

**Gahagan**  
**Homeowners Association Meeting**  
**May 16, 2017**



***Jim Hamilton***

Realtor

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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](http://www.costvsvalue.com)**

**Save money with many DIY projects, including:**

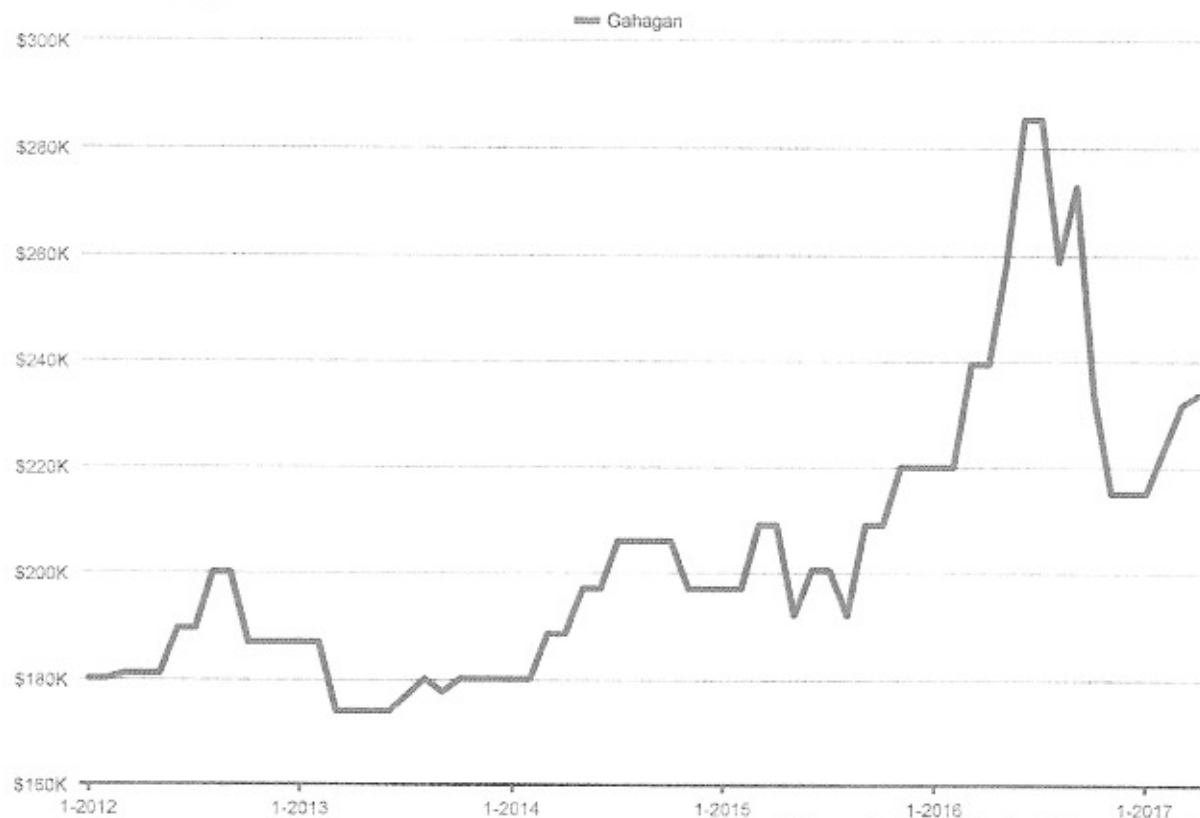
- **Painting and resurfacing kitchen and bath cabinets**
- **Replacing kitchen and bath cabinet hardware**
- **Updating kitchen with new appliances**
- **Updating baths with new vanities, sinks, mirrors, toilets, and other fixtures**
- **Replacing flooring with wood, laminate, or tile**
- **Replacing 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.

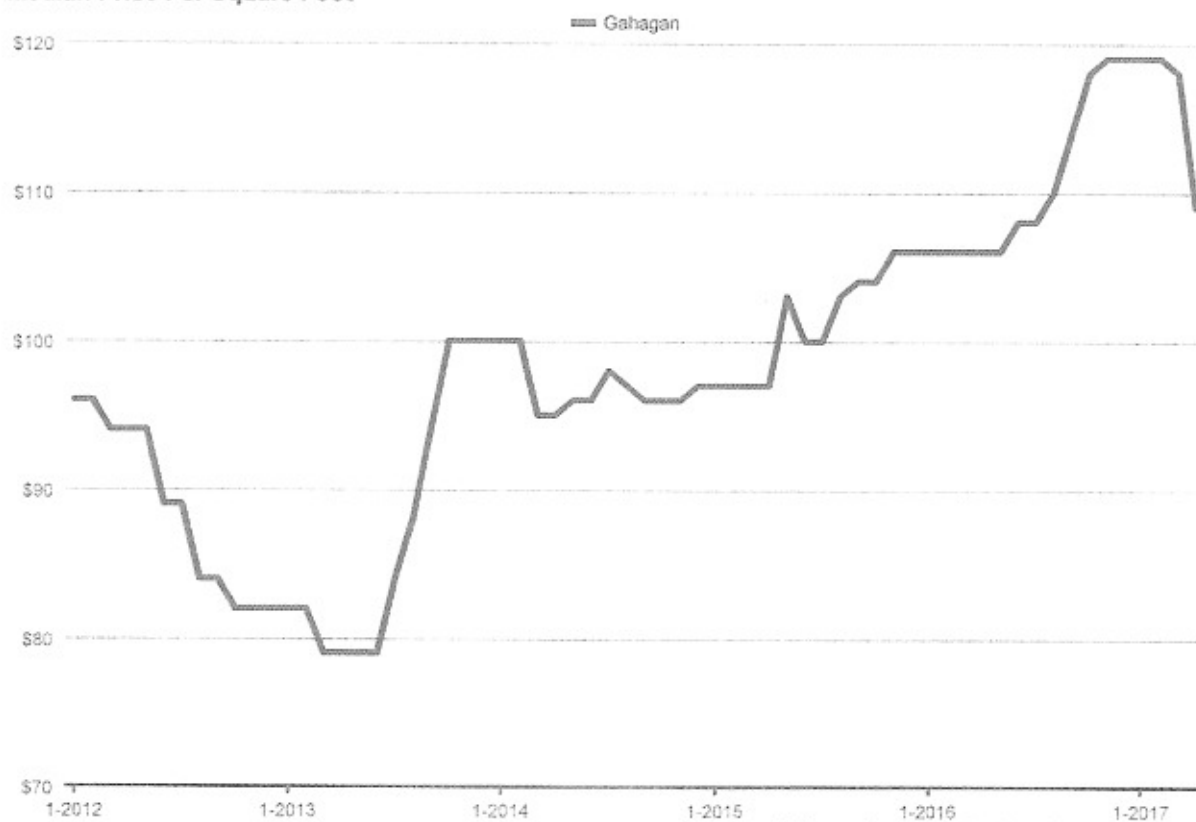
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### Median Price Per Square Foot

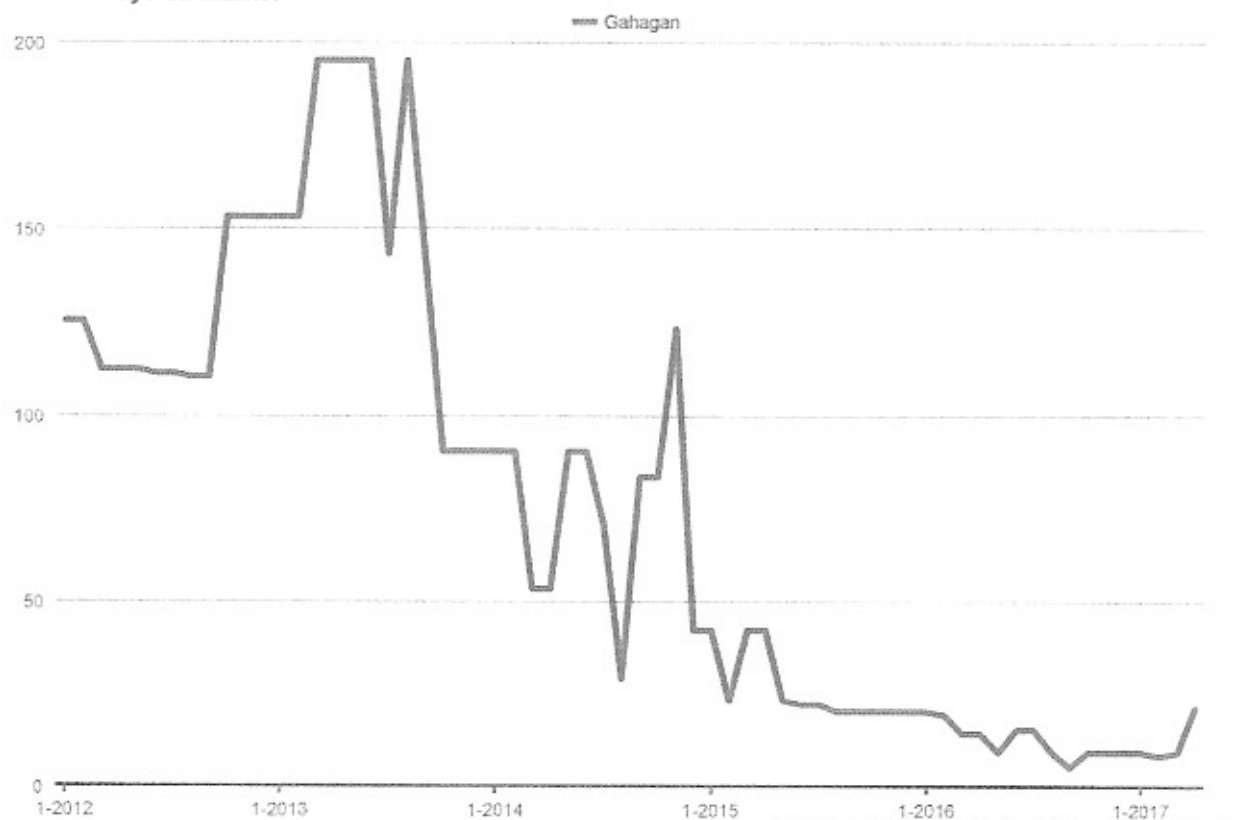


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### Median Days on Market



Gahagan, Traditional, Previously Owned, Single-Family

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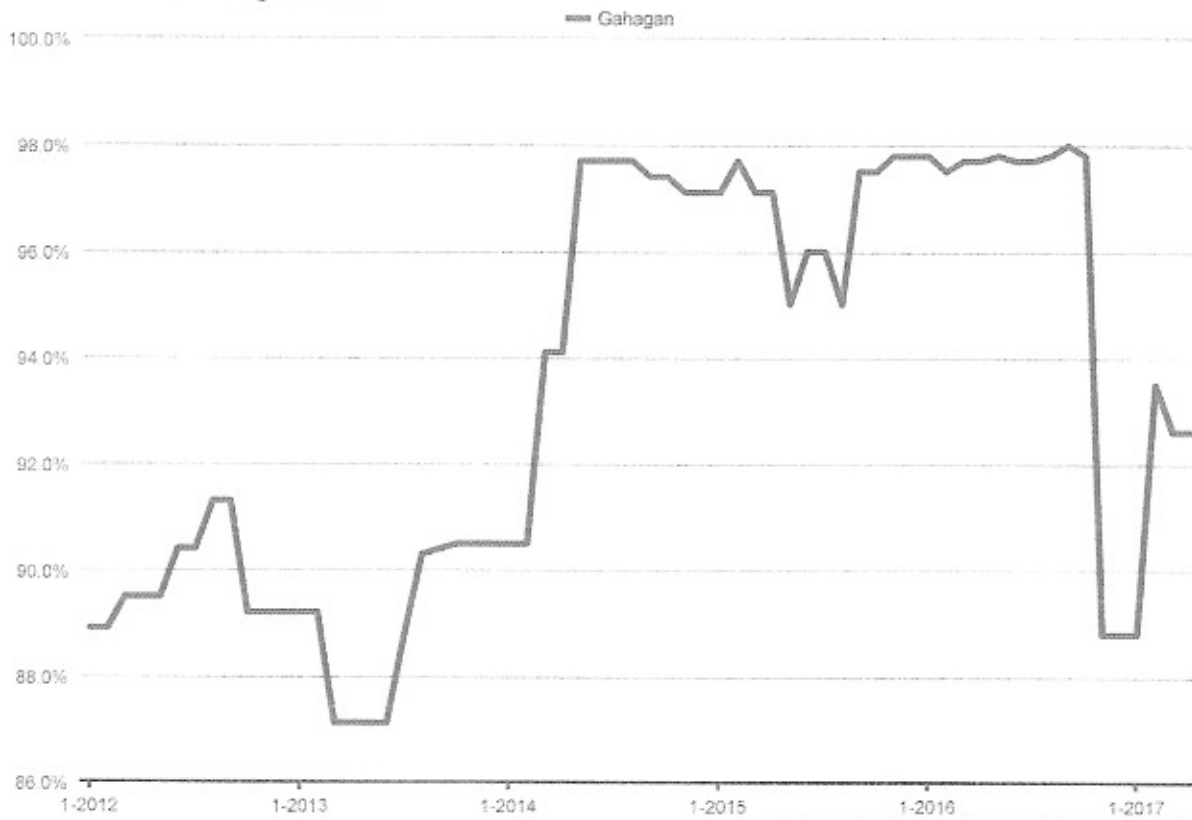
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### Median Percent of Original Price



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