



## DIANE'S REAL ESTATE CORNER

# Your local Carson Valley Report

AUGUST 2011

### USDA RURAL LOANS-DID YOU KNOW?

There is 100% USDA financing for home loans available Carson Valley! Yes, USDA Guaranteed Home Loans are one of the best no money down programs around today and Gardnerville/Minden qualifies for these loans as a rural area; these loans are not available in Carson City or Reno. The program is designed to offer homeownership opportunities to people who live in rural communities with low to moderate income and have limited assets for a down payment. Closing costs can include inspections and a Home Warranty policy. All loans are for a 30 year term with low fixed Interest rates and no MI (mortgage insurance), are capped at \$417,000 and are for owner occupied only-no manufactured or mobile homes. A Buyer must qualify with income limit not more than 115% of the median household income for our area (for the combined household income.). I am currently processing one of these loans- we wrote the offer at a price to include the Seller paying closing costs and as long as the property will appraise at that price point the Buyer will not be out of pocket. So far so good- the loan is being serviced by a local lender and should be complete within a 30 day time period. Contact me for more info-this is great!

### JULY MARKET PROFILE

Here we are midsummer ~ our local market gathered huge momentum in July with a 24 month peak for properties in escrow (14.9%) and closed sales numbering 51. These numbers represent a 24 month high and the best month for the year so far. Although last month was incredibly encouraging I am afraid the thrill won't last as we have since become subject to the huge downturn in our financial market of the early weeks this month. I wonder what and how long it the effects will be to our real estate market in Northern Nevada. We have always seemed to float slightly above the national (and definitely the state averages) as we have continued to draw buyers to our unique area. For every household forced to leave the area due to employment/other circumstances there is an equal amount staying here and making lateral moves- upsizing or downsizing to accommodate their new financial and living situations. I have had the wonderful opportunity to work with many first time homebuyers lately who can now afford our entry level housing. But back to stats: good news is that the overall sold average price per square foot has changed minimally since April of this year; hovering around \$130.00. Take a look at more stats on my web site!

## SIMPLE TIPS TO CUT SUMMER ELECTRICITY COSTS

We haven't had our typical dog day temperatures this year (yet?) but here are some good rules of thumb~

Close your blinds the right way; closing them up instead of down to deflect sunlight and heat. Change the filter for your A/C system once a month to make sure it is performing at highest efficiency. Raise your thermostat a couple of degrees and turn on a fan; a fan will make you feel two to four degrees cooler. For every degree set below 78 degrees you could be adding as much as 5% to your cooling bill. Make sure to set your fan to rotate counter clockwise to provide a breeze. Believe it or not leaving doors and vents closed in unoccupied rooms does not save energy! Air conditioners require free flowing air through all rooms in order to work at peak efficiency.



### 65 Garms Circle

\$439,000.00

*5 Acre Horse Property located in the beautiful Smith Valley. Immaculate country home with 4 bedrooms, 3.5 bathrooms and attached 3 car garage. 36x48 MD 3 stall barn with tack room, arena and round pen. Two Master Bedroom suites, one of which is on main level.*



### 2051 Comstock Lake Topaz

\$959,000

*Lakefront living at its best! Walk out your front door to fishing and boating with family and friends. Huge great room with soaring 20 foot ceilings, 2 fireplaces and a kitchen to accommodate huge gatherings make this an ideal property for a family or corporate retreat. 3*

## EXTERIOR HOME COLORS

A well chosen color scheme can bring out even the smallest of architectural details, downplay flaws and enhance the overall appearance of your home. Starting from the top (roof) down consider the siding, windows, trim and then entry door. If you consider that as much as 40% of your roof is visible it's best to choose a house color that blends with the roof and then think about your 3rd accent colors for windows and trim . The front entry door can be yet a 4th



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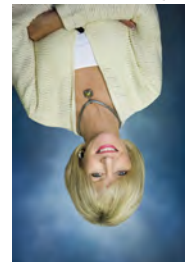
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