

Gahagan

Homeowners Association Meeting

May 16, 2017



Jim Hamilton

Realtor

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Pratt & Co.® RE/MAX PRO REALTY
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Market Performance Summary

Gahagan

Median Sales Price	\$233,500	-2.4%
Price per Square Foot	\$109	+2.8%
Days on Market	21	+50%
Percentage of Original List Price	92.6%	-5.2%

Summerville

Median Sales Price	\$202,000	+7.4%
Price per Square Foot	\$108	+5.9%
Days on Market	19	-26.9%
Percentage of Original List Price	98.0%	+0.6%

Maintaining your home and increasing the value of your investment –

HOA – Neighborhoods with active homeowners associations can provide many benefits, including:

- Maintaining entrances and common area appearance
- Establishing a standard for maintaining exterior home and yard appearance
- Promoting neighborhood events and social activities
- Promoting and supporting crime watch and other security measures
- Policing nuisance behaviors and violations
- Providing a third party to negotiate disputes between property owners
- Increasing property values for all homeowners

Home improvements – keeping your home well maintained, and updated will increase your home's value and allow you to compete with newer, attractive homes available in the market.

Some popular home improvements include:

- Energy efficiency improvements
- Exterior and garage door replacements
- Kitchen remodeling
- Bathroom remodeling
- Window replacements
- New roofing shingles
- Exterior siding replacement

The cost of your investment expected to be recouped at sale can range from about 65% to over 100% for some improvements, according to the Hanley Wood Media, Inc. - Remodeling 2016 Cost vs. Value Report.

**A copy of the report can be downloaded free at
www.costvsvalue.com**

Save money with many DIY projects, including:

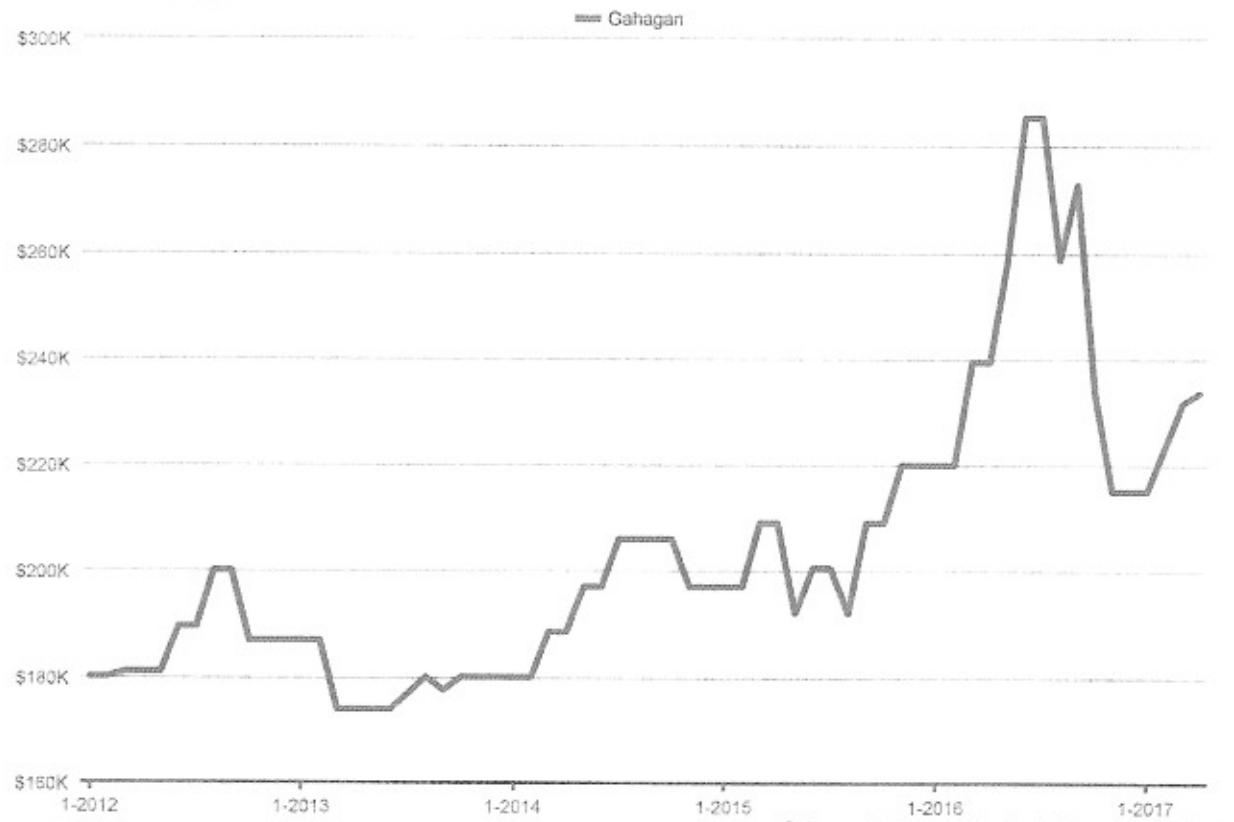
- Painting and resurfacing kitchen and bath cabinets
- Replacing kitchen and bath cabinet hardware
- Updating kitchen with new appliances
- Updating baths with new vanities, sinks, mirrors, toilets, and other fixtures
- Replacing flooring with wood, laminate, or tile
- Replacing front and other exterior doors
- Replacing garage doors
- Installing a wooden deck
- Landscaping

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Median Sales Price



Gahagan: Traditional, Previously Owned, Single-Family
Each data point is 12 months of activity. Data is from May 15, 2017.

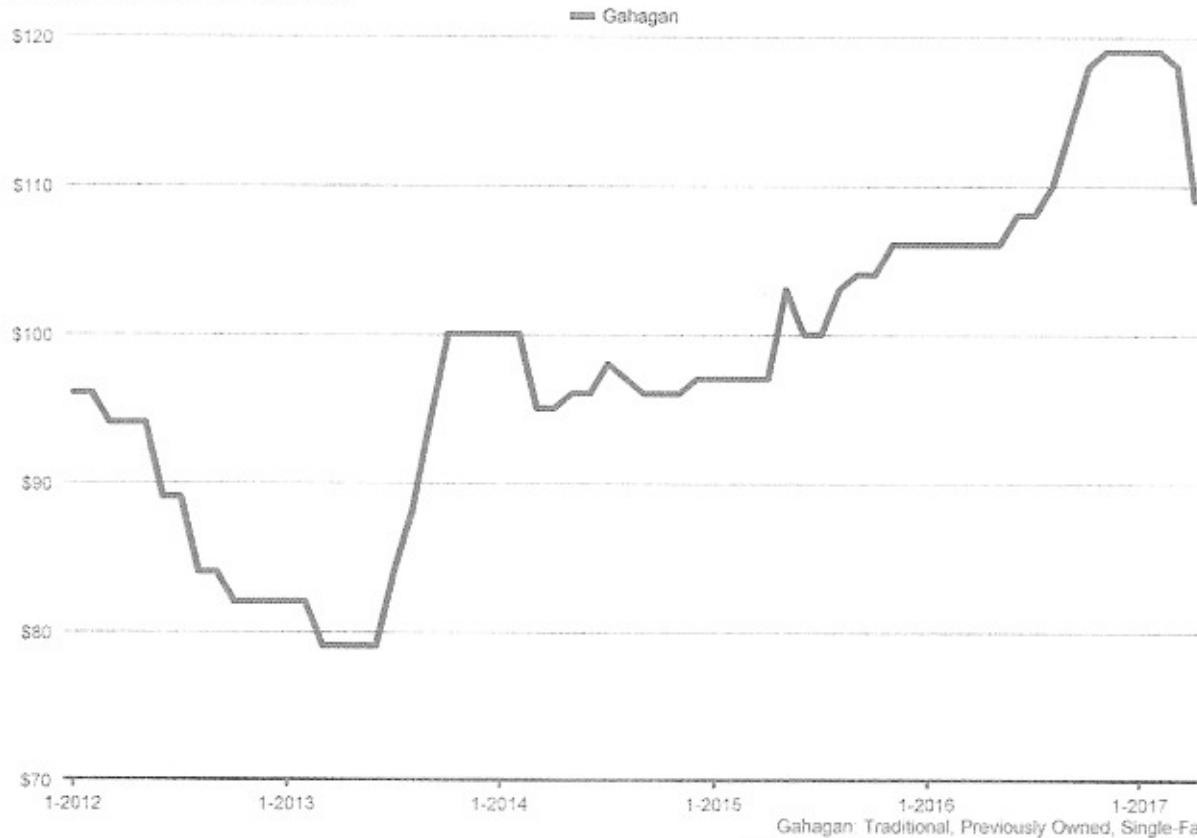
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Median Price Per Square Foot



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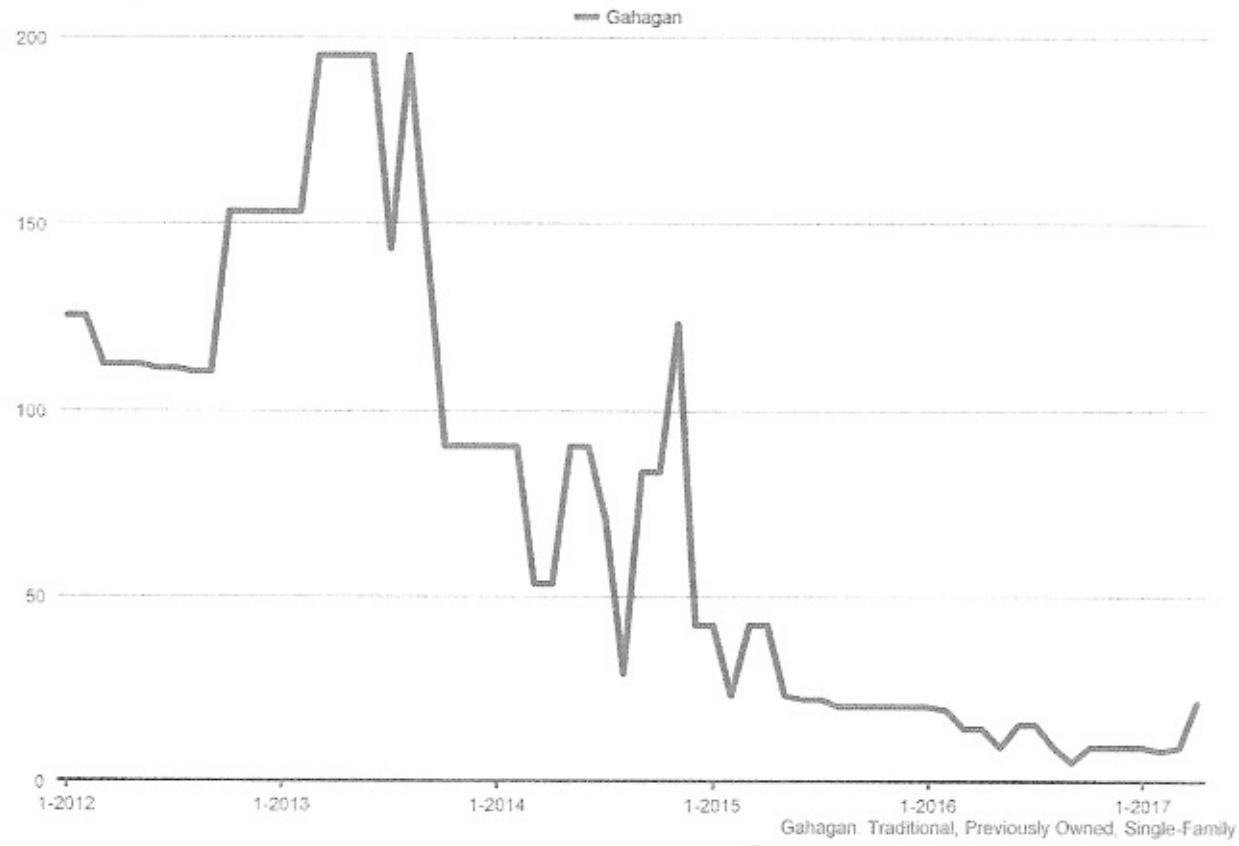
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Median Days on Market



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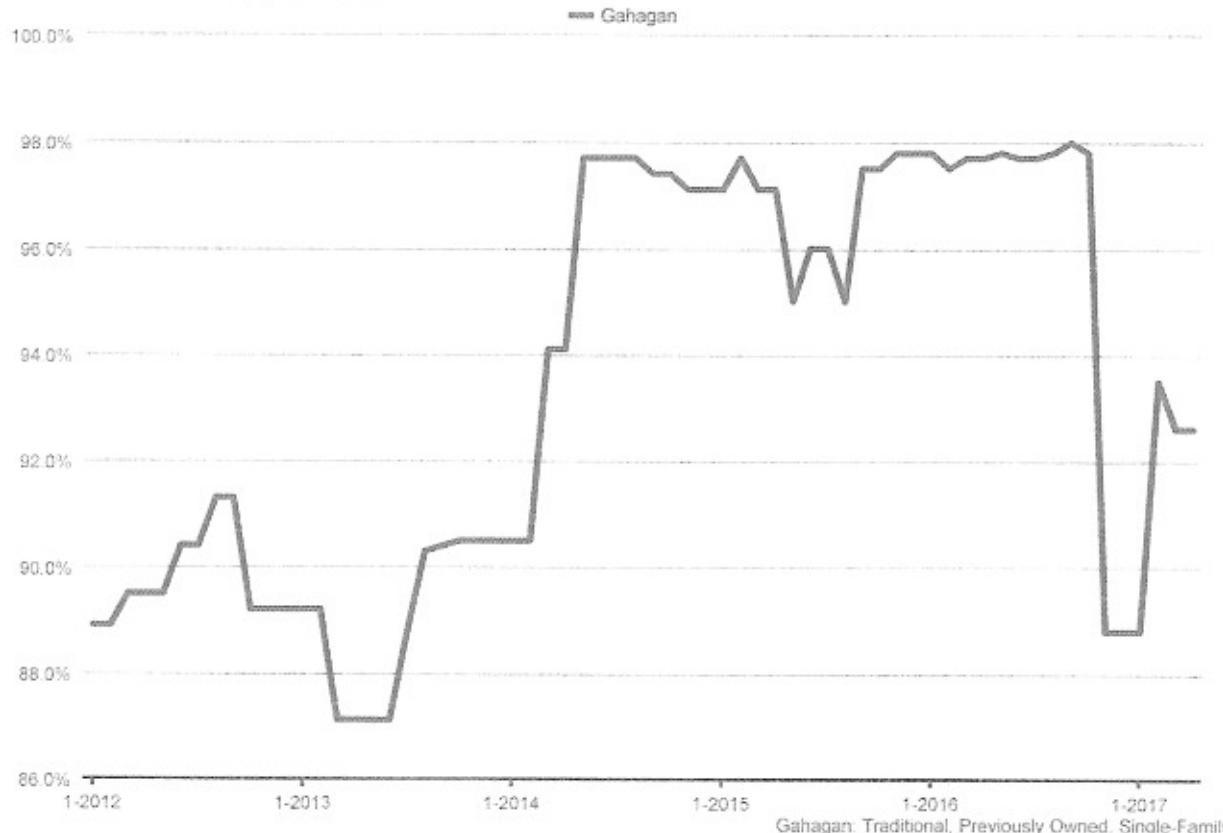
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Median Percent of Original Price



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