



Ten Reasons The Housing Market Is Ready To Explode!!

Joshua Brown in a Fortune magazine article lists these 10 reasons why he believes the spring selling/buying market is ready to take off:

1. Most believe that interest rates are about to rise.
2. Pent up demand exists in some buying groups.
3. Millennials are poised to “bust out.”
4. More college educated people are finding good jobs.
5. Average hourly wages are increasing.
6. Many minimum wage employees are getting wage increases.
7. Home— builders stock prices are showing signs of break out.
8. More people are getting into the stock market.
9. Senior loan officers are saying that credit standards are easing
10. Ground breaking new home starts was up 6.4% in 2014.



We have already seen an increase in sales over last year and agree that this could be a record year.

The Hottest Home Design, Amenities, and Trends For 2015

1. Embrace new use of colors and textures:

- ◆ The latest trend is the use of color in a light and airy design. Combine blue and yellow and mix in white. Liven up a room with red and turquoise.



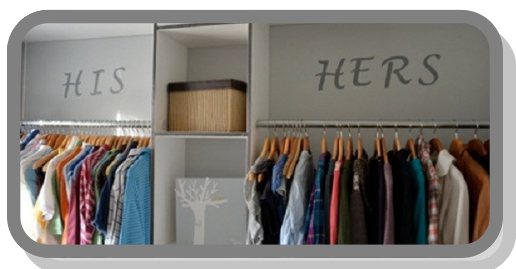
- ◆ **Wood Textures** will add warmth and richness. Install engineered wood ceilings, crown molding, and wainscoting to give a unique look of wood into any room or space in the home.
- ◆ **Special Textures** can really add interest to your walls. Use high-gloss finishes, metallics, sequins, and mirrors. Textured tile walls add special visual interest and leave a great impact on your guests.

- ◆ **Manipulated Metals** can really enhance the appeal of any home. Ranging from hand-crafted artisan to contemporary high gloss finishes, and the use of copper, pewter, and nickel can include hammered metal sink basins, tin-look ceilings, antiqued copper light fixtures and brushed stainless steel cabinet hardware.



2. Walk In Closets:

Large closets, especially in the master bedroom is a top priority for buyers. Even better is to have his and her closets. They also need to have the latest organizer features available or custom designed to meet your needs.



3. Taller First - Floor Ceilings:

Most buyers prefer 9' ceilings on the main floor and up to 10' to 12' in the main living area. Cathedral ceilings are considered a waste of heat and air conditioning. They still want 8' ceilings on the 2nd level to give a more cozy feeling.

4. Luxurious Laundry Rooms:

Buyers want upgraded appliance's, space for folding clothes, hanging space, cabinets, built in ironing boards, and skylights and or very good lighting to properly take care of the family's clothing.



5. Large Eat In Kitchens With Spacious Island:

Granite is still the most popular counter top, but marble and quartz are becoming popular alternatives. Lots of storage and counter space is critical. Quality cabinetry is very desirable and should include a walk in pantry. Top end stainless steel appliances are first choice and having a double oven is a must for a true gourmet kitchen.

6. Outdoor Kitchens:

They are becoming more important and are on the wish list of most buyers. This includes a quality gas grill, a stone fireplace and shelf and counter space. A mini fridge is a plus but not a must. Stainless steel finish is a must on all appliances and equipment.



Clarissa, Larry, Tiffany and Jennifer

New Team Members: Clarissa is back after taking a 5 month leave of absence. We hired Jennifer last month and her past mortgage experience has proven to be a real benefit to our customers, and of course Tiffany is ALWAYS available to help out customers.

QUOTE OF THE DAY:

"I alone cannot change the world, but I can cast a stone across the water to create many ripples."

- Mother Teresa