

The Yaccino Report

April 2018



Elliottville

Real Estate Market April 2018

Homes Sold	30	Days on Market	20
Median Price	\$389k	Price Trend	Up 2%

Based on Elliottville Real Estate Board statistics

ELLIOTTVILLE REAL MARKET WATCH

	Sold	Avg Price	High Price	Days on market
Detached				
2 bedroom	4	449,000	499,950	4
3 bedroom	18	599,000	624,950	18
4 bedroom	6	624,900	949,900	6
Townhome				
2 bedroom	18	123,456	324,450	22
3 bedroom	6	123,456	419,000	12
Apartment				
2 bedroom	18	160,550	190,499	38
3 bedroom	6	220,225	298,000	42
Average	30	389,000	458,000	20

For detailed information please visit www.sheilayaccino.com

HOME FOR SALE



GREAT STARTER HOME

12 McNabb Avenue Perfect home for first-time buyers. 2 beds, 1.5 baths. Newly renovated kitchen. Large, level yard. Garage. Well-landscaped. Location close to highway and local stores. This one will go quickly. Contact me today. \$249,950

HOME FOR SALE



IDEAL FOR A FAMILY

1250 Pine Court This two-year old home is presented beautifully throughout. High-end kitchen appliances, quartz countertops, 5 beds, 4 baths. Large, landscaped gardens. 3-car garage. Situated in popular Highview neighborhood, close to schools and hospital. Contact me today for a viewing of this ideal family home. \$649,000



ARE YOU SELLING YOUR HOME? GET MY FREE GUIDE

First impressions count. So if your home isn't looking its best, you could fail to get the best price for it.

Request the free report "Great Ideas for Quick, Easy Fixes That Will Help Your Home Sell."

Just call me at 203-555-8987 and I'll send it right out to you.

Location, Location ... the Good, Bad and Ugly

We all know that living near a good school increases the value of your home. But who knew a neighboring cemetery can adversely affect your property value? Or that proximity to a hospital isn't a good thing?

In fact, we now know—or should know—that nothing is more important when selling your home than your neighborhood. So if you're buying, think ahead; purchase your dream home in the wrong location and you may be buying into a nightmare. Here are some location no-nos:

Realtor.com research has found that living near a cemetery will lower your property value by 12.3% and having a hospital nearby means when you sell you can expect an impact on your sale price of 3.2%. Also note: make sure you move near a "good" school; a "bad" school will reduce your home's value by 22.2%.

An article in the Journal of Transport Economics and Policy indicates that having an airport nearby can discount the value of your home. The greater the noise level, the greater the negative impact. Among the amenities to look for in your neighborhood-to-be:

Proximity to transit. According to a Transit-Oriented Development in America survey, 55% of Americans would pay more to live near good transit options. The study, conducted by consultant HNTB Corporation, found that 57% of respondents liked not having to depend on cars to "work, live, and play."

A neighborhood on its way up—not down. In transitional neighborhoods, you get a lot of value for your home-buying buck. Your real estate agent is the best source of information and will also know if there are any planned roads or developments that may impact the neighborhood—positively or negatively.

Water, parks, and green spaces. A nearby waterfront can add up to 25% to the value of your home. A fabulous view is also a moneymaker when it comes time to sell.

Contact

TO FIND OUT HOW MUCH YOUR HOME IS WORTH

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Ask the Agent:

This Month's Question

I'm a renter; should I consider buying?

There are good reasons why homes are investments worth considering. And it's not just about the mystique of home ownership. For example:

As a renter, you have nothing to show for the years you've paid someone else for housing.

As a homeowner, you gain equity and build up assets that will benefit you in the future.

Upgrading a home is different from improving a rental property.

When you leave your rented apartment, you leave your improvements behind.

If you sell your home, and you've made value-added improvements, you'll likely see those changes reflected in the value (and selling price) of your home.

Finally, home ownership can give you security; no one can raise your rent. Only you can decide if buying is right for you, but it may help to discuss your situation with a real estate agent to answer questions you may have.