

Your local real estate & mortgage newsletter compliments of your realtor®



Home inspections; What are they? What do they cover? Most importantly how do I get the most out of mine?

P2



Should you take it or let it go when making a move plus a great assortment of flowers specific to our Sask climate.

P3



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Welcome to the Spring Edition of the Real Estate Update

As we welcome Spring and all the newness this season brings, I want to share my genuine appreciation with you.

I'm thankful to you for being a wonderful and supportive client and for all you do to support my business. I value our relationship and look forward to the opportunity to continue serving you.

May your Spring be a lovely reminder of how beautiful this time of year can truly be.

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RE/MAX®

REAL ESTATE UPDATE

HELLO
Spring

3 Real Estate Myths Television Has Taught Us

Jim and Suzy Home-buyer just found their dream property for \$50K and fixed it up in three weeks.

Stories like this have skewed viewers' expectations of real estate reality.

Shows about home buying and renovation projects can be fun to watch, but we may not realize that they often don't depict the realities of buying, selling, and owning a home.

Here are three common myths popularized by today's TV lineup.

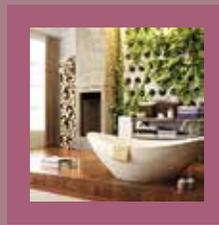
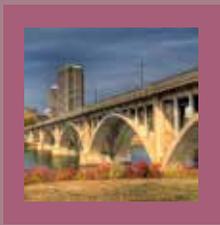
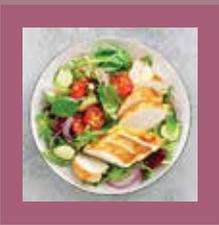
"Three homes will do."

On TV, a couple looks at three homes and is able to find the property of their dreams. This isn't how things work in the real world.

The number of homes buyers must look at before finding the right one for them differs in each situation. It's not uncommon to look at 20 homes. It may even work out that you look at just one (but it's not likely).

"I can afford that."

Shows that depict real estate purchases and renovations rarely reflect prices that are realistic for viewers. We may witness a bargain deal on TV and assume we could get something similar.



CONTINUED FROM PAGE 1

The fact is, markets vary greatly. The price of a home or a remodel in the area where the show is filmed may be completely different from what we can expect in our home town – either much higher or much lower.

“This will be a cinch.”

While some DIY projects can be completed quickly, the amount of time most renovations take is longer than TV would have you believe. Homeowners shouldn't expect to dive into a basement remodel on Friday and wake up Monday morning with the project behind them. Even if you hire professionals, they may encounter unexpected delays or simply need more time to do the renovation right.

If you're considering buying, selling, or renovating, the more information you have, the better prepared you can be. Contact me for some professional input – I'm happy to help.



WHAT'S INCLUDED IN A HOME INSPECTION?



How to Get the Most from a Home Inspection

Buying a home is probably the single most significant investment you'll make in your lifetime. When you're making such a significant purchase, you want to know exactly what you're getting.

This is the goal of a home inspection. A professional inspector will review the home and point out any potential concerns. Here's how it works.

1. Arrange for the inspection: Typically, you will include an inspection contingency as part of your offer to purchase the home. This contingency will allow you to order an inspection (at your expense), then determine if you would like to proceed with the purchase, based on the results.

2. Complete the inspection: Be present during the inspection so the inspector can review any items of concern with you in person.

He or she will inspect all the home's systems, structural components, and general condition and provide a report that notes any areas of concern.

3. Request repairs: You'll review the inspection report with your real estate agent and decide if there are any items you would like the seller to address. You can request that the seller make the repairs or provide a credit to cover their cost.

Typical things to address are safety concerns and anything that is not up to code. If the sellers refuse to negotiate, you can decide whether you want to move forward with the purchase or move on to another home.

I'd be happy to connect you with a qualified inspector and help you smoothly navigate this process.

Did You Know?

There's a company that specializes in building secret rooms with hidden passageways (one requires a chess board played in a certain combination to unlock) Wonder what's in there?)



Should It Stay or Should It Go With You?

Moving is an immense undertaking. Among the myriad tasks on your plate are decisions about what to take with you when you move. Should you bring those living room curtains, or let the new owner enjoy them? Should you try to bring Spidey, your favorite houseplant, to your new home?

These can be tough calls. Following are a few things that most homeowners are better off leaving behind when they move.

Household documents: Do you still have the manual for your refrigerator? Did the furnace you installed last year come with a ten-year warranty? If you have any documents that relate to structural components, utilities, or appliances that are staying with the home, leave these for the new owner. You won't need them anymore, but the new owners might find them very handy.

Curtains: Sure, you may have chosen the perfect bedroom curtains to match your comforter, but taking curtains with you when you move is usually not worth the hassle. The window coverings aren't likely to fit on your new set of windows anyway, and buyers typically appreciate when they are included in the price of the home. Even if they want to switch them out eventually, the current curtains will provide privacy in the meantime. And it will give you the opportunity for a decorating fresh start at your new place!

Paint: Do you have a stash of old paint cans from previous renovations? Do not put these in the "go" pile. Often, buyers like to have these on hand to complete touch-ups in the home. Place the cans in a location where the new owners can easily access them. If you discover the buyers do not want the paint, check your local regulations about proper disposal and follow these procedures to get rid of the cans before you move.

Houseplants: If you're moving a long distance, try to find new homes for your houseplants rather than transport them to your new location. The conditions in a moving truck aren't conducive to plant life, and the plants are likely to get damaged or die during the move. Consider gifting your plants to your green-thumbed friends and neighbors instead.

So What Can I Plant In Our Climate?

Gardeners are eager to start planting with the arrival of spring. However, you need to be careful of what you plant due to chilly nights and risk of frost in May. Saskatchewan spring conditions are not ideal for all plants.

So what can you plant now in order to fill our gardens with spring color and summer blooms?

The following will have you on your way to a colourful spring and summer garden.



Pansies



Ranunculus



Primula



Pussy Willow



Gladiolus



Caladiums

Saskatoon Monthly (5 yrs) Real Estate Statistics

	Total Listings					Total Sales					Residential Avg. Sales Price				
	2016	2017	2018	2019	2020	2016	2017	2018	2019	2020	2016	2017	2018	2019	2020
Jan	984	1042	324	393	304	232	249	205	145	203	\$354,105	\$341,806	\$344,720	\$290,736	\$326,845
Feb	1116	926	622	304	571	304	311	202	171	216	\$331,679	\$337,855	\$329,940	\$302,138	\$322,250
Mar	1231	620	526	481		425	229	211	211		\$347,441	\$342,100	\$328,208	\$338,268	
Apr	1432	860	671	706		502	314	233	258		\$343,672	\$361,329	\$338,158	\$316,823	
May	1516	858	599	778		524	317	229	381		\$353,197	\$354,010	\$322,963	\$342,772	
Jun	1345	1,112	704	916		547	456	297	421		\$354,038	\$350,000	\$321,592	\$338,142	
Jul	1152	1,125	589	78		499	420	286	375		\$367,455	\$348,960	\$307,215	\$331,780	
Aug	1279	812	517	752		506	331	245	390		\$352,478	\$337,710	\$317,388	\$323,110	
Sept	1146	780	518	728		446	261	253	325		\$353,704	\$343,688	\$295,207	\$350,946	
Oct	1016	781	405	721		420	287	195	307		\$344,299	\$330,396	\$296,420	\$318,831	
Nov	966	721	595	599		310	290	286	304		\$350,212	\$341,301	\$324,535	\$333,056	
Dec	571	586	534	454		245	261	204	244		\$342,617	\$339,520	\$337,974	\$333,857	

Information is believed to be correct but is not guaranteed.

As a valued recipient of this newsletter, compliments of your REALTOR®, you have been entered into a draw for 3 prizes as follows:

\$50.00 Home Depot Gift Certificate

2 x \$25.00 Gasthaus Restaurant Gift Certificate @ German Cultural Centre

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Take in Saskatoon this Spring!



DATES: MARCH 27, 2020 - MARCH 29, 2020

LOCATION: SASKATCHEWAN BLUE CROSS GARDENSCAPE

WEBSITE: [HTTP://WWW.GARDENSAPESHOW.CA](http://www.gardenscapeshow.ca)



DATES: APRIL 3, 2020 - APRIL 5, 2020

LOCATION: SASKATOON PRAIRIELAND PARK

WEBSITE: [HTTP://WWW.PRAIRIELANDPARK.COM/BEEFEXPO/](http://www.prairielandpark.com/beefexpo/)



DATES: APRIL 4, 2020 (7:30 PM - 10:30 PM)

LOCATION: SASKTEL CENTRE

WEBSITE: [HTTP://WWW.SASKRUSH.COM](http://www.saskrush.com)

Wild About Saskatoon



MAY 19, 2020 - MAY 24, 2020

Recurring Daily

Throughout Saskatoon at various locations TBA

www.wildaboutsaskatoon.org



Homestyles 2020

March 20, 2020 - March 22, 2020

Homestyles is your local Home...

Saskatoon and Region Homebuilder's Association

March 20, 2020 - March 22, 2020

Recurring Daily

503 Ruth Street West, Saskatoon, SK S7K 4E4

Saskatoon Prairieland Park Corporation

Thursday 3:00 PM - 9:00 PM, Friday 1:00 PM - 9:00 PM,

Saturday 10:00 AM - 9:00 PM, Sunday 10:00 AM - 5:00 PM