

Rapid City Real Estate Update

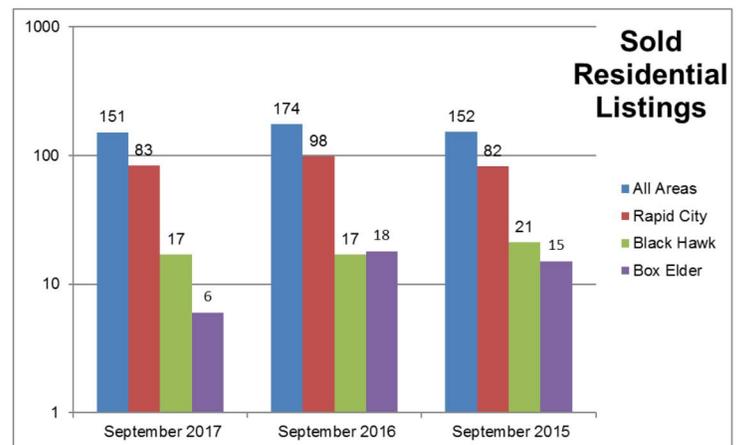
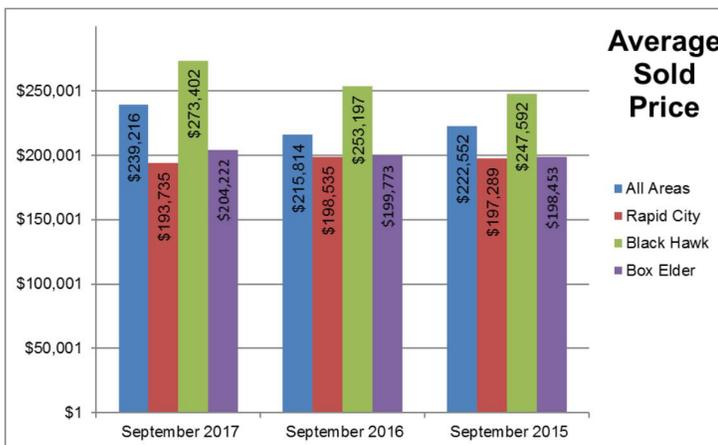
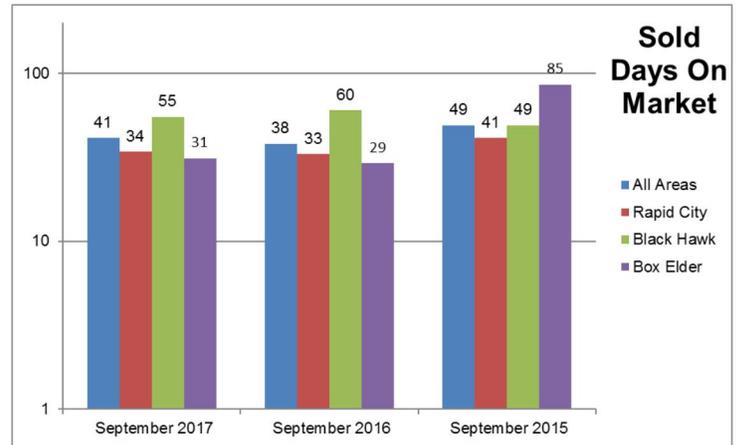
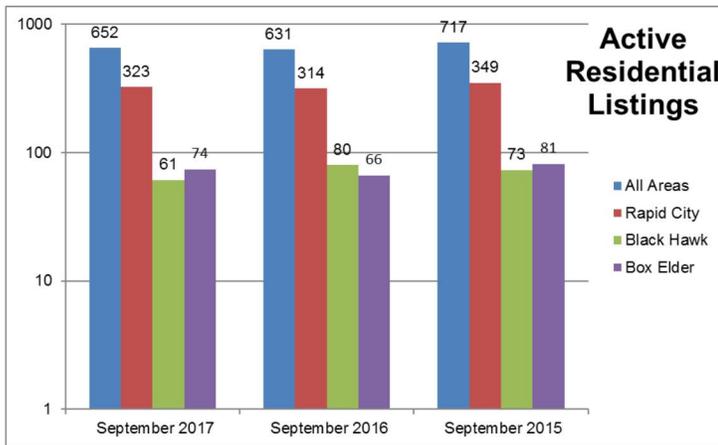


LEWIS-KIRKEBY-HALL
REAL ESTATE, INC.

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Rapid City & Area Market Conditions For September 2017



Ideas for Saving Energy with Your Smart Home

You may feel safe inside on a hot, smoggy day, but hidden dangers could be damaging your health right in your own home. In fact, according to the World Health Organization (WHO), 4.3 million people a year die from exposure to household air pollution. Poorly ventilated dwellings, smoking around the home and fine particles can all negatively impact your health.

Although you can try to improve your home's health by regularly changing filters and opening the windows to let in some fresh air, you need some smart home technology to help save energy. That will ultimately help you go green by cutting down on your energy consumption. As an added benefit, saving energy can also trim your energy bills and save some money in the process. Get started with these five smart home ideas for saving energy.

Control Your Smart Home Automation

Before you start your smart home journey, look at how you can control the automation process from the start. For example, smart appliances can help reduce your energy consumption, but you need a way to control everything from turning your lights on and off to adjusting your thermostat.

Automation can be controlled right from your smartphone or tablet. It's also best to get a smartphone that works in tandem with a reliable network for controlling your home remotely while you're on the go. For example, a phone like a Samsung Galaxy Note8 or iPhone 7 Plus can leverage apps like Wiser EMS or Nest Mobile. Just about every smart home product on the market comes with an app to manage from your smartphone or tablet so you can improve your energy efficiency whether you're at work or on vacation.

Use Smart Climate Control

You can go beyond controlling the temperature of your home and actually control its entire

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6 Surprising Benefits Of Buying Or Selling Your Home In The Fall



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Seeing fewer for-sale signs now that summer is over? That can be great news for buyers who are looking to score a new home and buyers who want to get rid of their place and buy a new one. If you think you missed the boat on making your move this year, we're here to tell you why buying and selling in the fall can work for you.

Less competition: Yes, there may be fewer homes on the market, but there are also fewer buyers out there competing for the same home you want. That gives buyers an important edge. "Families on a mission to move into a new home before school starts are out of the picture," said Forbes. "Competition for houses drops off in the fall, a time many people consider to be off-season in real estate. But there are still homes for sale - and in some cases, there's just as much inventory as there was during the spring and summer."

The benefit to sellers is that those buyers who are out there tend to be more serious, which means your REALTOR® can key in on the real buyers without having to sift through the riffraff.

Tax breaks: If you're a buyer who closes escrow before December 31, and you may get a nice write off on your taxes. "Property tax and mortgage interest are both deductions you can take for your whole year's worth of income, even if you closed on your home in December," David Hryck, a New York, NY tax adviser, lawyer, and personal finance expert told Realtor.com. "Any payments that are made prior to the closing of the loan are tax-deductible. This can make a serious difference in the amount you owe the government at the end of the year."

There are also potential tax breaks for home sellers. "You can include all sorts of selling expenses in the cost basis of your house," said The Balance. "Increasing your adjusted cost basis decreases your capital gain because this is what's subtracted from the sales price to determine how much of a gain - or loss in some cases - you've realized. If you have less of a gain, you're more likely to fall within the exclusion limit, and if you're gain isn't excluded, you'll pay taxes on less." And that's just the beginning. Closing costs and home improvements may also be write offs for sellers.

Home for the holidays: Buy or sell early in the fall and you could be nicely situated in your new home in time for the holidays and before winter weather hits. Moving during a calmer time of year also means you may have better access to movers and other necessary resources than during the busier spring and summer seasons.

The right price: Did you list in the spring or summer with an exorbitant number that you thought you'd have no trouble getting because it was a hot market? That's pretty common these days. Whether you've had a revelation about the price you should be asking or have made updates to your home to justify a higher price, you're probably in better shape to get your (realistic) asking price in the fall. If you're a seller and you establish a smart pricing strategy, you could find your home standing out in the crowd and selling while others sit on the market under a blanket of snow.

Buyers also may have a better time getting a home that's within their budget because when there is less competition for homes, there is less chance of bidding wars and over-asking-price sales.

Fall may be safer for buyers and sellers: Here's something you may not have thought of. "Did you know that burglars have peak seasons? They do, Sarah Brown, a home safety expert for SafeWise.com, told Forbes. "July and August are prime months for burglaries to take place. Waiting until the fall [to buy] gives you an advantage when learning about a home and the neighborhood. You'll be settled in your home and can take precautions - like setting up that new alarm system - before the next burglary season rolls around."

For sellers, less competition for your home can be a good thing if it means your home is safer from theft.

Great deals on stuff to fix up your home: Coordinate the timing right, and those items you need to fix up your home for sale in the fall or update and upgrade after a purchase might be priced to your advantage. Check Consumer Reports for a full list of the best times of year to buy everything, and keep in mind holiday and Black Friday sales. You could score some great deals at this time of year.

By Jaymi Naciri
Courtesy of Realty Times



3 Tips For Selling With A Small Kitchen

Many buyers are in search of great kitchen space. But the kitchen can be one of the trickiest rooms to stage, especially when the space is small. If your house is lacking in kitchen space, it's important to make it look as appealing as possible.

Here are two tips to help sell a small kitchen:

1. Remove all clutter and appliances from the countertops, leaving only one

or two decorative items. This will make the space appear cleaner and larger, she says.

2. Make sure the kitchen is getting plenty of light. Dark spaces appear smaller, so to open up the space make sure any windows are allowing maximum light through. If that's not possible, add appealing forms of lighting to do the trick.

Courtesy of Realty Times

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Indoor climate. The Nest thermostat doesn't need to be programmed, and instead learns your habits and adapts the climate of your home to your life. The Nest can automatically adjust itself based on your lifestyle, the time you come and go on a regular basis, and when the season changes. You can even control the individual temperatures of specific rooms so your energy efficiency remains high.

After using Nest for a week, it can program itself and significantly reduce your energy consumption so you're saving more on your electric bill. You'll also get an alert from Nest to your smartphone app if something is wrong like the temperature is dropping low enough to make your pipes burst or the furnace is acting up.

Switch to Purifying Floors

You may already know that your home contains pollutants based on poor air quality and ventilation. But the materials your home was built with, or even its furnishings, can continuously emit toxic contaminants including formaldehyde.

Pure Genius flooring is made without solvents, volatile organic compounds or formaldehyde. It also uses light-activated and air-purifying agents made of titanium dioxide in its Titanium floor finish line. You can ultimately help purify your air, and reduce the energy needed to run fans and ventilating systems to freshen up your home. Another option for floors with an eye on energy efficiency is radiant floors with embedded tubing inside concrete to improve more efficient heating and cooling.

Update Your Appliances

You may have heard of energy-efficient appliances already, but may not have heard about smart home appliances that can save both energy and time. Smart appliances allow you to remotely program your washer or dryer to operate in the middle of the night to reduce the strain on the electrical grid. Meanwhile, an energy-efficient smart fridge like LG's smart fridge can tell you that you're out of milk and save you energy at the same time.

*By Blanche Evans
Courtesy of Realty Times*



Building an Emergency Fund to Cover Unexpected Home Repairs

With homeownership comes new responsibilities, including repair and maintenance expenses. Sooner or later, you'll encounter a leaky faucet or a blown circuit breaker and quickly learn that keeping your household up and running is no longer as simple as a call to the landlord.

Deciding how much money to spend on fixing or replacing something that's broken is often a judgment call. Either way, you need the cash to cover the expense. Building an emergency fund to assist with unexpected costs can help you promptly take care of home repairs without disrupting your daily routine.

Establish an Estimated Baseline Cost of Annual Home Repairs

Saving for a home purchase requires persistence and dedication - good habits that should continue well past settlement day. The total amount you'll need in an emergency savings fund can vary widely from home to home, as certain home characteristics may cause you to spend more or less than average on annual maintenance and repairs. Make sure to consider the age of the property, as older houses generally require more upkeep. The quality of appliances, fixtures and underlying systems like heating, cooling and plumbing may also affect your projected home repair costs.

It's also important to consider your home's location. Homes in flood-prone areas may be more susceptible to water intrusion, which can be mitigated with flood insurance. Likewise, exposure to temperature extremes, both hot and cold, can have detrimental effects on your home that require additional repair and maintenance expenses.

Budget for Emergencies and Big Fixes

Your emergency fund should be an amount you save over and above the annual maintenance costs of your home. Pay for predictable monthly or quarterly bills like lawn care, utilities, association dues

and regularly scheduled cleaning services out of your household spending budget, not your emergency savings. You can determine how much you're spending in ongoing maintenance by tracking payments and recording the bills you pay in a spreadsheet or a personal financial app.

You may need to increase your emergency fund balance as larger items in your home begin to age. Keep track of your appliances and other items that may need to be replaced in the next year or so, and set aside money to pay for new ones. A large expense such as a roof replacement may require an even longer savings period.

Even in new homes, unplanned repairs can arise from a severe weather event, like high winds or hail. As any homeowner knows, an appliance that was previously working just fine may begin to malfunction for no obvious reason. An emergency fund allows you to handle surprises like these and pay for repairs that aren't covered by insurance.

Plan for Future Upgrades

Once you're comfortable with your new home and your ability to handle the related expenses, you can start thinking about additional home improvement projects - ways to improve your space rather than simply keep up the existing features. When you're ready to tackle something new, start small with a minor project such as a bathroom remodel. Eventually, you can save for larger-scale remodels like a kitchen renovation or an addition that will add value to your home and transform your living space. If you're about to become a new homeowner, expect the unexpected - build an emergency fund for unforeseen repairs. On top of annual maintenance expenses and the cost of your monthly mortgage and escrow, an emergency savings cushion will help you to breathe easier and make the homeownership experience a positive one.

Courtesy of Realty Times

Black Hills Events

Terror In The Dark Haunted House

October 20-21 & 27-31
Central States Fairgrounds, Soule Building

Deadweird

October 27-28
Deadwood

Night At The Museum

October 28
SDSM&T Museum of Geology

Scare In The Square

October 28 - 1:00 PM to 3:00 PM
Main Street Square

Safe 'N Sweet Trick 'N Treat

October 28 - 3:30 to 8:30 PM
Storybook Island

Rapid City Rush Games

October 28
Nov. 1, 3, 4, 11, 15, 17, 18, 22, 24 & 25
Ice Arena, Rushmore Plaza Civic Center

Mountain West Beer Fest

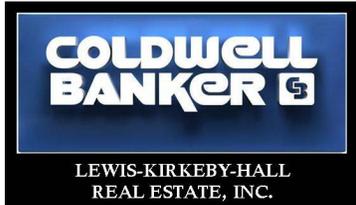
November 11 - 1:00 to 5:00 PM
Rushmore Plaza Civic Center

National Parks Fee Free Days

Veterans Day Weekend
November 11-12

Information provided by:

www.visitrapidcity.com
& www.downtownrapidcity.com



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3 Buyer Pet Peeves When Touring Homes

What makes home buyers grimace when they tour a home for-sale? Don't let your home fall prey to one of these common buyer pet peeves.

Pets: Dirty kitty litter boxes or dog toys scattered in a room can turn off buyers who associate pets with unsanitary homes. Remove all traces of pets in a home and pay attention to the home's smell; get rid of any lingering pet odors.

Kid items: Don't let the kids overtake a home with toys cluttering every square inch. Also, pay attention to any sanitary or personal items involving infants.

Personal items: Watch the cleanliness of the bathroom and what's left out: For example, make sure toothpaste residue isn't left in the sink or prescription medications are left out in the open. Buyers want to feel clean in the bathroom.

Courtesy of Realty Times