



# Alaska REAL ESTATE BY DAVE WINDSOR

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## MID - TERM, NEW HOUSE

Sometimes 'Cleaning House' is a good idea. Whilst you should never change horses mid-stream it does not hurt to review your choices mid-term.

As winter solstice approaches (21st December), and you find yourself mid-term through winter, I am recommending a real estate review in your personal life. It may be time for a new house (or income property) in 2019. Here are some reasons you may want to think about a real property transaction in the new year.

**1) Mid-term can mean different things to different people.** I recently helped a family upgrade their home because the wife was mid-term through a pregnancy. Bigger family means larger home needed.

You may be mid-term in your career, with a long awaited promotion pending. An increase in income enables you to improve your lifestyle. Maybe, at age 30 to 35, you are finally getting married. Time to invest in a home for

the two of you.

Or perhaps you are of more mature age, and seriously considering either leaving Alaska or, at minimum, downsizing to a home without stairs. Mid-term, new house?

Maybe you are 49 years old, already have your home, but you want to own a four-plex that produces income to supplement your salary and extends into your future retirement.

### **2) These mid-term decisions are well considered through winter.**

Dreams and plans for 2019 will supplement the Vitamin D3 and Sad lamps that aid even a Sourdough through the dark and cold days.

3) The statistical backdrop for real estate favors a plan ready to roll as early as February 2019 for the following reasons:-

**A. There is an awakened enthusiasm about the Alaskan economy** with the recession pivot now complete, and this will push prices up in

2019 going forward. Employment will accelerate with new Oil and Gas projects now that \$70 bbl has been breached. Tourism, military, mining and freight continue as core growth products too.

Population will increase and put pressure on Anchorage real estate prices, not to mention the continuing Valley bloom, not yet a boom, but blossoming fast .

### **B. Single Family Homes**

**Listed** in Anchorage in the third quarter 2018 were down 9.5% year over year from 2017.

Less homes for sale equals higher prices. Average sale price for a single family home in 2018 was \$375,177 (a 2% increase over 2017) and the demand for those homes had increased 9% year over previous year.

**C. Interest Rates** are going up. The longer you wait for your next 30 year mortgage, the more

you will pay. Rates that only a year ago were in the 3% range have not only gone to 4%, but now exceed 5%. It would not be out of order to predict 6%, 7% and even 8% in successive years ahead.

Following last month's newsletter concerning how to preserve your wealth, I received several comments about the 4 vaults and how people were re-evaluating their personal distributions into those vaults.

My real estate style is to consult and advise, not merely to sell or buy on your behalf. Do not hesitate to call for a free consultation about your mid-term choices. Govern your own life, but weigh all the choices and be President of your own future.

Dave  
Wilson



SEWARD OCEANFRONT

**MILE 2 NASH ROAD, SEWARD**

**MLS #18-18330**

***Awesome 46 Acre parcel (can be split) comprises 26 acres level with some structures currently operating as profitable summer campground with its own exclusive Salmon Creek estuary PLUS 20 Acre old growth, wooded hill that would provide wonderful resort or residence development. The possibilities are endless!***

**CALL DAVE FOR DETAILS**