

# Rapid City Real Estate Update

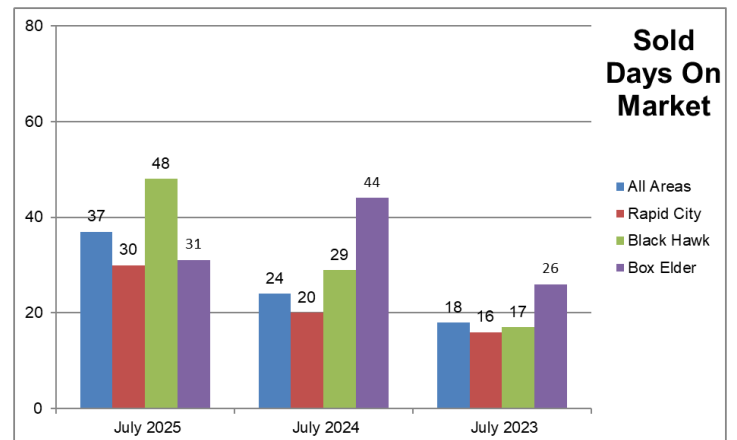
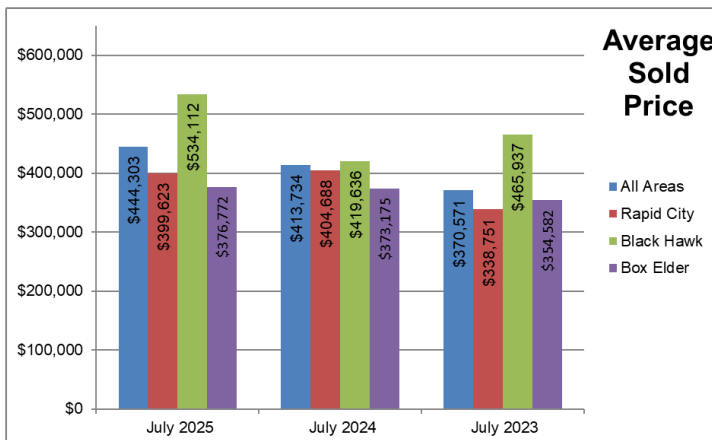
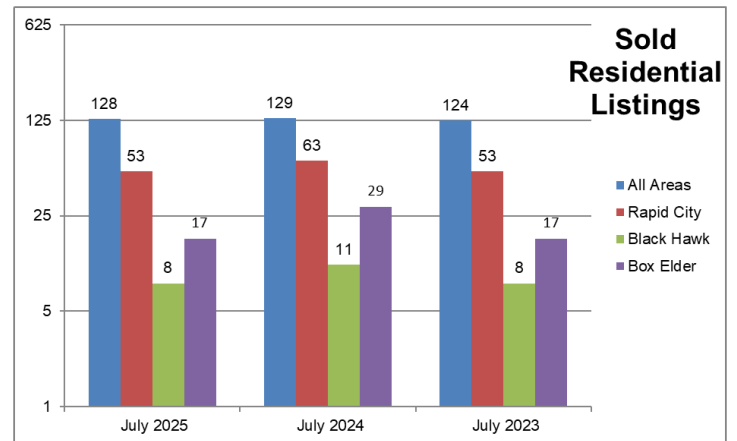
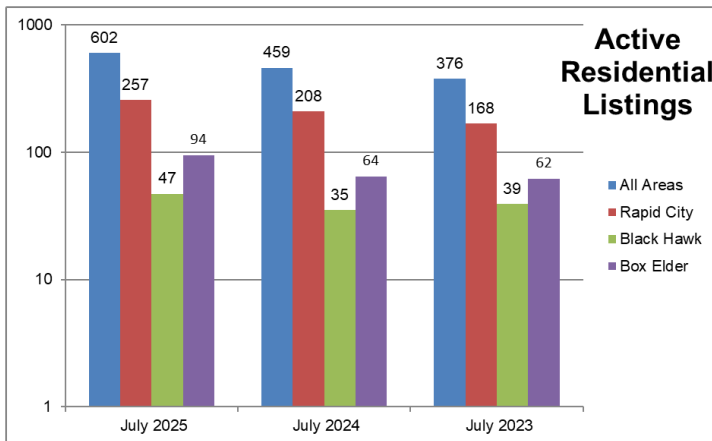


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## In This Issue

- P.1 Rapid City & Area Market Conditions    P.2 5 Very Important Checklist Items Before Selling Your Home  
P.2 How To Make Your New House Feel Like A Home    P.3 How To Get A Jump On Fall Home Projects  
P.3 July Real Estate Roundup    P.4 Black Hills Events

## Rapid City & Area Market Conditions For July 2025



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## 5 Very Important Checklist Items Before Selling Your Home

Before selling your home, you'll want to make sure it is ready to be seen by potential buyers. Follow the next five steps to ensure that your house sells for the maximum value.

### First Step: Paint

First, make sure that the paint is up to date. You may need to skim coat your walls. Skim coat, also called mud, is a thin layer of seam compound that can be used to repair or smooth damaged walls. You may need a skim jacket if you want to repair cracks, fill in joints, or flatten the area with an existing flat surface. Use a spatula or drywall knife to lay a layer of skim coat on rough walls or ceilings to form a flat surface for painting or wallpaper. Usually, two to four layers need to be applied before the surface is smooth. Examine the walls and ceiling for damage. If there is a lot of damage (notches, cracks, large holes), you have to fix them first. You may only need to complete the connection between the new plasters, maybe you have to complete the broken plaster or plaster-gypsum board joints, or you have many years of settlement or vibration. Plan to repair plaster that will begin to break down.

Skim coating is a texturing technique used to smooth walls. Drywallers use this technique to hide imperfect taping work and give the wall only a plaster-like appearance and the smoothest surface. Non-oiling coatings are the only way to achieve class 5 drywall completion and many industry groups, including painting contractors, recommend them.

### Second Step: Repairs

Some of these tips are quite simple, while others may need more elbow grease. But once the buyers have begun to show up at your location, you will benefit. When you are ready to

(continued on page 3)



## How To Make Your New House Feel Like A Home



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You've got the deed and you're moving into your new house. That's what you call it, because it doesn't feel quite like a home yet. How long does that take? A year? Two years? The truth is it may only be a matter of weeks if you take a the right efforts to fix up the place and settle in with style. Here's how to do it.

### Have Big Projects Done First

Feeling comfy and cozy is all but impossible when there are major renovations to be done that may leave sections of the house blocked off and covered in sawdust, so get these done first. That includes knocking down walls for an open floorplan, replacing old flooring or remodeling entire kitchens and bathrooms. In fact, it's probably better to have this completed before you move in.

Unless you're an expert yourself, you're going to need a contractor. This isn't cheap, either; that means you need to be careful in who you select. An expert at HGTV suggests getting referrals from friends and neighbors, then following up by checking the remodeler's credentials and getting references.

### Get Your Own Hands Dirty

There are a number of smaller projects that you can handle yourself, so keep a close eye on those power tools during the move. You may want to start with the basics, such as refinishing hardwood floors, setting down new tiles or painting. The latter especially helps with settling in, as you can choose a color that reflects who you are and your sense of style.

Once that's done, why not get artistic? Consider using stones to create a mosaic walkway for your garden or cutting an old door in half to repurpose it as a shelf. When you've built up enough confidence in your skills, you can tackle that gazebo project that you've always wanted.

### Add a Bit of Your History

By now, you should have some idea where to place those photographs of your family. Those and other personal items should give you a sense of continuity in your life even though you are someplace new. You'll get the same effect by incorporating heirlooms into the decor, even if they're not the best fit. As designer Phillip Thomas told The Wall Street Journal, "There are times when sentiment trumps everything."

Other items you'll want to put on prominent display to add warmth include old hardcover books and gifts you've received from loved ones. Hopefully, you haven't left your children's art behind, as that can be incorporated in numerous ways that don't involve a refrigerator and some magnets. Collages and wall displays are just a few ways to give it a bit of pep.

### Explore the Neighborhood

You need to know where everything is anyway, so you might as well take a drive, bike ride or walk with the family. Things to look out for include the practical, such as banks and grocery stores, as well as the entertaining, like restaurants and bars.

While you're out and about, introduce yourself to the locals and neighbors, but be sure to be courteous. For starters, if someone's quickly entering or leaving their home, they've probably got something to do and don't want to be disturbed. The best tactic may be to knock on their door at a less busy time and say hello. Don't forget to invite them when you ...

### Throw a Party

It's not only a great way to break the ice with the neighbors, your friends and family will learn the directions to your new dwelling. Besides, the liquor cabinet is still empty, and that could be easily fixed with a BYOB policy. Other ideas include throwing a local culture shindig in which everyone brings a local specialty.

After the party, it's time to clean up, and that's when you know you're really home.

*Courtesy of Realty Times*

# How To Get A Jump On Fall Home Projects



Starbucks just released a new pumpkin flavored drink and the Halloween gear is starting to replace the patio furniture outside the supermarket. That must mean fall is near. If you're anything like us, the first freeze hits us and we remember all those projects we wanted to do and never started—projects that will help protect our house and make it run more efficiently. This year, we're starting early to get our house ready for the cold, and you can too.

## Consider your window coverings

Conventional wisdom says you should trade out your lightweight draperies for something more substantial for the colder seasons. But sheers are great in fall and winter. Letting some sunlight trickle through can help heat the home while still providing privacy, and they can be added to any window, regardless of the type of treatment you already have.

## Mulch. That. Yard.

"Should you mulch plants in the fall? The short answer is: yes! Mulching around plants in autumn has all kinds of benefits, from preventing soil erosion to suppressing weeds to protecting plants from moisture loss and shifts in temperature," said Gardening Knowhow.

## Invest in some covers for your good patio stuff

Every year we say we're going to do this and every year we fail. Consequently, we had to replace our patio cushions this year far sooner than we would have liked. Don't be like us. You can prolong the life of your patio furniture and grill with a good waterproof cover. "During the warmer months, your outdoor patio furniture likely gets a lot of use," said Hayneedle. "In colder months, you probably spend less time outside and thus less time utilizing your outdoor furniture. If you live in an area that has a cold or wet climate in the winter, you will need to take steps to make sure that your patio furniture is properly protected from the elements."

## Get your heater checked

We get it. No one wants to turn their heater on when it's 100 degrees outside. But what you really don't want is to be faced with a broken heater when it's 0 degrees outside. See if you can make an appoint-

ment now to get your system checked in October, and if your chosen company doesn't schedule appointments that far in advance, at least make an appointment with yourself to make another call at the end of September.

## Clean out your gutters

Clogged gutters can pose a danger to your home. Get them cleaned out now to make sure rain and snow can flow freely and aren't being impeded by leaves and debris.

## Do a chimney check

Schedule this well in advance to make sure you can safely use your fireplace when the first chilly night hits.

## Get a tree inspection

Heavy rain, wind, and snow can put pressure on tree limbs. You don't want them snapping and ending up crashing through your roof or breaking a window. This is the perfect time to have them checked out.

## Examine your utilities

Check current bills against the same time last year. Has your electric bill gone up dramatically year over year? You could have an air leak that needs to be addressed (more on that below). Is your water bill significantly higher than 12 months ago? You may have a dripping showerhead, a running toilet, or a problem with your hot water heater.

## Time to call a plumber!

Check for leaks around windows and doors. About those air leaks: Little leaks can cost you big time, and the sooner you deal with them, the sooner you can start saving money. "An average home loses up to 30% of its heating and cooling energy through air leaks," said HouseLogic. "The most significant air leaks tend to occur around windows and doors."

You can easily check for leaks with incense. "With windows and doors closed, hold a lit stick of incense near window and door frames where drafts might sneak in. Watch for smoke movement," they said. Then it's just a matter of adding caulking and weather stripping—both easy and inexpensive DIY fixes.

Courtesy of Realty Times

(continued from page 2)

sell, check your home for damaged parts, broken equipment, and spaces that need cleaning or exhalation. Our home maintenance checklist will guide you through common home repairs that may affect your family's value, especially when you are examining each area. Taking an assessment can also help you decide what needs to be corrected. The total cost of repair depends on the condition of your home. Once you have listed the repairs you need, decide for yourself what you can do and where you need expert help. Compare quotes from multiple contractors so that you can consider the price range. Look at the whole house and consider if you need to make some improvements.

## Third Step: Check the Foundation

Concrete is essentially a very porous material. It absorbs moisture naturally. Cracks in the concrete floor are completely expected and not a structural problem, but be sure to check the foundation with a specialist.

## Fourth Step: Landscaping

Be sure that your yard looks good. Hire a professional to keep everything neatly trimmed. This includes mowing the lawn and keeping shrubs and trees manageable. Also, be sure to clean off your patio.

## Fifth Step: Cleaning

Finish by sweeping, mopping, and dusting the whole house clean. This includes making sure that there are no signs of dirt or stains. Countertops, sinks, showers and toilets are the main places to keep clean. Roll up your sleeves and go to work. Save some money by using homemade cleaning products.

Next, plant the "for sale" sign in your front yard and discuss with your realtor. Then, you'll be all set to start showing your property.

Courtesy of Realty Times

## July Real Estate Roundup

"The 30-year fixed-rate mortgage showed little movement, remaining within the same narrow range for the fourth consecutive week. Continued economic growth, along with moderating house prices and rising inventory, bodes well for buyers and sellers alike."

- 30-year fixed-rate mortgage (FRM) averaged 6.72 percent for the week ending June 26, 2025 down from last month when it averaged 6.77 percent. A year ago, at this time, the 30-year FRM averaged 6.73 percent.
- 15-year FRM this week averaged 5.85 percent, down from last month when it averaged 5.89 percent. A year ago, at this time, the 15-year FRM averaged 5.99 percent.

Courtesy Of Realty Times



Courtesy of:

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## Black Hills Events

### **Central States Fair**

August 15 - 23  
Central States Fairgrounds, Rapid City

### **Kool Deadwood Nights**

August 15 - 23  
Deadwood

### **Fall River Hot Air Balloon Festival**

August 22 - 24  
Centennial Park, Hot Springs

### **Summer Sunset Festival**

August 23  
Main Street Square, Rapid City

### **Stratobowl Historic Hot Air Balloon Launch**

September 5 - 7  
13600 US-16, Rapid City

### **Black Hills Food Truck Festival**

September 6  
Black Hills Harley-Davidson, Rapid City

### **Deadwood Jam**

September 19 & 20  
Deadwood

### **The Great Downtown Pumpkin Festival**

September 20  
Main Street Square, Rapid City