



<b>Matthews Beach Home Sales</b>		
	Jan. – Dec. 2003	Jan. –Dec. 2004
Number Homes Sold	33	29
Average Selling Price	\$435,755	\$521,510
Median Selling Price	\$409,000	\$437,000
Price-Low	\$178,000	\$235,000
Price-High	\$885,000	\$1,300,000
Average # Days on Market	46	43

Source: NWMLS-- Information from reliable sources, but not guaranteed.

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***Do you know someone  
thinking of buying a  
home?***

*I'll be offering a free home  
buyers workshop on Tues.  
Jan. 18<sup>th</sup> from 6-8pm at  
Magnuson Community  
Center. Please contact me  
for more information and  
registration.*



**Remodeling: Return on Investment 2004**

One of the most common topics I am asked is about remodeling. As a house buff I love hearing plans and discussing possibilities. Sometimes I hear about a project people are contemplating, other times I am asked for referrals to service providers. Usually the discussion moves to how much value a remodel will add to the home. In other words, what return on investment can they expect if they were to remodel and then sell?

We can glean answers to this question thanks to *REALTOR®* magazine and *Remodeling* magazine who have joined together for the past seven years to study remodeling costs and associated re-sale recovery rates. The recently released 2004 report includes 18 popular home improvement projects across 53 markets, including Seattle.

In Seattle, and other areas where property values are rising, researchers report that some projects are returning more than the original investment. Mid-ranged cost projects show a higher cost-recovery rate than higher priced jobs and projects that some customers take for granted or expect to be updated.

Curious about what projects could enhance the value of your home? The study suggests that in Seattle mid-range and upper-range bathroom remodels, minor kitchen remodels, attic bedroom additions, new decks, and bathroom additions are the best projects. Researchers caution, however, that return on investment depends on several factors, including the value of the house, the value of similar homes in the immediate area, the availability and pricing of new homes, and the rate at which property values are changing in the surrounding neighborhoods.

Thinking of taking on a project? Give me a call. I'm happy to discuss this with you.

**Please contact me regarding:**

- Reprint of the 2004 Remodeling Cost vs. Value Report
- A market analysis of my property without obligation
- The sale of my property
- A property purchase or to discuss buying a home

- Relocation services
- General real estate information
- Referrals for lenders, home maintenance, repair, or remodeling
- Other \_\_\_\_\_

Name \_\_\_\_\_ Phone \_\_\_\_\_

Address \_\_\_\_\_

Email \_\_\_\_\_ How would you prefer to be contacted? \_\_\_\_\_