

Rapid City Real Estate Update

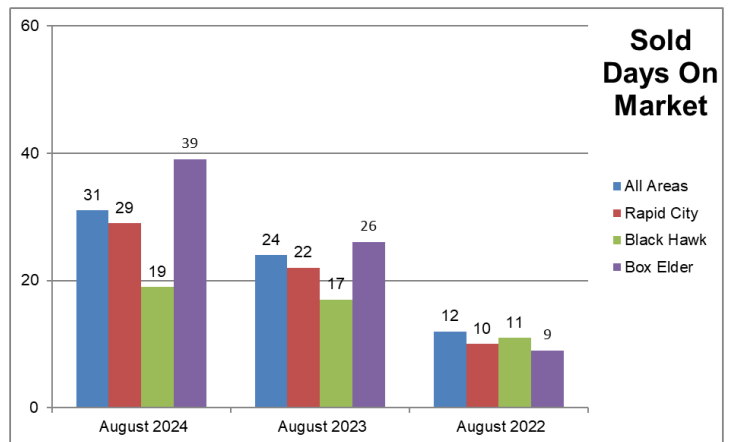
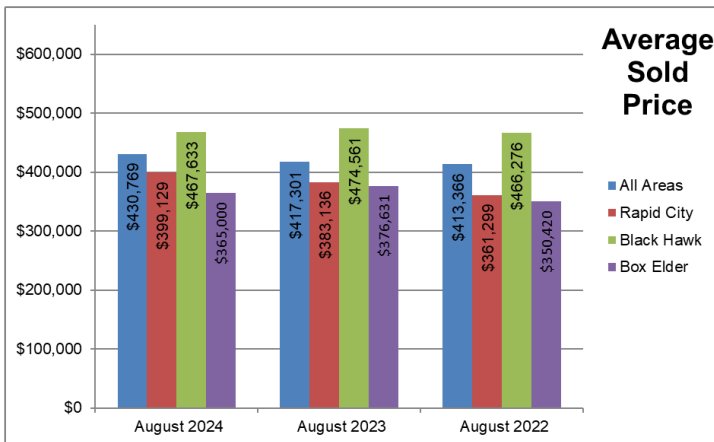
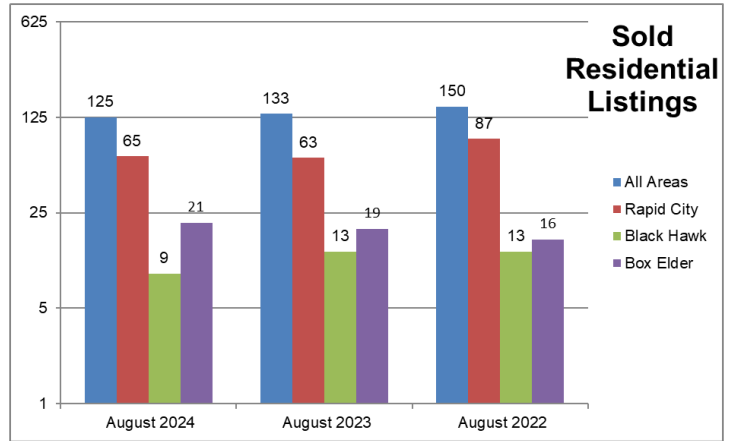
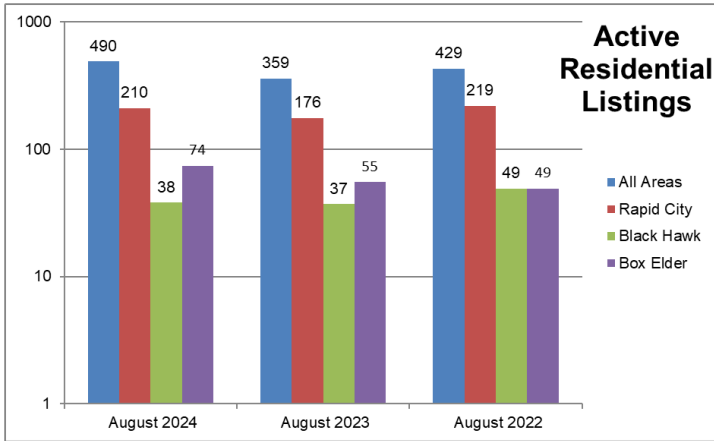


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Rapid City & Area Market Conditions For August 2024



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Home Upgrades That Will Make Your House Worth Even More Moolah!

While some home upgrades are purely personal, like adding a wine cellar or a Christmas package wrapping room, others will actually help increase the value of your home. The right home upgrade can make all the difference in how much your home is worth. Check out below for some great ideas.

Replace the Windows

Poorly insulated, drafty, or cheap windows can bring down the value of a home like nothing else. Today's discerning home buyers expect double or triple pane windows with elements like Argon gas, low-e coatings, and all the other elements that make good-quality windows look good and function well. According to money.com, homeowners who replace the windows in their homes get a 73% return on investment when they end up selling their home.

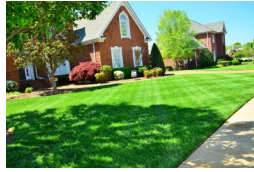
Replace the Roof

A damaged or faulty roof is one of the biggest reasons that homeowners have to hand over money to buyers during the buying process. Inspections frequently turn up issues with cracked shingles, holes, old tiles and all the other roof damage that can put your house at risk. A faulty roof not only makes the outside of the house look bad, but it also raises the risk for damage inside your house.

Do a Minor Bathroom Renovation

Bathroom renos can often take quite a bit of money. If you don't have a lot of money, you can still do a renovation that not only looks good but offers a great return on your investment. Doing something like replacing old, dingy tile or adding a new bathtub can completely change how the bathroom looks. If your tile floor has seen better days, consider replacing it with high-end vinyl flooring or adding a heating element. With small changes like these, you could see as much as

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5 Landscaping Tasks That Increase The Value Of Your Home



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You wouldn't dream of going to a party wearing a leisure suit or dress from the 1970s. So why host a backyard barbecue in an outdated yard? Improving your landscaping has a lot of benefits. It demonstrates pride of ownership and is one of the best ways to increase your home value should you want to sell it. After all, if buyers see that you take care of the outside of your house, they'll assume you've taken good care of the inside. Landscaping improvements can boost your home's value by up to 15%. That translates into a whopping \$45,000 more for a \$300,000 home.

You don't have to rip out everything and start over. It's easy enough to make some simple enhancements. A general rule of thumb is to spend 5% to 10% of the value of your home on landscaping improvements. You can reduce these costs by doing some of the work yourself.

Here are five landscaping trends sure to increase the value of your home.

1. Clean It Up

Over the years, our yards get overgrown. Like us, they need regular haircuts. The first task? Remove any dead or wilted trees and bushes and replace them with drought-resistant, native plants, or create a mulch bed in their place. Be sure to prune overgrown trees and shrubs, and cut away low branches. Remove old rusted metal edging and install new metal or plastic edging around areas where the grass meets rocks or mulch. Be sure to use rounded edging to keep pet paws safe.

2. Keep It Low Maintenance

You want a yard that works for you, not one you'll have to spend hours working on. A few simple tips can make your yard easy to maintain.

- Plant perennial flowers that will return every year.
- Install a sprinkler system or automated soaker hoses.
- Cover more areas with pavers or hardscape to cut down on mowing time.
- Avoid messy trees that drop leaves, needles, and berries. Consider arborvitae trees that can

grow up to 50 feet tall, need little pruning, and stay green year-round.

3. Grow a Privacy Fence

Watching your neighbors parade around their backyard in their pajamas on a Saturday morning is less than ideal. Create some privacy by planting trees or shrubs that keep your views inside your yard. Choose native plants within your plant hardiness zone that are easier to maintain and need less water. Buy bigger plants rather than waiting for the smaller ones to mature enough to create a privacy fence. This way you'll need fewer plants and save time digging in the yard. Pro tip: Vary the types of plants to avoid losing them all to the same type of disease or pest. Stagger different kinds of plantings, such as deciduous shrubs, evergreens, and perennial grasses, in small groupings to create a natural privacy fence. For the prospective buyer, variety offers attractive sightlines and a greater variety of heights and colors.

4. Bring Your Indoors Outside

Once you've established some privacy, you're ready to create an outdoor oasis. If your budget allows, install an outdoor kitchen with a built-in grill, refrigerator, and a TV to help keep the party going into the backyard. Add comfortable seating with fluffy cushions for cozying up to a good book on a warm, sunny day. Close in your outdoor space in a gazebo or pergola, which serves to frame the open-air room while offering shade. Adding outdoor-rated carpet and throw pillows will create an inviting "indoor" feeling outside, perfect for entertaining on a Saturday evening or for sipping coffee on a Sunday morning.

5. Create a Focal Point

Your yard is like any room inside your home. Consider a focal point that immediately draws the eye. A koi pond, Zen garden, fountain, or an outdoor fireplace are also great gathering places for guests.

Fashioning your backyard and lawn into an appealing and well-kept retreat expands the "liveable" space in your home. Think of it as an investment. You're adding an extra room to your home, without adding additional walls. Creating a greener, more trendy landscape will pay off when it's time to sell, by putting more green in your pocket.

Courtesy of Realty Times



If You Have the Option of Putting More Money Down, Should You?

With the exception of the VA and USDA programs, along with certain down payment assistance programs, most every residential loan program does indeed require some sort of a down payment. Many borrowers want to come to the closing table with as little cash as possible and as the down payment amount is the largest chunk of change needed, the lowest down payment is often the request. A conventional loan can ask for a down payment of just 5.0 percent with certain first time buyers loans asking for a 3.0 percent down payment. FHA loans need a minimum down payment of just 3.5 percent of the sales price. But if you have more money to put into the transaction, should you?

Many times, this additional cash comes from the sale of a previous residence but of course it doesn't have to. While conventional loans do have low down payment options, with a down payment of less than 20 percent of the sales price, private mortgage insurance will be required. Making a down payment of 20 percent or more eliminates the need for PMI. A larger down payment obviously results in a lower monthly payment which is another factor to consider.

Making a large down payment will also affect liquidity. A down payment is instant equity in a real estate transaction, the only

way to get the money back is either through the sale of the property or an equity loan of some sort. Putting more money down often means tapping into a retirement account such as an IRA or pulling funds from any investment or savings account. When those funds are removed, interest is lost. A larger than required down payment could also mean the funds would be put to use in a better way such as paying down consumer debt or paying off student loans, for example.

Considering an existing mortgage, loan programs today allow you to pay the loan down. Perhaps retirement is soon coming into the picture and paying down a mortgage is a solid financial plan. One thing to note however is that with a loan carrying a fixed interest rate, the payment will not change, just the loan amount will be lowered. With an adjustable rate loan however, the monthly payments will change as the loan amounts are reduced.

Coming in with a large down payment is a personal financial decision and for most that means it's time for a talk with a financial planner and your loan officer. There are multiple considerations when paying extra on a mortgage or coming to the settlement table with a larger-than-required down payment which means seeking advice from a professional.

Courtesy of Realty Times

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a 100% return on your investment when you sell, making these moves a good choice.

Do a Little Kitchen Reno as Well

The same way that a small bathroom renovation can make a huge difference is the same way that a small kitchen renovation can make a huge difference. Like a bathroom, a full kitchen reno can cost well over \$100,000, something that you may or may not have. If you have it, go for it. If you don't have it, you can still make small changes that will make a huge difference and how your kitchen is perceived by buyers. When we say "small kitchen renovation", we're talking about things like replacing the cabinet doors, replacing the apron on a farmhouse sink or redoing your countertops. One of the easiest things that you can do that will make it look like you have a brand new kitchen is to replace your sink and faucet. Simply upgrading those two elements can create a visual transformation that is a sight to behold. Small changes like these can result in a more than 80% return on investment, according to Nerdwallet.

Replace Your Front Door

There's nothing like a shabby, broken-down front door to negatively influence a potential buyer's opinion of your home. No matter how good the inside of your house looks, that shabby front door will always be the first impression. The buyer may even go so far as to assume that because the front door is shabby, the rest of the home is secretly shabby, even if it looks good! It's in your best interest to replace that front door as soon as you can. Buying a good front door will not only make your home look good, but it will give you as much as a 68.8% return on investment.

By following the above home reno tips, you'll not only be enjoying the way your home looks. You'll also feel confident that you've increased the value of your home as well.

Courtesy of Realty Times

August Real Estate Roundup

Freddie Mac's results of its Primary Mortgage Market Survey® shows that "Mortgage rates fell again this week due to expectations of a Fed rate cut. Rates are expected to continue their decline and while potential homebuyers are watching closely, a rebound in purchase activity remains elusive until further declines are seen."

- 30-year fixed-rate mortgage (FRM) averaged 6.35 percent for the week ending August 29, 2024, down from last month when it averaged 6.78 percent. A year ago, at this time, the 30-year FRM averaged 7.18 percent.
- 15-year FRM this week averaged 5.51 percent, down from last month when it averaged 6.07 percent. A year ago, at this time, the 15-year FRM averaged 6.55 percent.

Courtesy Of Realty Times



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Black Hills Events



Family Food Truck Night

September 17 & 24
Canyon Lake Park, Rapid City

Cruiser Car Show

September 21
Downtown Rapid City

Custer State Park Buffalo Roundup & Arts Festival

September 26 - 28
Custer State Park

Black Hills Film Festival

September 27 - 29
Rapid City & Hill City

National Park Free Entrance Day

September 28

The Great Downtown Pumpkin Festival

September 28
Main Street Square, Rapid City

Fall Volksmarch

September 29
Crazy Horse Memorial

Oktoberfest

October 4 & 5
Deadwood

Bierborse Festival

October 5
Main Street Square, Rapid City

Black Hills Powwow

October 11 - 13
The Monument, Rapid City