

# REALTY SCOOP

Compliments of **Katy Stansifer, REALTOR®**  
 Keller Williams Olympia—360.584.6543  
 A newsletter of real estate info, trivia, fun facts and more!  
 April 2009



## Thurston County Market Statistics

Active 4/1/09	1,543
Sold March '09	187
Absorption Rate in Months	11.6
Average Days on Market for Resale	107

For a professional interpretation of these statistics or for information on your area, please call **Katy Stansifer, 360.584.6543**. Information gathered from the Northwest Multiple Listing Service.

**What's the value of your home?**  
 Call me for a free, no obligation market analysis. 360.584.6543

### April Garden Spot

Celebrate *National Arbor Day*—April 24th  
 Low water, evergreen choices include Strawberry Tree (*Arbutus unedo*) which reaches 10-35 ft. with winter blooms and ornamental yellow and red fruit; Pineapple Guava (*Feijoa sellowiana*), reaches 25 ft. tall with white summer flowers that taste like cotton candy; and Flannel Bush which grows 20 ft. tall and is covered with big yellow flowers in the spring.

**SMART TIP—BUY SMALL:** Plants in 4" pots cost less than those in one gallon cans and they can establish just as fast.

Holland produces over 3 billion tulip bulbs per year. The flower petals can be used in salads or to make wine.



*The best mind-altering drug is the truth.*  
 Lilly Tomlin

**House Plan Trends: What's Hot, What's Not**  
 Katherine Salant, columnist/author of the Brand-New House Book, says:

- Houses designed with both a master and second bedroom on the first floor have become the most popular floor plans. Young couples use the second bedroom as a nursery. Middle-age couples use it to keep aging parents close by and older couples like the design because their differing sleep patterns.
- The newest variation on the home office is a completely separate office space, connected to the house by a hallway or breezeway.
- Kitchens are getting smaller, but they are connected to much larger dining areas, often with a center island where family members can sit while they have an informal meal.
- Home theaters have lost much appeal. TV viewing is a more informal activity that people engage in while they're doing other things like cooking or getting ready for work.

For the this article in full and others, go to [www.KatherineSalant.com](http://www.KatherineSalant.com).

## First Time Homebuyers

You're preapproved for your first home loan **OR** you have already made application for a loan and are waiting to close and move in. What can go wrong? When it comes to your credit score: *plenty*. Just because you have a great credit score today, doesn't mean you will next week if you don't follow the:

### 10 Commandments for Buyers

1. Thou shalt not change jobs, become self-employed or quit your job.
2. Thou shalt not buy a car, truck or van (or you may be living in it!)
3. Thou shalt not use credit cards excessively or let your accounts fall behind.

4. Thou shalt not spend money you have set aside for closing.
5. Thou shalt not omit debts or liabilities from you loan application.
6. Thou shalt not buy furniture.
7. Thou shalt not originate any inquiries into your credit.
8. Thou shalt not make large deposits without first checking with your loan officer.
9. Thou shalt not change bank accounts.
10. Thou shalt not co-sign for anyone.

For more information on how to get pre-qualified, call Katy Stansifer 360.584.6543.

The Department of Revenue, in cooperation with other State agencies, set up a central web site, [www.suspectfraud.com](http://www.suspectfraud.com) providing links to consumer fraud services. Consumers can check if a registered business owes state taxes, had complaints filed against it, or is the subject of state enforcement actions.

### Real Estate Investor Seminar April 21 and May 19

For information and to register for this FREE event, call Katy Stansifer at 360.584.6543.

### Ann's Fun Schedule

\*\*\*Spring ARTS WALK April 24-5-10pm & 25-12-7pm, Downtown Olympia\*\*\* Come downtown to celebrate the arts in our community! Experience visual and performing arts in over 100 businesses, including hands-on family activities and demonstrations.

\*\*\*Celebrate 15TH ANNUAL PROCESSION OF THE SPECIES, April 25 at 4:30pm, Downtown Olympia\*\*\* The Procession program facilitates seven weeks of art, music and dance workshops that inspire local action for wildlife protection. On Procession day, residents don their creative expressions and proceed through the streets of Olympia in masks and costumes.

\*\*\*St. Martin's DRAGON BOAT FESTIVAL, April 26th, 9am-5pm\*\*\* At Heritage Park on Capital Lake in cooperation with Washington Dragon Boat Association. The race kicks off with the "Dotting of the Eye" ceremony, a lion dance and procession of the teams.



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## Prepare for Your Home Inspection

Pete Sutch

WIN Home Inspection – Olympia

360-709-0221

[www.wini.com/olympia](http://www.wini.com/olympia)

When buying a new or existing home, an accurate and detailed home inspection is a valuable tool for assessing the condition of the home. A professional home inspection not only explores those areas of the home that rarely get visited but also pinpoints those problematic areas which could pose a safety hazard or lead to costly repair bills. Unfortunately, the home inspector is only on site for few hours so doing a little preparation beforehand can be beneficial. Here are a few helpful hints to be aware of before and during the inspection in order to make the most of your home inspection experience. For more details on what to expect from a home inspection, call Pete Sutch at 360-709-0221.

### STEP #1 – The Pre-inspection

- Obtain disclosure information from the seller BEFORE the inspection and prepare a list of questions.
- Find out the age of roof surface material so your inspector can provide an estimate of the number of serviceable years of life left.
- Learn from owner(s) of any pest related issues. Your inspector should be a licensed structural pest inspector .
- Make sure the water/electrical/gas are turned on and operable if house is vacant.
- Have all outbuildings that you want inspected unlocked.
- For occupied homes, make sure that the inspector has access to utilities (water heater and furnace), electrical panel, attic, and crawl area. The home inspection is non-invasive. Standards of practice prohibit the home inspector from moving items to gain access.
- Have home owner contain or remove any pets during the inspection.

### STEP #2 – The Inspection

- Attend the inspection – bring a note pad and tape measure. Wear sport shoes that you don't mind getting dirty.
- Shadow the inspector and ask questions. Your inspector is a resource for home maintenance tips and operational procedures.
- Dedicate a block of time (at least 3 hours) for the home inspection – give the inspector the time to do a thorough inspection.

### Did you know...

Keller Williams is *now the third largest* real estate company in North America. We have over 660 offices in the US and Canada and with over 77,000 partner/agents working together!

J.D. Power & Associates Reports: Among home buyers, *Keller Williams ranks highest* in customer satisfaction with real estate companies in their July 2008 Home Buyer/Seller Study.

So, who do you know that is ready for a move? Your referrals are the lifeblood of my business. Questions? *Call me!*  
**360.584.6543**



**\$Katy's Best Buys\$**  
**360.584.6543**



#### **Best Buy with Acreage—\$199,900**

13749 Case Rd. SW, Rochester

Shy 5 acres (2 parcels), with well on second parcel. Creek frontage, 3 bedrooms, 1.5 bath home with large 2-bay shop. Great access to I-5 with lots of potential.



#### **Best Buy Move-in Ready—\$214,900**

Clean 3 bedroom, 2 bath home on .32 acre lot. Tree removal and leveling completed so home is ready for your landscaping ideas. Located centrally between Olympia and Fort Lewis. MLS #28192219.

## Katy Stansifer, REALTOR®

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Olympia, WA 98502

### REAL ESTATE MARKET REPORT:

Wondering what's happening in your neighborhood? For FREE information about any home sold or for sale in your area, call me. 360.584.6543



The Real Estate Statistical Summary for Thurston County: March 2009

<u>New Listings</u>	<u>Pending Sales</u>	<u># of Closings</u>	<u>Avg. Price</u>	<u>Median Price</u>	<u>Avg. Days on Market</u> (Resale)
430	154	187	\$290,925	\$269,426	107

