

Rapid City Real Estate Update

Happy Easter!

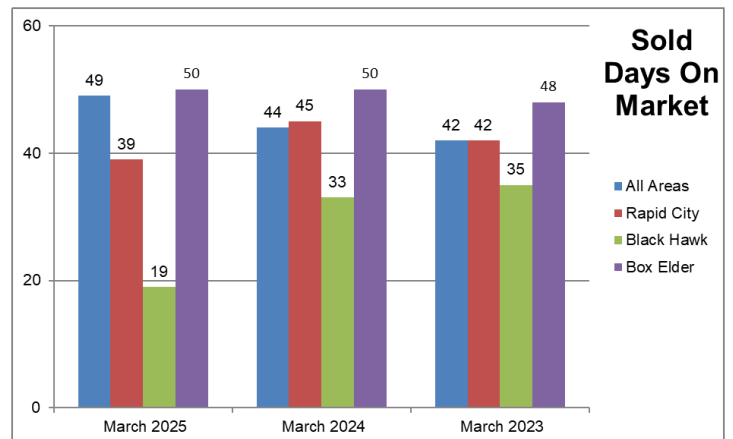
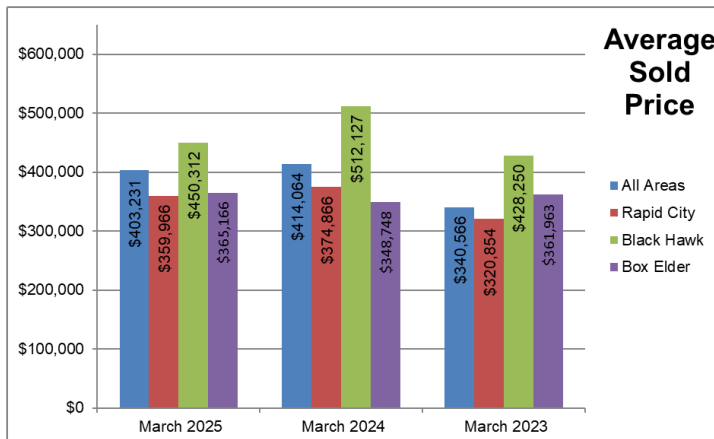
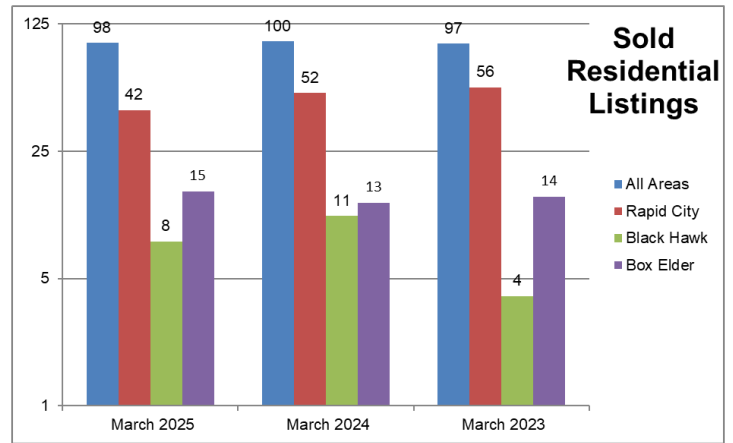
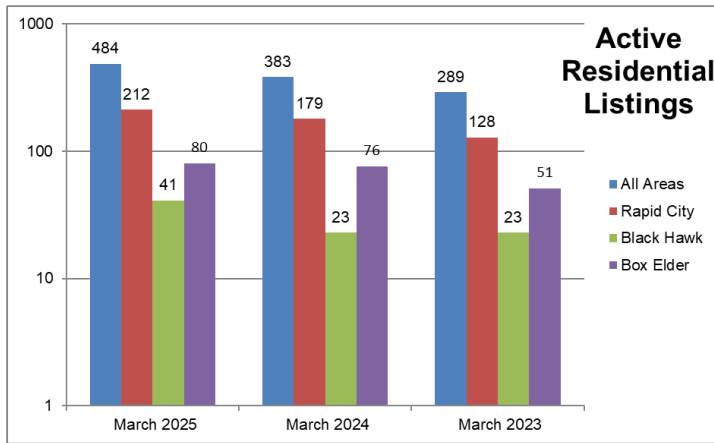


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Rapid City & Area Market Conditions For March 2025



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How To Save On Kitchen Cabinets

If you're remodeling your kitchen, it can be a costly project. One of the biggest expenses you're probably going to run into is the cabinets.

Kitchen cabinets are an integral part of a renovation, and they usually make up around 40% of your total budget. Two big factors that play a role in the cost of cabinets are the quality and their construction.

Cabinets are a long-term investment, but even with their importance, how can you save money on the cost of new ones?

Do Your Research

The first step to saving on the cost of your kitchen cabinets is to do your research. You need to figure out the features and construction elements you can't live without versus the ones you can skip.

You'll start by learning more about the materials used to construct cabinets.

For example, particleboard is one of the cheapest options, but it breaks easily and doesn't do well with humidity and moisture.

Medium-density fiberboard tends to be the option a lot of people prefer because it's somewhere in the middle in terms of cost and actually, when compared to solid wood, has a better performance. It's very water-resistant and can deal easily with changes in humidity and temperature.

Solid wood cabinets are beautiful, but they're expensive and not always a realistic option. For example, if the temperature and moisture aren't carefully controlled in a kitchen, it can destroy solid wood cabinets.

Get Custom Doors and Pre-Made Boxes

If you want the look of high-end cabinets without the price tag, there's a creative option to explore. Get custom doors, but use

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How To Make Your Home Look High-End on a Budget



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Designing a home isn't an inexpensive endeavor, but ultimately, the outcomes you tend to want are spaces that look curated and high-end. Have you ever walked into a house, and it just felt expensive? Whether or not it actually is can be the question.

Designers often use tricks and tips to elevate spaces and give them that luxe, high-end appeal, no matter the budget.

The following are a few things you can consider doing.

1. Add Moldings

Decorative molding is one of the least expensive and most impactful ways to give your home or just a single room a high-end facelift. Adding moldings is also a project you can likely do on your own on the weekend.

Adding moldings gives your home a timeless look and can be used to create architectural features where there are none. For example, if you've ever seen a relatively plain, boxy room with added moldings, you know what a difference this can make.

Moldings can also draw the eye upward when installed at your ceiling, giving the illusion of higher ceilings.

2. Add an Antique

If your room feels somehow unfinished or unpolished, think about adding a piece of antique furniture. For example, maybe add an antique console table or an antique wardrobe in a living space. There are a few reasons this makes your home feel more high-end.

First, a room will often feel cheap if all the furniture seems like it matches a little too well or you bought it off a showroom floor. Adding an antique piece is a thoughtful way to make sure you don't run into this issue.

You'll also see in professionally designed rooms, there tends to be a lot of mixing and matching and bringing together pieces from different sources and time periods.

There's something about an antique piece you can't recreate in an item you buy online or in a big box store. The materials used to make older furnishings were high-quality, and the details were unlike what we see in new furniture.

3. Change Your Light Fixtures

You can relatively easily change out light fixtures or have an electrician come and do it for you. Light fixtures aren't a huge investment, but they greatly impact a room.

A statement light fixture creates a focal point in a room, and for a pretty low price tag, you can get a big change.

4. Create Interest With Texture

Looking at many design magazines or books, you may feel like the spaces are luxurious, but you can't put your finger on exactly what it is. Even a simple overall design can get a boost from texture.

Texture creates visual interest, but you can stay within a relatively subdued or neutral color palette. Incorporate texture by adding rugs, throw pillows, and blankets.

5. Incorporate Curved Lines

Another way to add subtle and chic visual interest in a room is to use curved shapes and lines instead of sticking only with straight lines. You can add curves in the form of a mirror, the legs of your furniture, accessories, lamps, or anywhere.

This is going to give you the depth that can only come from the use of varied shapes.

6. Custom Window Treatments

Custom shades or curtains aren't the cheapest upgrades you can make, but they can have the biggest overall effect. They're more affordable than ever, thanks to offerings from online retailers. Custom window treatments help the entire space feel custom, even when it's not.

7. Use Dimmer Switches On Your Lights

Lighting plays a huge role in how a room is perceived and how you feel when you spend time in it. During the day, natural light is best.

In the evening, when you add dimmer switches to your home, you can lower the lighting to relax and make everything look a little warmer and cozier. Bright overhead lighting is harsh and makes everything feel cheap and washed out.

8. Accessorize

Finally, even in professionally designed spaces where the goal is simplicity, you'll still see carefully chosen accessories. A bold accessory can make a statement, replicating the look of a room designed professionally.

Courtesy of Realty Times



Sellers: Clutter-Free Tips That Can Make Your Home More Appealing

Tidying up your home for your open house or a buyer's showing can make all the difference when it comes to selling your home. Yet, sometimes sellers neglect to do this even though it will help increase their chances of getting an offer.

A little bit of tidying up, organizing and showcasing your home's best features can help shorten the amount of time your home is on the market.

Here are some hot clutter-free tips that can make your home look more appealing and—an added benefit—easier for you to live in, too.

The kitchen is an area that tends to get cluttered easily. Even if the countertops are cleared off, inside the cabinets often lies a cluttered mess. Those crammed cabinets are not appealing to buyers. They often see the disarray and think there's less room for their own items than there really is because they can't see behind the clutter.

Star Hansen, a professional organizer, says cans create the most clutter. She recommends using soup can racks to store them. They're inexpensive and they store three times as many cans. Spice racks are a great way to clear the clutter out and make it look clutter-free.

Hansen also shows how to use storage solutions like airtight containers, hanging baskets, shelf dividers to separate food items, and how to use chalkboard and magnetic paint.

Painting the inside of your cabinet with magnetic paint allows you to hang light-weight items like aprons, towels, or recipes inside your utility cabinets. Using chalkboard paint, you can write notes inside your cabinet about which supplies you need to purchase.

Using airtight containers to store pastas, grains, and other food works well in the cabinet to conserve space because they're stackable. Hansen also recommends using a label maker to mark all the food sections.

Grouping food together in categories such as ingredients or prepared food and then placing those items in boxes allows you to easily grab what you need without having to move 15 items just to get to the one you need.

The key to this type of clutter-free reorganization is to make sure it's portable. Since you're selling your home, you likely don't want to spend the money installing professional systems that will remain with the home when you move.

Fortunately, there are wonderful products on the market that help you organize without having to drill or glue them into your cabinets. These shelving products look good and, when all the items are placed inside the shelves or under-shelving hanging baskets, you've created the illusion of more cabinet space—a plus for all buyers.

So where do you look for these products? Without even leaving your home, companies like Rubbermaid, make it simple to view a wide selection as well as see some creative options for organizing your pantry. Many of the products are under \$20 and well worth the price to reduce the headache of searching through a crammed pantry or over-stuffed cabinet. One of my favorites is the Corner Helper Shelf: it holds up to 10 pounds and allows you to stack food items below it.

The best part of doing this type of reorganization is that when you move, the inside of the cabinets look great for buyers and you'll be able easily pack up and take all this work with you to your new home

Courtesy of Realty Times

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premade boxes from IKEA or a retailer like Home Depot.

You get the outward look of custom cabinets at a fraction of the cost.

Of course, you don't even have to do custom doors unless you want them or need them because of a spacing issue.

You can get pre-made cabinet doors as well and make them feel more high-end or custom with the hardware you choose.

Most factory-made cabinets and less expensive pre-made options have integrated rails, and they're made with either particleboard that has a veneer or a medium-density fiberboard panel.

When you're deciding on cabinets, avoid having too many built-in extras like spice racks and pullouts. The more of these you add, the more expensive your cabinets will be if you're going with custom options or even when you're buying cabinets in-stock.

Get Unfinished Cabinets

If you get unfinished cabinets, you're going to save money, but you'll still have to paint or stain them. Stain is something you might be able to do on your own, but with the painting, you could need a professional. You'll have to do the math on how much that will cost to figure out if it's worth it.

Use Open Shelving

Finally, if you know you want new cabinets but you're still on a budget, utilize the open shelving trend. The trend looks great, and it's significantly less expensive than having upper cabinets. If you do only open shelving instead of uppers in your kitchen, you could ultimately save thousands of dollars or more.

Along with being cheaper, open shelving can keep your kitchen feeling brighter and airier. This can work especially well in a smaller or more closed-in kitchen, where having too many upper cabinets could create a crowded feeling

Courtesy of Realty Times

March Real Estate Roundup

Freddie Mac's results of its [Primary Mortgage Market Survey®](#) shows that "The 30-year fixed-rate mortgage ticked down by two basis points this week. Recent mortgage rate stability continues to benefit potential buyers this spring, as reflected in the uptick in purchase applications."

- 30-year fixed-rate mortgage (FRM) averaged 6.65 percent for the week ending February 27, 2025 down from last month when it averaged 6.76 percent. A year ago, at this time, the 30-year FRM averaged 6.79 percent.
- 15-year FRM this week averaged 5.89 percent, down from last month when it averaged 5.94 percent. A year ago, at this time, the 15-year FRM averaged 6.11 percent.

Courtesy Of Realty Times



Courtesy of:

Ron Sasso
Broker Associate
(605) 593-3759
ron.sasso1@gmail.com

Black Hills Events

Black Hills Jazz Fest

April 26
Downtown Rapid City

Kountry Junkin

April 26
The Monument

Naja Shriners Circus

May 2-4
The Monument

Mountain West Fiesta Fest

May 3
The Box, Box Elder

Spring Marketplace Pop Up

May 3
The Monument

Summer Kickoff Weekend

May 23 & 24
Outlaw Square, Deadwood

Black Hills Food Truck Fest

May 24
Black Hills Harley Davidson

Fruhlingsfest

May 31
Main Street Square