



Alaska REAL ESTATE BY DAVE WINDSOR

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MORE IMPORTANT THAN THE PRICE OF EGGS

Nationally, the price of eggs rose by 13.7% over the last 12 months. Bread went up 9.5%. Bananas, if you like them, remained unchanged. Americans are feeling the pain of inflation, no matter what the news media says. Bacon lovers are paying 10.7% more than a year ago.

Our own local Alaskan economy is surviving and, as the latest AEDC (Alaska Economic Development Corporation) forecast indicates, they expect 'modest growth' in the next 3 years 'by most measures'.

AEDC also states that 'Economic indicators suggest demand for workers may still outstrip the available workforce'. As in the rest of the country, senior population in Alaska (over 65 years) is outstripping working age population (15 to 64 years).

'Measuring' always depends on the tools used. Climate change should also be factored in to any local projections.

Like Alaska's weather forecast, which can change hourly and must be awfully difficult for Jackie Purcell to talk about, our

world, now in the geologic Anthropocene era (replacing the Holocene era of the last 11700 years that followed the prior 2.5 million years of the Pleistocene ice age), is highly volatile on a daily basis because the human species has changed the Earth.

There are certain food, population and weather issues happening right now. World food shortages are increasing and the cost of eating will accelerate. Poorer populations will suffer. Alaska's weather will show average temperatures rising between 2 and 4 degrees Fahrenheit by 2050, with more precipitation. Ice-free Arctic waterways will open up for major trade and shipping routes that serve peaceful and not-so-peaceful purposes.

In Gaia Vince's excellent book, 'Nomad Century', the award-winning science writer and broadcaster goes to great lengths to describe the likely migration patterns of the future, due to climate change, and resulting weather, food and population outcomes.

In fact, she writes 'Alaska looks the best place to live in the United States'! Some of us might have the privilege of accessing other friendly climates like Patagonia, Tasmania

or New Zealand, but Americans will migrate North away from the 45th N. Parallel with its hot and dry (or in some cases hot and humid) climate. More Hawaiians will drift our way to escape the equatorial belt.

AEDC states that 'economic indicators suggest demand for workers may outstrip the available workforce' and 'job growth in Anchorage may be constrained by a decline in working age population.' Climate migration from the Lower 48 will fix that because north of the 45th parallel latitude provides the most survivable habitat, in the U.S. and around the world.

Real Estate values in Anchorage, Kenai, the Valley and other South Eastern Alaskan cities will accelerate once enough southern states experience the hardships of rising Earth temperatures. Kodiak Island has been suggested by some computer models as the most livable climate of all.

Population, weather, food and economics. Think about this. In 2023 the planet has 8 billion

people. In 1923, it was only 2 billion. The Earth's population grew 400% in 100 years. Too many people on an overheated planet. Governments are slowly addressing the causes of temperature changes worldwide but likely will fail to cap the increase at 1.5 degrees Celsius (2.7F) above pre-industrial levels, the target for reasonable survivability. Atmospheric CO2 at 421 ppm is the highest it's been in the last 3 million years. More days over 122 degrees Fahrenheit will start reducing that 8 billion and migration conflicts will unfortunately exacerbate the rate of mortality.

Alaska starts to look like heaven. Expect thousands to figure this out soon. Tourism will turn into immigration. Food security is Alaska's only ongoing problem. Without ships and airplanes arriving daily we would run out of food in 2 weeks. There are several options to solve this, including establishment of cattle farms with the help of State land grants plus hydroponic and temperature-controlled indoor grain and vegetable farms. Legislative representatives need to work on it now. Small measures have been taken locally but a larger vision is required.

Alaska has so much going for it and will become an increasingly vital location for freight, defense and climate survivability. The next 5 to 10 years will see amazing changes. Get on board and you will be thrilled that you chose Alaska as your home, and will also experience the accompanying economic benefits. It's all about the real estate.

Don't Be The Last Person To Know

EXECUTION AND PERFORMANCE

There is nothing like knowing what you are talking about, and I recently had to know some technical meanings in my facilitation of a real estate contract.

Technically, legally, a contract document is 'executed' when there is a meeting of the minds between parties and, in the case of real estate, both parties sign a written agreement.

Not all agreements need to be in writing (such as your husband saying he will take you to the Fair in exchange for some good and valuable consideration) but Alaska Statute requires a real estate agreement to be in writing - - and to be 'executed'.

From that point the parties are expected to 'perform' the actions promised in the written agreement. If one party does not 'perform' they can be sued for 'Specific Performance'.

While you may first think of 'execution' as carrying out a death sentence, the legal term is equally definitive but in the sense of putting to rest something two parties have finally decided upon.

We have all been aware of military personnel about to 'perform' some act of war, offensive or defensive, and the final command is 'Execute!'

The Executor of an Estate carries out the wishes of a deceased testator.

Be definitive in your commitments to people, in real estate and in real life. Don't be afraid to execute and do not fail to perform.

Real estate contracts are governed by contract law. When I studied contract law I had to remember 10 rules but these are sometimes simplified to 7 or as few as 5.

A contract involves (1) An offer (2) Acceptance (3) Consideration or Value given on both sides (4) Intention to perform certain legal acts and (5) Capacity to enter into a contract - age, mental condition etc.

All I do for you is identify real estate, yours or theirs, and reduce it to a contract which you execute. Then I keep you on track to perform so that the result desired is achieved.

Dave
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