.4 percent. A year ago, at this time, the 5-year ARM averaged 4.09 percent.

Courtesy of Realty Times

Black Hills Events

Rapid City Rush Games

December 4, 6, 7, 11, 13, 14, 27 & 28
January 8, 10, 11, 24, 25 & 26
Ice Arena, Rushmore Plaza Civic Center

Black Hills Cowboy Christmas

December 14 - 2:00 PM & 7:30 PM
December 15 - 2:00 PM
Historic Homestake Opera House, Lead

Hotel Alex Johnson's New Year's Eve

December 31 - 9:00 PM
Hotel Alex Johnson, Rapid City

Holiday Express 1880 Train

December 6-9, 14, 15, 21-24, 27 & 28
1880 Train Depot, Hill City

Ugly Sweater Skate Party

December 20 - 6:00 PM
Main Street Square, Rapid City

WaTiki Indoor Waterpark Resort

December 31 - 9:00 PM
WaTiki Indoor Waterpark, Rapid City

Christmas Nights of Lights

December 6-8, 13-23, 26
National Parks & Monuments

Downtown Countdown

December 31 - 6:00 PM
Main Street Square, Rapid City

Information provided by:

www.visitrapidcity.com
& www.downtownrapidcity.com

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How to Choose the Best Paint Colors for Your Home

When it comes to painting your home to sell, it's best to leave personal preferences aside. While you may love your barn red kitchen, leaving it that color could cost you. Zillow found that red kitchens sold for \$2,310 less than white kitchens on average. Likewise yellow exteriors went for \$3,408 less.

You should also avoid picking colors because they are this year's hottest tone. While avocado might have been the height of sophistication in the 1950s and 1960s, by the 1980s, everything was mauve and teal. Going with a more neutral color palette will speak to more buyers and give your home a timeless, classic appeal.

To choose the best neutral color to help your home sell, draw inspiration from your surroundings. If you live in the Southwest, sandy neutrals will pair well with your surroundings both on interior and exterior walls. You might also consider checking other listings in your area. If you see homes with certain wall colors selling faster than others, you'll have a good idea. To save yourself the research, you can also seek out the advice of an experienced agent who will tell you more about expectations in your local market.

It's also important to remember that some Homeowners Associations have strict rules about color, particularly with exteriors. In some cases, you could be fined for painting outside of their requirements, which will also affect the bottom line. If you belong to an HOA, find out if they have suggestions on paint color.

Whatever you decide for paint color, know it can pay to do your research before you invest the time and elbow grease into your home.