

your home

JULY/AUGUST 2017

Tips and trends for homeowners, buyers and sellers

MARKED appreciation

↘ A home generally appreciates in value between 3 and 4 percent each year, but not every home appreciates equally. While every market is different—and appreciation is naturally affected by factors homeowners can't control—there are certain home features that create greater appreciation than others.

Realtor.com did some research, analyzed millions of listings over the past five years and here's what they found:



KNOW YOUR COVERAGE

There are many misunderstandings out there about homeowners insurance—misconceptions that can lead to expensive mistakes.

According to a survey by insurance marketplace InsuranceQuotes, homeowners tend to overestimate the amount of flood protection they have. Fifty-six percent of respondents still mistakenly believed that a standard homeowners policy covers flood damage. For millennials ages 18 to 36, the percentage rose to 67 percent.

Meanwhile, more than one third of respondents thought auto insurance would cover items stolen from their car, but actually homeowners or renters insurance would cover those.

Most homeowners underestimate their coverage for dog bites: Regarding potential lawsuits filed by someone bitten by a policyholder's dog outside their property, few knew they would be protected by their homeowners policy.

Size	Bedrooms	Floor plan	Style	Adjacency
Small homes are in high demand, especially by millennial first-time buyers. Homes smaller than 1,200 square feet appreciated an average of 7.5% a year for the past five years. Larger homes (more than 2,400 square feet) only rose by 3.8%.	Two bedrooms appreciate 6.6% while five bedrooms appreciate just 4.3%.	Open floor plans appreciate 7.4% a year—beating out other home features like a patio (6.8%), hardwood floors (5.7%), a fireplace (5.3%) and a finished basement (4.6%).	Modern and contemporary architectural styles appreciate 7.7% a year. Bungalows and traditional homes appreciate at 6.5% and 5.6%, respectively.	Homes overlooking a park appreciate at 7.9% a year, hold value over a longer period of time and recover quickly from a downturn. Homes with mountain views appreciate 5.1% a year, while lake homes appreciate 4.9% annually.
7.5% 3.8%	6.6% 4.3%	7.4% 6.8% 5.7% 5.3% 4.6%	7.7% 6.5% 5.6%	7.9% 5.1% 4.9%





DO YOU KNOW SOMEONE WHO IS THINKING ABOUT BUYING OR SELLING A HOME? PLEASE MENTION MY NAME.
 This newsletter is for informational purposes only and should not be substituted for legal or financial advice.
 If you are currently working with another real estate agent or broker, it is not a solicitation for business.

FEATURED LISTING: 586 LEEALAN DRIVE

BROUGHT TO YOU BY:



- 3 bedroom / 3 bath
- 4-Car Garage
- 4132 Sq.Ft.
- Built in 2002
- 5.03 Acres
- Private Gated Driveway
- Expansive Views
- Offered at \$1,199,000
- MLS #170010028

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TROUBLE-FREE **move**

↘ An efficient, well-managed move not only saves you time and money, but it also can make the transition to your new home easier and more pleasant for your family. Here are 10 proven tips to help make your move a trouble-free experience from start to finish:

- 1** Set a budget and stick to it.
- 2** Hire reliable movers and be clear about your expectations and their company policies.
- 3** Take care of the details, such as utilities to be shut off or transferred, and contact your bank, credit card issuers and any other company that regularly sends you mail. Be sure to change your address with the post office.
- 4** Make a packing list. Go room to room and make an inventory list. Organize it first by room, then by type of item (i.e., furniture, linens, packable items, fragile items and valuables). Once you have a comprehensive list, use highlighters to color-code all items into three categories: keep, sell or give away.
- 5** Get rid of everything you don't want or need.
- 6** Get a head start by first boxing things you use less often, such as off-season clothing, extra linens, tchotchkes or electronics. Clearly label the outside of each box with its contents and the room where it will go in the new house.
- 7** Plan to transport valuables yourself.
- 8** Prep your new home. If at all possible, go to your new home before moving day to clean and make sure the necessary utilities have been turned on.
- 9** Show the movers which items you want loaded last (and therefore unloaded first). Have as many items as possible ready to go—this should be close to everything in your home. Also, have a cash tip ready for each mover.
- 10** Donate canned goods and food items so you don't have to move them. Organizations like Move for Hunger (moveforhunger.org) can help you clear out your pantry while also helping those in need. Move for Hunger works with a network of about 650 moving companies to deliver unwanted canned goods to local food pantries.



SAY YES TO CRS

Buying or selling a home can seem like an overwhelming task. But the right REALTOR® can make the process easier — and more profitable.

A Certified Residential Specialist (CRS), with years of experience and success, will help you make smart decisions in a fast-paced, complex and competitive marketplace.

To earn the CRS Designation, REALTORS® must demonstrate outstanding professional achievements — including high-volume sales — and pursue advanced training in areas such as finance, marketing and technology. They must also maintain membership in the NATIONAL ASSOCIATION OF REALTORS® and abide by its Code of Ethics.

Work with a REALTOR® who belongs in the top 3 percent in the nation. Contact a CRS today.



Certified Residential Specialist
 The Proven Path To Success