

Home Advisor

with Chris Miller

PUT OVER 35 YEARS EXPERIENCE TO WORK FOR YOU

How Long Should It Last?

The true longevity of any household material depends on maintenance, use, quality of installation, and climate conditions, so use these averages as a general guide.

100 Years or More

Brick siding: Lifetime of the home
All wooden floors: Lifetime of the home
Cellulose insulation material: 100-plus years

50-100 Years

Slate, copper, and clay and concrete roofs: 50+ years
Copper gutters: 50+ years
Kitchen cabinets: Up to 50 years
Modified acrylic kitchen sinks: 50 years
Vinyl floors: 50 years

30-50 Years

Thermostats: 35 years
Wooden windows: 30 years
Wood shake roofs: 30 years
French interior doors: 30–50 years

10-20 Years

Built-in audio system: 20 years
Aluminum windows: 15–20 years
Asphalt shingle roofs: 20 years
Faucets, kitchen sinks: 15 years
Gas ranges: 15 years
Cultured marble countertops: 20 years
Dryers and refrigerators: 13 years
Air conditioning units: 10–15 years
Lighting controls: 10+ years
Interior and exterior paints: 15+ years
Electric or gas water heaters: 10 years
Air conditioners: 10–15 years
Furnaces: 15–20 years

5-10 Years

Security systems: 5–10 years
Heat and smoke detectors: 5–10 years
Dishwashers: 9 years
Microwave ovens: 9 years
Carpet: 8–10 years

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.

Preamble

Under all is the land. Upon its wise utilization and widely allocated ownership depend the survival and growth of free institutions and of our civilization. REALTORS® should recognize that the interests of the nation and its citizens require the highest and best use of the land and the widest distribution of land ownership. They require the creation of adequate housing, the building of functioning cities, the development of productive industries and farms, and the preservation of a healthful environment.

Kiwanis Holiday Wreath Sales!

November 29 - December 14

Sat 10:00-4:00 Sun 12:00-3:00

...in the CVS Pharmacy lobby

“Time wounds all heels.” - Groucho Marx

One Bowl Lemon Cake

Ingredients

3 cups all-purpose or cake flour
1 ½ cups sugar or castor sugar
2 teaspoons baking soda
1 teaspoon salt
2 tablespoons Lemon Zest
2 teaspoons vinegar
2 cups water
2 teaspoons vanilla extract
2/3 cup oil, canola or sunflower

Preparation

- 1 Preheat oven to 350 degrees
- 2 Grease and line a 9 inch square baking pan
- 3 In a large bowl, combine the flour, sugar, baking soda, salt and lemon zest
- 4 Stir the vinegar into the water
- 5 Add the vinegar and water combination, oil, and vanilla into the flour mixture
- 6 Whisk or beat on low until batter is smooth
- 7 Pour the batter into the prepared pan
- 8 Bake for 30-35 minutes, clean toothpick test
- 9 Turn cake out onto a cooling rack 2 minutes after baking. Cool completely before frosting.

Frosting

1 cup powdered icing sugar sifted
2 ½ tablespoons hot water or warm milk
1 teaspoon vanilla extract

Preparation

- 1 Combine boiling water or warm milk, vanilla extract, and powdered sugar
- 2 Whisk to a thick glaze
- 3 Add sugar to thicken or water/milk to thin
- 4 Pour the glaze over the cooled cake and spread evenly with a spatula.
- 5 Allow the glaze to dry before cutting

ENJOY!

From Carol's recipe box.

Dog Friendly Landscaping

When dogs are cooped up with nothing to explore, they adopt undesirable behaviors due to frustration and boredom.

Planting a tall grass meadow with flowers is not only a beautiful, wildlife-friendly form of gardening; it gives dogs hours of exploring. Manicured lawns are great for Frisbee, but meadows are primal bits of heaven for man's best friend.

Since ancient times, herbs have been used to repel fleas in human dwellings. They'll also discourage fleas in the yard and in your dog's general hangout areas. If you grow enough of them you can cut the branches, dry and use them to stuff your dog's bed for a natural pesticide. Many herbs were once known as fleabane because they are so widely used for this purpose, and some may also discourage ticks.

Plant a fleabane garden or incorporate fleabane plants around the garden. When a dog rubs against them the smell of aromatic oils gets on the fur, which not only discourages pests, it covers up dog smell with fragrance!

Menta pulegium, also known as pennyroyal. Wormwood (*Artemisia absinthium*) is a beautiful silvery gray plant and quite effective. Old-fashioned tansy (*Tanacetum vulgare*) is very good too. All are perennial. When buying plants, insist on the botanical names to ensure getting the exact plant that repels fleas.

Some plants and landscaping materials are bad for dogs. Bored dogs chew on most anything, and if toxic, it's a problem. Cocoa bean mulch contains caffeine. Hulls of nuts falling from trees are rich in tannin and can be highly toxic if chewed. These include domestic walnuts or wild hickory. A few more-plants poisonous to dogs are castor bean, foxglove, pokeweed, buckeye and yew. The master list of dog-toxic plants can be found at the ASPCA Web site;

www.aspca.org/toxicplants.

A Report on Real Estate Trends and Other Useful Information

| <u>Then And Now:</u> | <u>1 Year Ago</u> Nov '24 | <u>6 Mos Ago</u> May '25 | <u>Change</u> | <u>Now</u> | <u>6 Mos. Change</u> | <u>1 Yr. Change</u> |
|----------------------|------------------------------|-----------------------------|---------------|-------------|----------------------|---------------------|
| For Sale (Active) | 64 | 92 | +43.75% | 50 | -45.65% | -21.87% |
| SOLD (1 month) | 26 | 34 | +30.77% | 24 | -29.41% | -7.69% |
| Median Price | \$1,450,000 | \$1,472,500 | +1.55% | \$1,406,500 | -4.48% | -3.00% |
| Average Price | \$1,756,731 | \$1,770,613 | +0.79% | \$1,687,346 | -4.70% | -3.95% |

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

| | | | | | | |
|------------------------|-------------|-------------|---------|-------------|---------|---------|
| SOLD (6 mos.) | 13 | 10 | -23.08% | 16 | +60.00% | +23.08% |
| Median Sale Price | \$1,087,500 | \$1,287,500 | +18.39% | \$1,158,000 | -10.06% | +6.48% |
| Average Sale Price | \$1,104,016 | \$1,284,600 | +16.35% | \$1,098,494 | -14.49% | -0.50% |
| Average Days on Market | 20 | 38 | +90.00% | 19 | -50.00% | -5.00% |

| | | | | | | |
|-------------------------------|----|----|---------|----|---------|---------|
| <u>All New Construction:</u> | 20 | 15 | -25.00% | 13 | -13.33% | -35.00% |
| <u>All 2+ Acre Home Sites</u> | 22 | 25 | +13.63% | 26 | +4.00% | +18.18% |
| <u>All View:</u> | 38 | 18 | -52.63% | 23 | +27.78% | -39.47% |
| <u>All Waterfront:</u> | 38 | 18 | -52.63% | 26 | +44.44% | -31.58% |
| <u>All Condominiums:</u> | 40 | 30 | -25.00% | 40 | +33.33% | 00.00% |
| <u>All Land:</u> | 12 | 6 | -50.00% | 10 | +66.67% | -16.67% |

Conventional Loans 7.250% 7.125% -1.72% 6.625% -7.02% -8.62%

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.

Did you know? For every \$100k loan amount, payments drop about \$65 a month for every percent drop in rate.

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:

| | Nov '25 | Dec | Jan'26 | Feb | Mar | Apr | May | June | July | Aug | Sep | Oct | Nov |
|------------|---------|-------|--------|-------|-------|-------|-------|-------|-------|-------|-------|-------|-------|
| On Market | 92 | 60 | 46 | 49 | 65 | 98 | 131 | 144 | 140 | 124 | 105 | 84 | 70 |
| Have Offer | 28 | 20 | 15 | 12 | 24 | 31 | 39 | 39 | 32 | 38 | 23 | 23 | 21 |
| Absorption | 30.4% | 33.3% | 32.6% | 24.5% | 36.9% | 31.6% | 29.8% | 27.1% | 22.9% | 30.6% | 21.9% | 27.4% | 30.0% |

| | | |
|--|------------------------------|------------------------------------|
| <u>10 cities where Baby Boomers are buying:</u> | Raleigh-Cary, North Carolina | Median boomer purchases: \$445,000 |
| Nashville-Davidson-Murfreesboro-Franklin, Tennessee | | Median boomer purchases: \$465,000 |
| Phoenix-Mesa-Chandler, Arizona | | Median boomer purchases: \$475,000 |
| Indianapolis-Carmel-Anderson, Indiana | | Median boomer purchases: \$305,000 |
| Charlotte-Concord-Gastonia, North Carolina-South Carolina | | Median boomer purchases: \$405,000 |
| Jacksonville, Florida | | Median boomer purchases: \$405,000 |
| Tampa-St. Petersburg-Clearwater, Florida | | Median boomer purchases: \$395,000 |
| Orlando-Kissimmee-Sanford, Florida | | Median boomer purchases: \$415,000 |
| Columbus, Ohio | | Median boomer purchases: \$345,000 |
| Virginia Beach-Norfolk-Newport News, Virginia-North Carolina | | Median boomer purchases: \$365,000 |

50% off Weekday Room Rate: Exclusive offer to Clients of Windermere Brokers at the Inn at Pleasant Beach. Subject to availability. Valid through April 2026. Experience Island life with Windermere. Contact me for details.

Visit my website ChrisMillerRealEstate.com for the latest listings every day! Find open houses, new listings, search for properties, and more. Works on handheld, laptop, or desktop.

Chris Miller



WINDERMERE REAL ESTATE / BI, INC.

249 Winslow Way E Ste 400
Bainbridge Island, WA 98110

PRSR STD
US POSTAGE
PAID
Silverdale WA
Permit No 111

Website: ChrisMillerRealEstate.com

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Your place for Daily Updates of New Listings, Open Houses, and market reports on Bainbridge Island!

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SRES



Chris Miller



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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