

Rapid City Real Estate Update

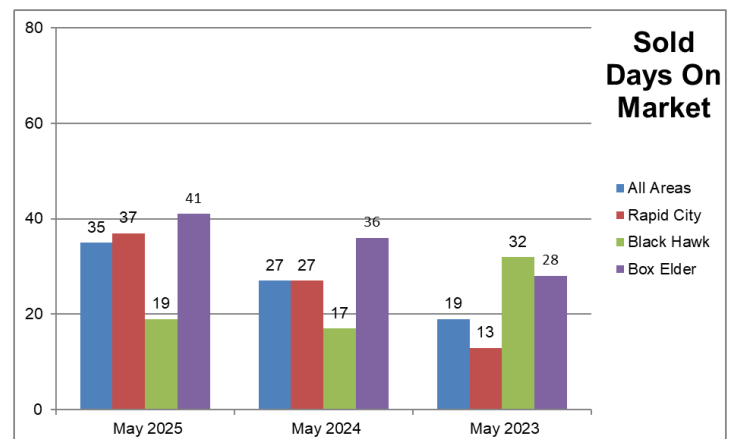
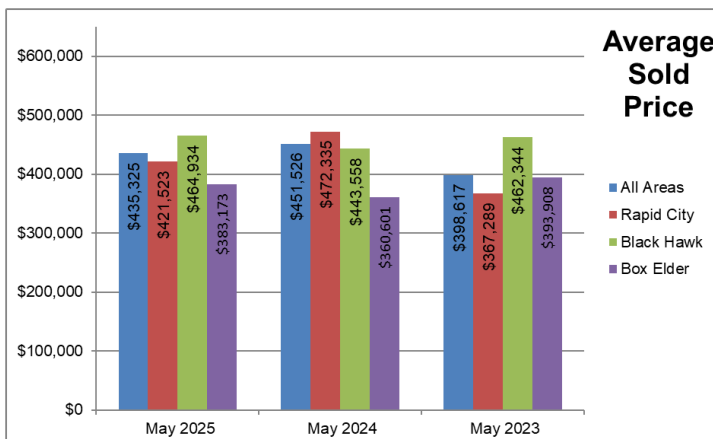
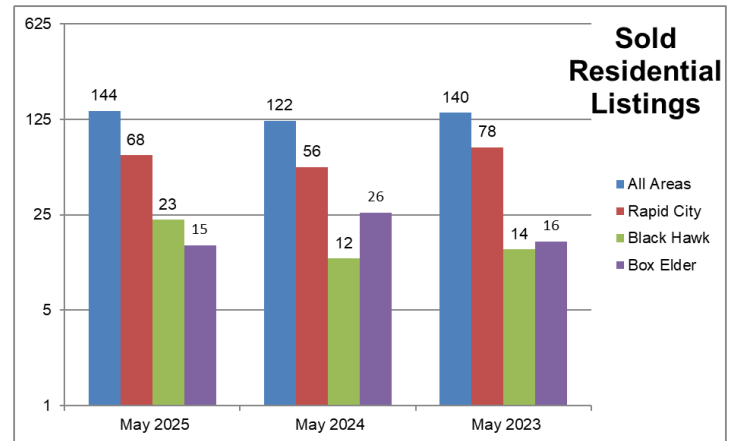
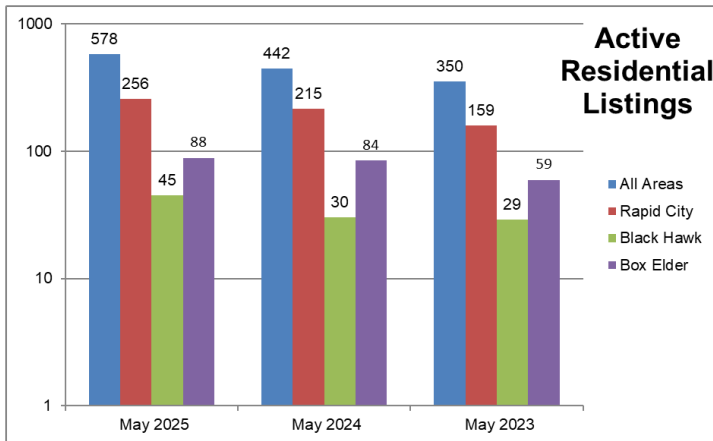


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Rapid City & Area Market Conditions For May 2025



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Home Inspections Can Save You Money In The Long-Run

If you're hiring someone to inspect the home you want to buy, or you're a seller trying to find out if there are any hidden problems that need fixing before you put your home on the market, here are five things you need to know:

1. You can choose your home inspector. Your real estate professional can recommend an inspector, or you can find one on your own. Members of the National Association of Certified Home Inspectors, Inc. (NAHI), must complete an approved home inspector training program, demonstrate experience and competence as a home inspector, complete a written exam, and adhere to the NAHI Standards of Practice and Code of Ethics.

2. Home inspections are intended to point out adverse conditions, not cosmetic flaws. You should attend the inspection and follow the inspector throughout the inspection so you can learn what's important and what's not. No house is perfect and an inspection on any home is bound to uncover faults. A home inspector will point out conditions that need repair and/or potential safety-related concerns relating to the home. They won't comment on cosmetic items if they don't impair the integrity of the home. They also do not do destructive testing.

3. Home inspection reports include only the basics. A home inspector considers hundreds of items during an average inspection. The home inspection should include the home's exterior, steps, porches, decks, chimneys, roof, windows, and doors. Inside, they will look at attics, electrical components, plumbing, central heating and air conditioning, basement/crawlspaces, and garages.

They report on the working order of items such as faucets to see if they leak, or garage doors to see if they close properly. Inspectors may point out termite damage and suggest that you get a separate pest inspection. The final written report should be concise and easy to understand.

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The Role of Scent in Selling a Home



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When you're trying to sell your home, there are a lot of psychological factors that matter, but you might overlook their importance. Scent is a big one.

If your home doesn't smell good, and especially if it has some sort of detectable odor, you're going to have a much harder time selling it.

There are short and long-term scents that may be affecting would-be buyers when they walk into your home. A short-term odor might be a lingering cooking smell. A long-term odor might come from carpets that have pet urine, for example.

The following are things to know about the role of scent when you're trying to sell a house.

Why Scent Matters

There are quite a few reasons scent matters. We don't even necessarily realize how much scent influences us psychologically every day. Even a slight bad odor can make buyers associate your home with being old or dirty. Scent is a powerful way to evoke emotions, both good and bad.

How Do You Know If Your Home Stinks?

It's important to realize that you might not necessarily know your own home smells bad. You could be so used to whatever the smell is that you don't notice it. It could be a transient smell or one that's always underlying when people walk into your house.

Before you put your house on the market and also before you have any showings, try to have someone do a smell test.

If there's no one to help you, walk outside for a few minutes and then come back in.

Find the Source

If you can, find the source of what might be making your home smell bad.

For example, it could be mold or wetness inside your walls or in your basement. In this case, you need to root out what the source is and fix it rather than trying to mask it.

You might need an expert to help you, but sometimes it's a quick fix, like unclogging a drain.

General Odor Elimination

If your home doesn't have any particular odor issue, but you want to make sure it smells good for potential buyers, there are a lot of things you can do.

Focus most of your attention on your kitchen and areas where your pets spend time.

Using vinegar as a cleaning product helps neutralize odors, and you can also leave a bowl of it out on the counter to absorb bad smells.

If you have pets, you may need to do a deep clean of any areas they spend a lot of time, and you should vacuum up any pet hair and dander daily when your house is on the market. Empty litter boxes often, and bathe and groom your pets regularly.

What About Cigarette Smoke?

If anyone has smoked in your house, it can reduce your resale value by as much as 30%. Smoke absorbs into your walls and other fibers, so the odor can stick around even if no one has smoked in the house in years.

The best thing you can do is take everything out of your home and do a deep clean, in addition to having your HVAC system thoroughly cleaned. You will probably also need to operate a HEPA filter with a charcoal pre-filter.

Replace any carpets if there was ever a smoker in your home, and use a primer like Kilz on the walls that neutralizes odors.

Create a Positive Impression

Once your home is clean and you have a neutral odor backdrop, there are certain smells you can introduce that will make possible buyers view it more favorably.

The classic is freshly baked cookies, but instead of that, you might go for something simpler, like just a bit of citrus. That keeps the focus on the home itself, but it's also pleasant.

Don't use essential oils, candles, air fresheners, or anything like that because some people are very sensitive to these smells and it may put them off. Just try to keep things smelling clean and fresh without overdoing it if you want to appeal to the broadest base of possible buyers and make a good impression.

Courtesy of Realty Times



8 New Tricks For Keeping Mosquitos Away

Mosquitos. They're universally despised, and there's not much we wouldn't do to keep them away, right? Personally, we're always on the hunt for a new serum or device or prayer that will help keep them away of the yard so we can actually enjoy our time out there without coming back inside covered in itchy welts.

So, behold the latest list tricks and tools to keep them at bay.

Repel them

This Thermacell Patio Shield Mosquito Repeller is said to provide 12 Hours of DEET-free repellent and is also scent-free and cordless. Reviews are mixed on Amazon, but, at under \$25, we're willing to give it a shot!

Wipe them away

Actually, these OFF! Deep Woods Mosquito Repellent Wipes 25% DEET - 12ct keeps them away, and, they're much easier to use (and less messy) than bug spray. If you'd prefer DEET-free wipes, you can find them, too.

Dab on the essential oils

This was the winning strategy during a recent trip to a very humid, very mosquito-prone land. Liberal amounts of peppermint and rosemary with reapplication about every 30 minutes did the trick.

Burn your coffee grounds

"Reusing coffee grounds offers benefits from fertilizing plants to repelling mosquitoes," said Hunker. "Coffee grounds have a smoldering effect after you light them that keeps insects at bay. Mosquitoes, like other insects, are repelled by the odor created from the coffee grounds burning."

Plant some lavender

It smells lovely to humans (and is beautiful to look at, too), but mosquitos hate it. Lemongrass, lemon

balm, and marigolds are a few more plants you can add to your garden to keep the mosquitos out.

Grow some herbs

Add basil, garlic, and rosemary to your garden for another potent anti-mosquito punch. One of the best is something you might want to grow for other, tastier, reasons as well.

"Basil is so effective at repelling mosquitos (and adding a delicious flavor to Italian fare!) that you'll want to grow it all around your house," said POPSUGAR.

"Windowsills, porches, the garden...the possibilities are endless!"

Plug in the fan

In a Consumer Reports test, a standing fan proved more successful at keeping away mosquitos than several other "tried-and-true" methods. "CR has tested three methods for controlling mosquito activity in a large area: citronella candles, an oscillating pedestal fan, and a battery-powered area diffuser that emitted geraniol, a natural repellent derived from plants," they said. "We found that the fan was far more effective than citronella candles or the geraniol diffuser. In fact, our tests showed that the fan reduced mosquito landings by 45 to 65 percent for folks sitting nearby."

Grab a dryer sheet

These little wonders have more uses than eliminating static cling. "Turns out, there's actually science behind this age-old myth," said BuzzFeed. "Dryer sheets contain two chemicals that keep gnats and mosquitoes away: linalool, which is toxic to some types of insects, and beta-citronellol, which is found in citronella, the ultimate mosquito repellent. So, yeah, keep one in your pocket, or if you're really committed, rub one on your arms and any other exposed skin."

Courtesy of Realty Times

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4. Home inspectors work for the party who is paying the fee. The NAHI Standards of Practice and Code of Ethics clearly state that members act as an unbiased third party to the real estate transaction and "will discharge the Inspector's duties with integrity and fidelity to the client." A reputable home inspector will not conduct a home inspection or prepare a home inspection report if his or her fee is contingent on untruthful conclusions.

The inspector should maintain client confidentiality and keep all report findings private, unless required by court order. That means it is your choice whether or not to share the report with others. If you're a seller, you don't have to disclose the report to buyers, but you must disclose any failure in the systems or integrity of your home.

5. Inspectors are not responsible for the condition of the home. Inspectors don't go behind walls or under flooring, so it's possible that a serious problem can be overlooked. Keep in mind that inspectors are not party to the sales transaction, so if you buy a home where an expensive problem surfaces after the sale, you won't be able to make the inspector liable or get the inspector to pay for the damage. In fact, you may not be entitled to any compensation beyond the cost of the inspection.

As a buyer, you need the home inspection to decide if the home is in condition that you can tolerate. You can use the report to show the seller the need for a certain repair or negotiate a better price. You can also take the report to a contractor and use it to make repairs or to remodel a section of the home.

One thing you should not do when buying a home is skip having the home inspected because of cost or undue pressure by the seller. A home inspection is reasonable, it can save you money in the long run, and it's required by many lenders, particularly for FHA loans. There's a reason why buyers should beware, and a home inspection gives you the information you need to make a sound buying decision.

Courtesy of Realty Times

May Real Estate Roundup

"This week, the 30-year fixed-rate mortgage rose slightly higher. Aspiring buyers should remember to shop around for the best mortgage rate, as they can potentially save thousands of dollars by getting multiple quotes."

- 30-year fixed-rate mortgage (FRM) averaged 6.89 percent for the week ending May 29, 2025 up from last month when it averaged 6.81 percent. A year ago, at this time, the 30-year FRM averaged 7.03 percent.
- 15-year FRM this week averaged 6.03 percent, up from last month when it averaged 5.94 percent. A year ago, at this time, the 15-year FRM averaged 6.36 percent.

Courtesy Of Realty Times



Courtesy of:

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Black Hills Events

Concert In The Park

June 11 & 18
Memorial Park

West Boulevard Summer Festival

June 14 & 15
Wilson Park

Deadwood Shrine Circus

June 21
Days of '76 Arena, Deadwood

Kid's Carnival

June 21
Main Street Square

Black Hills Bluegrass & BBQ Festival

June 27 - 29
Elk Creek Resort, Piedmont

Black Hills Roundup

July 1 - 6
Belle Fourche

Hill City Star-Spangled Parade

July 4
Hill City

Patriot's Parade

July 4
Custer