

HOUSE

A REAL ESTATE NEWSLETTER

YOUR HOME'S VALUE

So you know what your home is worth?

WHEN TO DIY A PAINT JOB AND WHEN TO HIRE A PROFESSIONAL

When it comes to giving your home a fresh paint job, you might be tempted to pull out your roller and do it yourself. But should you?

NEW LISTINGS

All the hot new listings in your area



COLDWELL BANKER
REALTY

BRITTNEY LANDERS

AROUND TOWN

August 27 - Rad Rover Kids
Obstacle Adventure
& Concert on Briggs

September 8 - Farmers
Market Ends

September 17 - Erie Biscuit
Day

September 24 - Tails & Ales

September 30 - EHS
Homecoming Parade

October 1 - Erie Brewfest

October 29 - Boo! on Briggs
Street

October 31 - Erie Brewfest

December 2 - Parade of lights

December 10 - Santa's
Workshop

*For more information visit
erieco.gov/events*



WHEN TO DIY A PAINT JOB AND WHEN TO HIRE A PROFESSIONAL

When it comes to giving your home a fresh paint job, you might be tempted to pull out your roller and do it yourself. But should you? While rolling on a coat of paint or two might seem simple, there are some serious considerations when taking on a project yourself. It's really dependent on the skill level of the individual, the tools they have, the detail of the project, and the amount of prep that needs to be done.

Hire a pro if...

1. You Have High Ceilings
2. You're Using a Specialty Finish
3. Your Walls Are in Poor Condition
4. You Need to Strip Old Paint

Go Ahead and DIY If...

If your walls are in good condition and you're just looking for a simple color change, go ahead and DIY. Touching up small spots or repainting a child's room, for example, don't necessarily require a pro. Painting something like a bedroom is as simple as taking your furniture out and getting out a step ladder out. It doesn't require a lot of time or energy. However, just because you're not using a pro, doesn't mean you should skimp on tools. If you're going to go to a quality level, invest in quality tools. If you use the proper equipment, your result could be just as good as a professional's work.



MARKET UPDATE

PROPERTIES LISTED

37

AVERAGE SALE PRICE

\$870,000

AVERAGE DAYS ON MKT

35

PROPERTIES SOLD

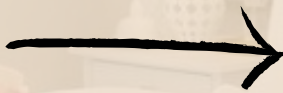
30

AVERAGE PRICE PER SQ FT

\$246

MONTHS OF INVENTORY

1.63



SCAN THIS QR CODE FOR
YOUR FREE HOME VALUE!

 brittney.landiers@cbrealty.com

 720.560.0094

 recoloradobrittneylandiers.com

 2700 Canyon Blvd.
Boulder, CO 80302



DO YOU KNOW YOUR HOME'S VALUE?

Our market has seen a steady appreciation of home values the last 2 years. This year has been interesting to watch because of the extreme lack of inventory, resulting in a sellers market. We want to make sure you are armed with the best and most accurate information when it comes to your home value, so we have compiled a list of our top 3 reasons why you should check it now.

1. See if you can ditch that private mortgage insurance

The first thing that comes to mind: Is it time to knock off PMI from your monthly mortgage payments. In many cases your lender required you to purchase private mortgage insurance (PMI) if you put less than 20% down on your house. PMI typically amounts to between 0.5%-1% of the purchase price. For a \$200,000 mortgage, your PMI could be \$1,000 to \$2,000 per year.

2. Update your home's value on online listing sites to reflect renovations and improvements

Even if you're in the earliest stages of putting your house on the market, you'll want to start owning your home's history and value online. Claiming your property on sites like Zillow, Redfin, and Realtor, and updating your home's online value, can change the perception of the property to better align with its current value.

3. Find out how much equity you've built up

Understanding equity, or the current market value of your home minus your outstanding mortgage balance, puts you in a better place to understand your finances overall. You may be beginning to think about a move and knowing the value of your property could lead to an accelerated sale timeline, as long as you factor in the difference between home equity and your home sale proceeds.



BRITTNEY LANDERS

720.560.0094

If you would like a quick home value update please visit our site

recoloradobrittneylanders.com

If you would like a detailed report outlining comparable homes, updates to increase your value, and what we can sell it for in today's hot market, please contact me.



SCAN ME