

Home Advisor

with Chris Miller

PUT OVER 35 YEARS EXPERIENCE TO WORK FOR YOU

Remodeling 2024 Cost vs. Value Report

The “Remodeling 2024 Cost vs. Value Report” can be found at www.costvsvalue.com. It is a useful tool for getting the feel for many maintenance and remodeling expenses.

For example, average roof replacement in the Seattle area costs \$40,649 with an average return on investment resale value of \$20,233 (49.8%). Or Heating and cooling retrofit to electric costs \$22,323 with a resale return estimate of \$14,778 (66.2%).

As you know, actual costs may vary in your area depending on contractor availability and costs of materials and supplies.

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The Realtor® Code of Ethics

NAR's Code of Ethics, adopted in 1913, was one of the first codifications of ethical duties adopted by any business group.

Article 3

REALTORS® shall cooperate with other brokers except when cooperation is not in the client's best interest. The obligation to cooperate does not include the obligation to share commissions, fees, or to otherwise compensate another broker.
(Amended 1/95)

Selling a Property On Septic and/or Well?

Here's what you need to know. Kitsap Public Health District has requirements for homeowners selling their properties with septic and/or wells for water service. They are meant to protect home site environmental health.

A Property Conveyance Inspection is required when a home is sold and title is conveyed to the new owner. The Inspections include examination of county records for permits, service records, and past deficiencies. In some cases, up to date service records are due prior to the Inspections. And lastly, an on-site visit for first hand observations of the septic and/or water systems.

When deficiencies are noted, they are typically remedied prior to Closing or more assertively, prior to going on the market.

Costs vary to individual property systems. A typical Inspection of a property with a Septic System, a.k.a. OSS, with an individual well including the Health District taking a water sample, costs \$495. KitsapPublicHealth.org

Kiwanis ShredFest is April 26 at the old bank location on High School Road across from Safeway. Support scholarships for graduating high school seniors. Plus, Electronics recycling in the Wndermere rear parking lot May 10.

“Never miss an opportunity to shut up.” - Mark Twain

Roasted Cauliflower with Lemon-Parsley Dressing

Ingredients

- 1 head cauliflower (about 2 pounds), cut into florets, including tender leaves
- 6 tablespoons olive oil, divided
- Kosher salt, freshly ground pepper
- 1 cup fresh flat-leaf parsley leaves
- 1/2 teaspoon finely grated lemon zest
- 2 tablespoons fresh lemon juice

Preparation

Preheat oven to 425°F. Toss cauliflower and 4 tablespoons oil on a rimmed baking sheet; season with salt and pepper. Roast, tossing occasionally, until tender and golden brown, 25–30 minutes.

Meanwhile, pulse parsley, lemon juice, and remaining 2 tablespoons oil in a food processor until very finely chopped; season with salt and pepper. Toss cauliflower with lemon-parsley mixture and top with lemon zest.

DO AHEAD: Lemon-parsley mixture can be made 4 hours ahead. Cover and chill.

ENJOY!

CAROL

Address: Quail Park Retirement Community in the Edmonds / Lynnwood area.

Buyers Shouldn't Ignore

Mold: Buyers should note any musty smells in the home and be on the lookout for any mold. Mold can be caused by improper air circulation as well as water leaks.

Pests: Termite damage can be widespread and costly to repair.

Outdated fixtures and wiring: Electrical problems in a home can cause fire hazards. Buyers should take note of any indication of faulty wiring, such as cable coming out of drywall.

Poor DIY jobs: Buyers should make sure that the previous home owner's do-it-yourself projects were done correctly and are up to code.

Drainage problems: Sloping sod can cause flooding problems in a backyard, and a slow draining sink can be an indication of a bigger problem.

How to Protect Your Smart Home Privacy

While smart devices may pose risks, there are ways to safeguard your privacy and reduce exposure to potential threats:

1. Check Privacy Settings

All smart devices have privacy settings that can be configured. To limit the amount of personal data collected, turn off all unnecessary features, such as voice recording storage, location tracking, and data-sharing options.

2. Secure Your Network

A strong home network is key to protecting your smart devices. Use complex passwords, enable two-factor authentication, and regularly update your router's firmware to prevent unauthorized access.

3. Use a VPN

A Virtual Private Network (VPN) can add an extra layer of security by encrypting your Internet connection. This prevents hackers and third parties from accessing your data using smart home devices.

4. Be Cautious with Smart Cameras and Microphones

If your device has a camera or microphone, consider covering it when unused. Some smart speakers allow users to mute microphones for added security.

5. Regularly Update Devices

Manufacturers often issue updates to software to close security vulnerabilities. Ensure that all smart devices, apps, and firmware are updated regularly to avoid the risk of cyber attacks.

A Report on Real Estate Trends and Other Useful Information

<u>Then And Now:</u>	<u>1 Year Ago</u>	<u>6 Mos Ago</u>	<u>Change</u>	<u>Now</u>	<u>6 Mos. Change</u>	<u>1 Yr. Change</u>
	Feb '24	Aug '24		Feb '25		
For Sale (Active)	14	83	+492.86%	37	-55.42%	+164.28%
SOLD (1 month)	13	50	+284.61%	13	-74.00%	00.00%
Median Price	\$2,000,000	\$1,463,000	-26.85%	\$1,385,000	-5.33%	-30.75%
Average Price	\$1,384,808	\$1,789,384	+29.21%	\$1,491,692	-16.64%	+7.72%

Common sale; non-waterfront, non-view, 2000-2500 square feet on an acre or less:

SOLD (6 mos.)	10	18	+80.00%	9	-50.00%	-10.00%
Median Sale Price	\$1,038,000	\$1,175,000	+13.20%	\$1,065,000	-9.36%	+2.60%
Average Sale Price	\$1,131,650	\$1,162,681	+2.74%	\$1,082,556	-6.89%	-4.34%
Average Days on Market	48	14	-70.83%	54	+285.71%	+12.5%

<u>All New Construction:</u>	8	16	+100.00%	17	+6.25%	+112.50%
<u>All 2+ Acre Home Sites</u>	15	20	+33.33%	24	+20.00%	+60.00%
<u>All View:</u>	17	26	+52.94%	27	+3.85%	+58.82%
<u>All Waterfront:</u>	20	30	+50.00%	30	00.00%	+50.00%
<u>All Condominiums:</u>	39	45	+15.38%	29	-35.55%	-25.64%
<u>All Land:</u>	9	11	+22.22%	10	-9.09%	+11.11%

Conventional Loans 6.99% 6.625% -5.222% 7.125% +7.547% +1.931%

Owner occupied 30-yr Fixed Rate Mortgages w/No Points, 20% Down, 740-credit score. Courtesy of Matt Culp of Bainbridge Lending Group (206) 842-7176

Absorption Rate: The rate at which total inventory of houses on the market are receiving offers expressed as a percentage of the total inventory is known as the "Absorption Rate", or, the rate at which inventory is depleting:

	Feb '24	Mar	Apr	May	Jun	Jul	Aug	Sep	Oct	Nov	Dec	Jan '25	Feb
On Market	33	43	63	88	107	119	117	109	109	92	60	46	49
Have Offer	13	14	29	32	41	39	34	23	33	28	20	15	12
Absorption	39.4%	32.6%	46.0%	36.4%	38.2%	32.8%	29.1%	21.1%	30.3%	30.4%	33.3%	32.6%	24.5%

Home Features Buyers Want in 2025: Every year seems to reveal new trends in the world of homeownership. Here's what seems to be trending this year. Smart Home integration, energy efficiency and sustainability, flexible living spaces, health-conscious features, indoor-outdoor flow, chef's kitchens with ample storage, high-tech security and privacy, aging-in-place features, and pet-friendly amenities.

2024 Q4: The Median Sales Price for a home nationwide was \$419,200, on Bainbridge Island, \$1,275,000. Likewise, the Average Sales Price for a home nationwide was \$510,300, on Bainbridge Island, \$1,555,894.

Washington State Licensing Law requires all real estate agents and brokers to, among other things, exercise reasonable skill and care, to deal honestly and in good faith, to present all written offers, written notices and other written communications in a timely manner, to disclose all existing material facts known by the agent, to account in a timely manner for all money and property received, and to disclose in writing who the agent represents in any transaction and how agents are compensated. When an agent or broker is also a member of the National Association of Realtors®, they also commit to abide by a Code of Ethics that is more stringent than the law itself.

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Chris Miller




Windermere
REAL ESTATE

WINDERMERE REAL ESTATE / BI, INC.
249 Winslow Way E Ste 400
Bainbridge Island, WA 98110

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PAID
Silverdale WA
Permit No 111

Website: ChrisMillerRealEstate.com

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Press On!

“Nothing in this world can take the place of **PERSISTENCE**. **TALENT** will not; nothing is more common than unsuccessful men with **TALENT**.”

Genius will not.

Education will not.

PERSISTENCE and **DETERMINATION** alone are *omnipotent*.”

- Calvin Coolidge

Put my perseverance to work for you.
Phone: 206-451-1605 or 206-669-1950
Email: MrChrisMiller@Windermere.com