

# Rapid City Real Estate Update

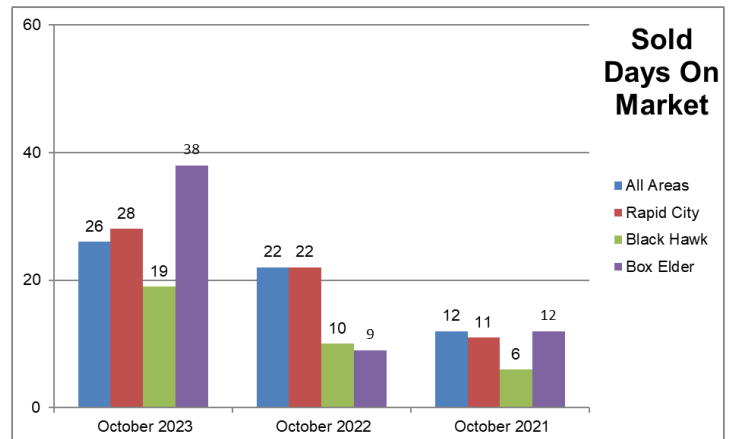
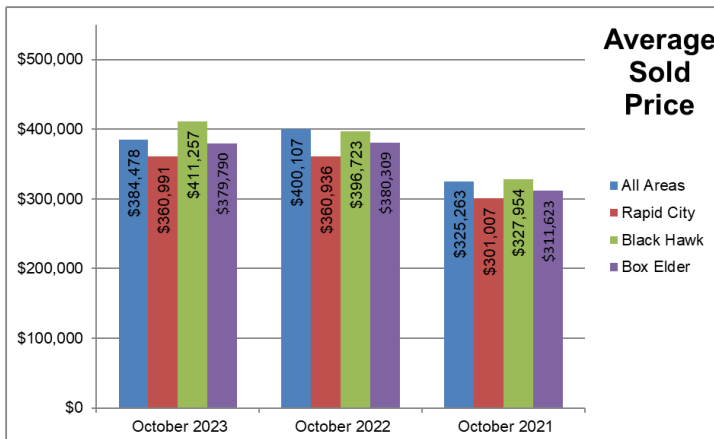
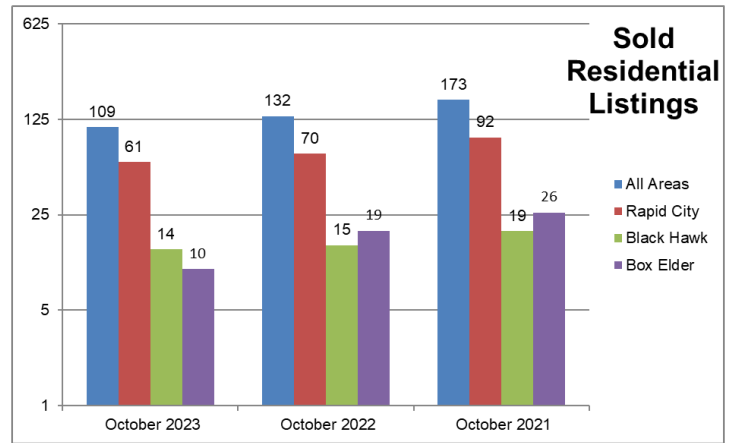
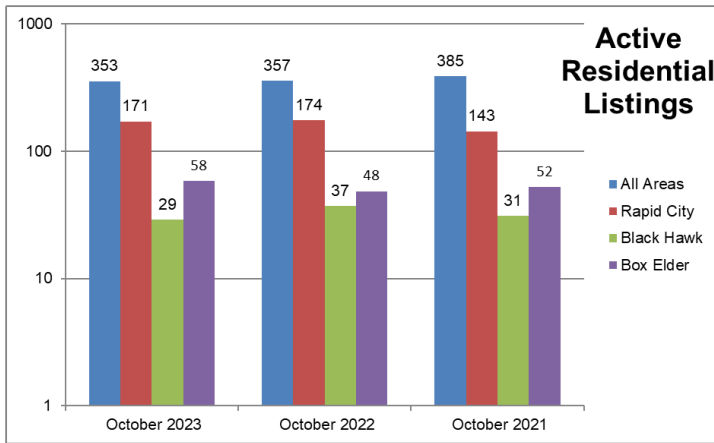


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## Rapid City & Area Market Conditions For October 2023



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## The Home Improvement Decisions That You Will Never Regret

When it comes to home improvement, homeowners have a myriad of options at their disposal. However, this is not to mean that all of these options are the best. While some fixes and renovations in a home can turn your home into a perfect setting, others end up causing more harm than good. Right from landscaping to wiring and kitchen renovation, home remodeling needs careful consideration to avoid future regrets.

### What to Avoid

While some home remodeling options may look trendy on the surface, they may not be ideal for a long term engagement. For instance, one of the trends you would not want to get involved in is specialty finishes on hardware. While most homeowners find specialty finishes on the bathroom or kitchen trendy, their relevance does not last long. Furthermore, they are expensive to have them installed or changed. So considering their upcharges and the fact that they are a thing of the moment, it may not be worth the effort.

In most cases, homeowners would try to do all they can to improve the overall outlook of their bathroom. However, some of these additions may be unnecessary. For instance, while adding a veined marble wall to your bathroom is a beautiful endeavor, going overboard can prove overwhelming since, in a few years, it will look outdated. The same applies to graphic tiling that seems trendy at the moment. At this age, Pinterest and Instagram, soon everybody will be going for it, and it will not be desirable in a few years to come.

### What to Focus on in Home Remodeling

So you have everything figured out and are set up to make your investment in home renovation. Before starting your renovation project, make sure to budget all your expenses. With a detailed budget, you will know, whether is it better to consider a personal loan for home improvement or to use your savings and pay with cash.

Where do you start? With funds ready, you ought to go for priority aspects of your home remodeling. The following are some of the notable areas to lay your emphasis.

### Storage

Come to think of it; a building is essentially meant for storage apart from being home. This fact explains

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# Looking To Flip? Don't Do It Without These Tips



Flipping is hotter than ever, with investors taking advantage of the combination of distressed owners and low mortgage rates to pounce on properties. Contrary to what you might think, you don't need to have a ton of cash, or a ton of experience, to be successful at house flipping (but both definitely help!). You do want to pay attention to some key tips, though. Here's where to start.

### Don't expect to be in and out in a week

According to the recent ATTOM Data Solutions first-quarter 2020 U.S. Home Flipping Report, "Home flippers who sold homes in the first quarter took an average of 174 days to complete a flip, up from an average of 169 in the fourth quarter of the previous year but down from 180 days in the first quarter of last year."

Will it take you that long? Maybe, maybe not. It depends on a whole lot of factors, like the condition of your home, how much work needs to get done, and how fast you can make it all happen. You may think you can turn it around in a month, and you may be right. Then again, that 174 days may look like nothing by the time you're done. The trick is to be realistic, and even to overestimate the time it will take to get any permits, do any needed repairs, get your inspections, and get the home sold—especially if you have an investor who is expecting to be paid back quickly.

And keep in mind that, "The longer it takes you to flip a house, the more you'll pay in carrying costs, which include utilities, financing, and property taxes," said Lending Home.

### Make sure you have enough money

According to Fit Small Business, "Costs vary based on where the home is located, property type, and the extent of the renovations needed, but the total cost to flip a house is usually around 10% of the purchase price."

But that doesn't mean your flip will come in right at 10%. If you don't have a proper contingency fund, anything that goes wrong could put you over budget and sink any potential profit.

### Take down that wall at your own risk



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Yes, it will open up the space and make it look lighter, brighter, and larger. And yes, you'll probably also find horrible plumbing issues or faulty electricity or the need for a \$10,000 beam to support the structure as soon as you do. Opening up the floorplan of an older home to make it more attractive to today's homebuyers is a great idea, as long as you're prepared for the potential problems.

### Consider bringing in a partner

Want to flip homes but don't have the money for a down payment—or the credit to swing a loan? Many a flipper starts out in a partnership with someone who puts up the cash and splits the profit after the property sells. This is especially useful if you plan to buy homes at auction and need a lot of money upfront.

### Start small

"Buying a home that just needs some cosmetic repairs and some TLC can drastically improve your return on investment," said Lending Home. "New investors can learn as they go by starting with a home that just needs a little love, and work their way up to homes that need significant repairs."

### Learn some trades

Is your intention to do all the repair and renovation work yourself on your flips? Be sure to prepare ahead of time. You don't want to be learning on the job with money on the line.

### Put together a team in advance

If you're planning to have others make the fixes, locate and hire them before you close escrow. Time is money.

### Don't overpay

If you're eager to start your first flip, you might jump at a listing that costs more than it should—at least where your profit margin is concerned. This can be especially true if you go to an auction and get caught up in the frenzy. It's important to set a limit—and stick to it—based on what you can legitimately afford, and your expectations for your profit margin.

If you're not sure how to set your profit margin, consider the 70 percent rule. "The 70 percent rule states that an investor should pay 70 percent of the ARV of a property minus the repairs needed," said Invest Four More. "The ARV is the after repaired value and is what a home is worth after it is fully repaired."

*Courtesy of Realty Times*



## How To Make Time For Remodeling

If you've ever wanted to start rearranging and remodeling your home, then you know

how much time it can take up. It's impossibly hard to find the time that you need to make your home into what you want it to be. You might be putting it off again and again because work, sports, or family activities are always taking priority. To ensure that you can find the time to do the remodeling that you want to do, here are 5 ways to make the time without sacrificing the important things.

### 1. Cut the Shopping Time

For those of you who like to have a week of dinners planned out ahead of time, you know how much time grocery shopping for those items takes. You walk into the store with a list of groceries and you wander around the store from one aisle to the next picking up things here and there. It can take an hour or two just finding the ingredients. By looking into a food delivery to do the shopping for you, you'll be able to have an extra couple hours every week that you could use to rearrange your home.

### 2. Assign Chores to the Kids

How many hours a week do you spend cleaning? A study done by the Australian Institute of Family Studies showed that women spend anywhere from 16 hours a week to 25 hours a week doing household chores. That means that every week, women are spending up to an entire day cleaning the house and cooking the food. You can assign your kids chores to alleviate some of the time that you spend on chores. Everyday assign each kid a set of easy chores and assign one of them to help with dinner for that night. Chores will get done faster and you gain an extra 5-6 hours every week. While you're at it, you could even enlist your children to help you with the remodeling since you've saved enough time to start.

### 3. It's Okay to Say "No"

You might be overly busy because when someone asks you to do something, you can't say no. You spend hours every week going out and having lunches and dinners with friends or helping people move but you need to remember that it's okay to have some "you-time." Next time you feel overwhelmed by your plans, know that it's okay to say no to the next person who asks you to do something. It's important to take advantage of your time and use it in the way that you want to.

### 4. Don't Set Unattainable Goals

It's tempting to set goals that seem easy but are actually completely unattainable. Then you spend hours and hours trying to reach them only to come out frustrated that you'll never be able to finish them. Instead, set small goals that you can easily reach one at a time. You'll be able to save time because you won't be frustrated as often and you won't be spending time on things that you won't be able to accomplish.

### 5. Spend Less Time on Social Media

Social Media is where you get ideas for creative DIYs and cute remodeling ideas. It also can take up hours and hours on end. Try taking a "social media fast" for a few days every week where you don't allow yourself to go on Facebook or Instagram. Be strict with yourself and tell yourself that no matter what, you are not allowed to open up the app on your phone. Instead, focus on other aspects of things that you need to do. If you're feeling bored and you're tempted to go on social media then focus your attention instead on the projects that you've been meaning to do around the house. There isn't a reason why you should be bored.

By cutting time from other less-important aspects of life, you'll find that you have a plethora amount of time available for you. You'll be able to put that time into the other things that you have been hoping to accomplish. So, take a break and allow yourself the time that you need to make your home into the home that you want.

Courtesy of Realty Times

## October Real Estate Roundup

Freddie Mac's results of its Primary Mortgage Market Survey® shows that "For the seventh week in a row, mortgage rates continued to climb toward eight percent, resulting in the longest consecutive rise since the Spring of 2022. Rates have risen two full percentage points in 2023 alone and, as we head into Halloween, the impacts may scare potential homebuyers. Purchase activity has slowed to a virtual standstill, affordability remains a significant hurdle for many and the only way to address it is lower rates and greater inventory."

- 30-year fixed-rate mortgage (FRM) averaged 7.79 percent for the week ending September 21, 2023, up from last month when it averaged 7.23 percent. A year ago, at this time, the 30-year FRM averaged 7.08 percent.
- 15-year FRM this week averaged 7.03 percent, up from last month when it averaged 6.55 percent. A year ago, at this time, the 15-year FRM averaged 6.36 percent.

Courtesy Of Realty Times

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why one will go to great lengths to create several rooms of various storage purposes. Over time, we accumulate a lot of stuff, and it only makes sense to create enough space for the same. Consider both your current and future storage needs when creating these spaces. This applies to both the interior and exterior storage.

### Infrastructure

Apart from location, the home's infrastructure can become a make or break point for your home remodeling design. By building a custom home, you have the autonomy to decide where each of the main features will be located. This is in addition to the assurance that whatever is used under the floor and behind the walls is high quality. Some of the notable infrastructural considerations in home remodeling include electrical systems, cooling systems, siding, plumbing, insulation, and windows. Work hand in hand with your architect or designer to ensure each of these works to improve the overall performance

### The Kitchen

Kitchen remodeling is a worthy endeavor, but this comes at a price. However, there are changes you can make that will not only cost you less but also stand the test of time. For instance, you may see the need to stick to white in your kitchen. Apart from reflecting light, white makes small kitchen spaces seem larger. For flooring, hardwood takes the day. This is because hardwood can blend well with any kitchen style, whether contemporary or traditional. For cabinets, go for shaker-style versions as these give your kitchen backdrop a timeless look.

### Lighting

Lighting is often overlooked when it comes to home renovation in place of other design aspects. It shouldn't be the case as lighting makes a strong statement about the overall look of your property. This is especially so for interior design, as it affects every detail in the room. In this case, take your time to study each room in terms of its components and how best to accentuate them. Use 'accent lighting' to highlight some of the aesthetically pleasing fixtures in the room. While at it, consider the need to have sufficient sources of natural light into space. Home remodeling doesn't have to be a complicated process; the simpler, the better. The rule of thumb, in this case, is to go for options that stand the test of time. You do not want to incorporate features that will lose value or appeal in a few years.

Courtesy of Realty Times



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# Black Hills Events

**Rapid City Rush Games**  
November 22, 24, & 25  
December 7-9, 29-31  
The Monument, Rapid City

**The Nutcracker Ballet**  
November 24 - 7:00 AM  
The Monument, Rapid City

**Old Tyme Christmas**  
November 24 - 30  
Hill City

**Christmas Night Of Lights**  
November 24, 25 & 26  
December 1, 2, 3, 8-23  
Storybook Island, Rapid City

**Holiday Celebration & Winter Market**  
November 25 - 2:00 PM to 6:00 PM  
Main Street Square, Rapid City

**Festival of Lights Parade**  
November 25 - 6:00 PM  
Downtown Rapid City

**Christmas In The Hills**  
December 1 & 2  
Hot Springs

**Custer Christmas Parade**  
December 2 - 5:30 PM  
Main Street, Custer

**Holiday Marketplace**  
December 9 - 8:00 AM to 3:00 PM  
The Monument, Rapid City