

your home

MARCH/APRIL 2020

Tips and trends for homeowners, buyers and sellers

time TO CHILL

As summer begins to heat up, keeping your home cool and comfortable is important. You may want to consider purchasing a new air conditioning (A/C) unit before it's too late. Whether you're replacing a broken unit or upgrading to become more energy efficient, here are four things to consider before purchasing a new A/C unit.

Learn about energy efficiency. First and foremost, you'll see A/C units branded with a Seasonal Energy Efficiency Ratio (SEER) number. This is an objective measuring tool to evaluate the energy efficiency of units across brands. While being efficient is important, the higher the SEER number, the higher the initial price tag. These more complicated units end up costing consumers more in the long run with maintenance and repair costs, defeating the original cost-saving purpose. Experts recommend buying a new unit with a SEER value between 14 and 16 for the best results.



Choose the right size. This can be difficult for most buyers, as contractors should send out technicians rather than salespeople to make this determination. You'll hear the term "tonnage" mentioned, which is a measurement of the A/C unit's cooling power, not its actual weight. The perfect size unit will depend on a variety of factors, but for reference, on average a 2,000-square-foot home will most likely require a 5-ton A/C unit.

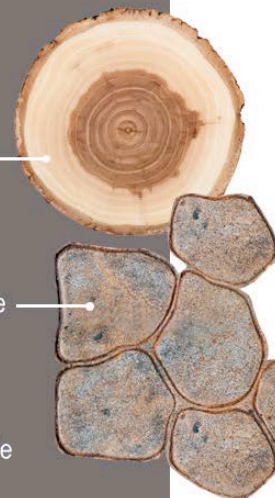
Don't get fooled by branding. There are numerous brands of A/C units on the market today. What's the difference? In reality, most units have similar internal components, and many of these brands are owned and manufactured by the same parent company.

Choose the right HVAC contractor. Above all else, proper research before jumping into a purchase is necessary to ensure you're getting the best service possible. Use Google or Yelp to look at reviews of local HVAC providers, and make sure to get multiple bids before pulling the trigger. Choosing a good contractor can save you significant time and money throughout the lifespan of your A/C unit.

15 IDEAS TO SPRUCE UP OUTDOOR WALKWAYS

Thinking about adding or renovating the outdoor path for your home? Here are several materials that can help make your walkway stand out.

1. Stepping Stones
2. Brick
3. Pallet Wood
4. Gray Gravel
5. Wood Slices
6. Bark Mulch
7. Pavers
8. Bamboo
9. Stamped Concrete
10. Bluestone
11. Tumbled Glass
12. Thyme
13. Stenciled Concrete
14. Lava Rocks
15. Mosaic Pebbles





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.

PENDING LISTING: 778 Mustang Lane — \$379,000

BROUGHT TO YOU BY:



Recently pending is this Ranchette style home on over one acre with gorgeous mountain views and the potential for a great horse setup. Huge driveway with ample parking and space for an RV! Are you looking for a similar property or know someone who is? Give me a call today!

DIANE BARTSCH
RE/MAX Realty Affiliates
1320 Hwy 395 N
Gardnerville, NV 89410
Cell: 775.781.5050
Office: 775.782.8777
diane.bartsch@realtor.com
www.DianeBartsch.com



**your
home**

Tips and trends for homeowners, buyers and sellers



Homeowners can see expenses add up quickly. From home improvement projects to ticky-tack repairs, people are looking to avoid additional costs for their home. But what projects make sense to take care of on your own, and which ones need professional assistance? Here are some examples that will help guide your plans.

home improvement 101

When to DIY and when to hire help

DIY Projects

- ➔ **Clogged pipes**—You can often fix these with plungers or commercial drain cleaning products.
- ➔ **Broken toilet handle**—If your toilet doesn't flush, remove the tank lid and see if the chain is detached from the lever.
- ➔ **HVAC maintenance**—You can easily change your system's filter yourself.
- ➔ **Blown fuse**—Simply throwing the switch in your circuit breaker could get your power back on.
- ➔ **New light switches**—It's fairly easy to replace a switch. Just make sure you turn off the circuit breaker before touching any electrical outlet.

Trained Professional Required

- ➔ **Major electrical work**—Anything involving wiring can be extremely dangerous and should be left to a licensed electrician.
- ➔ **Extensive plumbing replacement**—Replacing any fixtures can cause extensive flooding if not done properly.
- ➔ **HVAC installation**—Since these are some of the more expensive pieces of equipment in your home, don't try installing units yourself, as it may void the warranty.
- ➔ **Remodeling projects**—Don't start knocking down or building new walls without first discussing the project with a maintenance or remodeling professional.



**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.

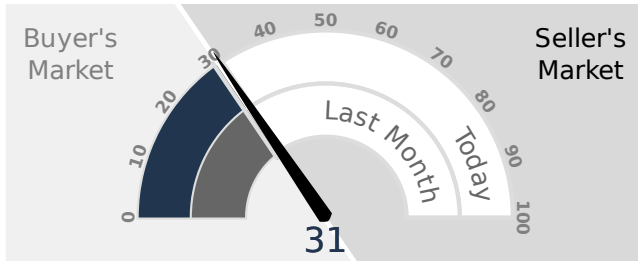


GARDNERVILLE, NV
Single-Family Homes

This week the median list price for Gardnerville, NV is \$499,999 with the market action index hovering around 31. This is less than last month's market action index of 32. Inventory has held steady at or around 131.

MARKET ACTION INDEX

This answers "How's the Market?" by comparing rate of sales versus inventory.



Slight Seller's Advantage

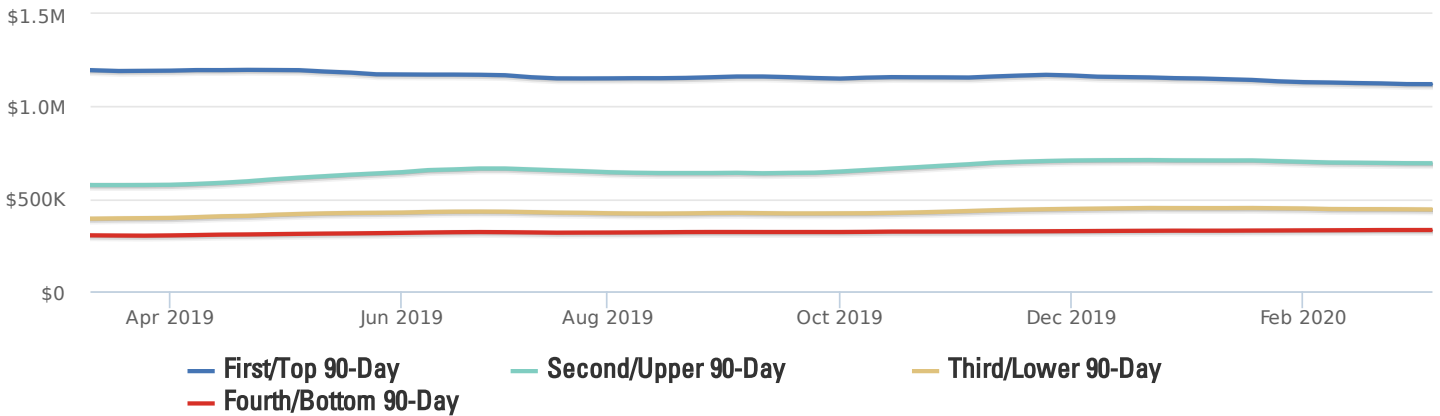
The market has started cooling and prices have recently plateaued. Since we're in the Seller's zone, watch for changes in MAI. If the MAI resumes its climb, prices will likely follow suit. If the MAI drops consistently or falls into the Buyer's zone, watch for downward pressure on prices.

REAL-TIME MARKET PROFILE

Median List Price		\$499,999
Per Square Foot		\$255
Days on Market		137
Price Decreased		26%
Price Increased		11%
Relisted		4%
Inventory		131
Median Rent		\$1,923
Most Expensive		\$5,900,000
Least Expensive		\$105,000
Market Action		31

Slight Seller's Advantage

MEDIAN LIST PRICE



MARKET SEGMENTS

Each segment below represents approximately 25% of the market ordered by price.

Median Price	Sq. Ft.	Lot Size	Beds	Bath	Age	New	Absorbed	DOM
\$1,094,500	3,292	1 - 2.5 acres	4	3	17	1	0	263
\$685,000	2,451	1 - 2.5 acres	3	2	16	3	4	166
\$435,000	1,873	8,000 - 10,000 sqft	3	2	16	3	1	70
\$330,000	1,400	8,000 - 10,000 sqft	3	2	34	4	2	51

SHRED



EVENT



SPONSORED BY

Your taxes have been filed, now it's time to clear out some old paperwork! Prevent identity theft by securely shredding your outdated bank statements, bills & other personal documents.

Bring your documents to;
RE/MAX for our annual FREE Shred Event!
All are welcome!

Limit 100 pounds per family

When: **APRIL 18, 2020**

Time: **9 AM TO 12 PM**



Where:

**1320 US HWY 395 N.
Gardnerville, NV 89410**



Donation Drive

Douglas County Animal Shelter



Help us stock our local animal shelter by bringing cat & dog food (dry & canned), cat litter, cleaning supplies, hard toys, treats, etc..

Donations can be dropped off at RE/MAX during the Shred Event

If you would like to make a check donation, make checks payable to DCAS