



December 2015

# Alaska REAL ESTATE

BY DAVE WINDSOR

Elite AGENT  
duPont REGISTRY



RE/MAX Dynamic Properties • 907.727.3300 • windsor@alaska.net • www.davewindsor.com

## LUXURY MARKET ACTIVE - - - - -

### BUT ONLY 50% SUCCESS RATE!

Homesellers in the \$Million plus market place have little to fear from Alaska's economy, but much to fear about the Marketing Choices made for their proposed real estate sale.

In fact, only HALF of the \$Million plus homes on the market will sell in the next 12 months. The other half, the losers, made the WRONG CHOICES.

The Luxury Home Market is a SPECIALTY MARKET and requires the professional assistance of a genuine Luxury Home Specialist.

There are many Realtors pronouncing themselves as Luxury Home Specialists, even sitting through classes to obtain designations and credentials, BUT there are VERY FEW actual Real Estate Professionals who can put you in the Winner's Circle, that is, in the half of Luxury Homesellers that actually sell next year.

At this time there are 24 listed single family homes over \$1 Million in the Anchorage Bowl (includes Eagle River).

In the last 12 months, 21 such properties actually sold. 7 of those were new construction.

In other words, 14 existing homes sold.

It is my estimation that, give market conditions, the likely number of such homes sold in 2016 will be 12.

12 out of 24 equals 50%, and does not include additional inventory coming on the market.

It is, thus, likely that only a third of properties available in this price range will actually liquidate successfully in 2016.

**Dave Windsor can help:** By all accounts, this newsletter is designed to cement my niche in the upper - end market but, please, give me the opportunity to meet with you before selecting a real estate licensee to represent you.

I do things, and spend significant \$\$\$'s, and put in more hours that you will NOT receive from any other representation..

These skills, arising from my professional history, including the marketing of U.S. Corporations internationally, make me uniquely suitable for such as yourself.

As a qualified Accountant, former Theologian and avid student of Economics, World Events and Philosophy I can even provide other insights into Wealth Presentation in these uncertain times. Your Real Estate Assets are part of that Wealth.

Should you wish to be removed from this mailing list at any time, a simple email will be immediately respected.

A Real Estate Transaction over \$1 Million is of enormous import. The Net Proceeds and the Market Time impact your life.

Experience gained from marketing \$1 Million to \$5 Million properties in Anchorage have provided insight to me as to HOW and WHERE to market your property.

I do not publish this information, since it is proprietary, but it is available to you. I am available for a free consultation, in your home or at my office, at a time convenient to you.

Should you happen to have a current contract relationship with a Realtor, you may disregard this solicitation. Otherwise, please call for a confidential discussion.

Sincerely,

Dave

Windsor  
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