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A Note from Ann:

GET TOP DOLLAR FOR YOUR HOUSE!

NOW is the time to list your home! We continue to have extremely low inventory. As you can see from the charts below. Both Active Listings and consequently Sales have really fallen off since January. The storm certainly didn't help us any. Note the data chart shows listings in the 100+ range in Jan/Feb 2020 and fallen to 40's and even 30's in March (now), BUT the sales actually increased over last year. Leaving us very little to sell to the many buyers already looking in this market. We are seeing multiple offers often the same day the home is listed. This proves to be quite frustrating to buyers, but is very lucrative for the sellers. Many of the offers are waiving the appraisal - meaning they will make up the difference if it does not appraise. There is desperation among buyers, and rightfully so.

If you've thought about listing your home anytime in the near future - now would be the time to do so!

[Here's a very good article](#) - it's discussing all of the Austin area, but it's all pretty much the same information. The more rural counties seem to have been hit harder due to the lack of new home builders bringing more inventory to the market.

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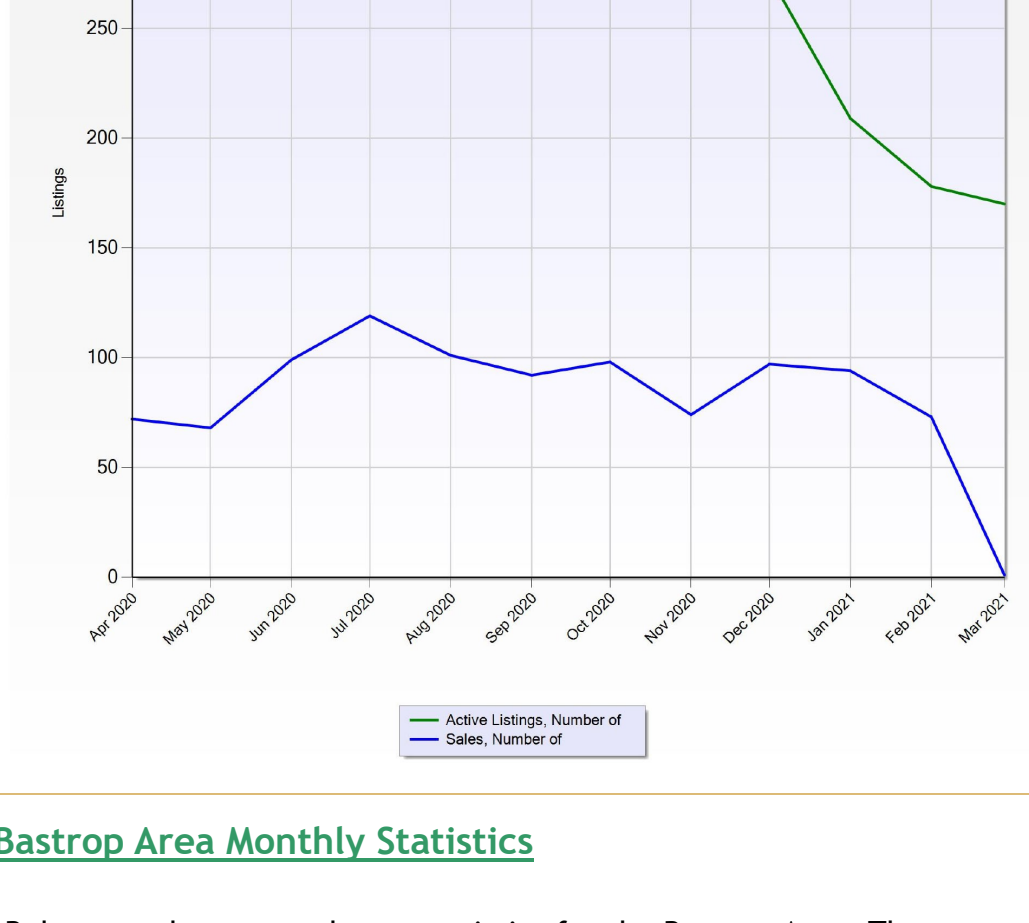
- A Note from Ann
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Number of Active vs Sold Listings

Month	Active Listings, Number of	Sales, Number of
Jan 2020	112	26
Feb 2020	118	32
Mar 2020	140	38
Apr 2020	126	38
May 2020	136	36
Jun 2020	118	49
Jul 2020	137	73
Aug 2020	115	56
Sep 2020	107	53
Oct 2020	105	48
Nov 2020	99	40
Dec 2020	82	53
Jan 2021	49	48
Feb 2021	42	35
Mar 2021	36	1

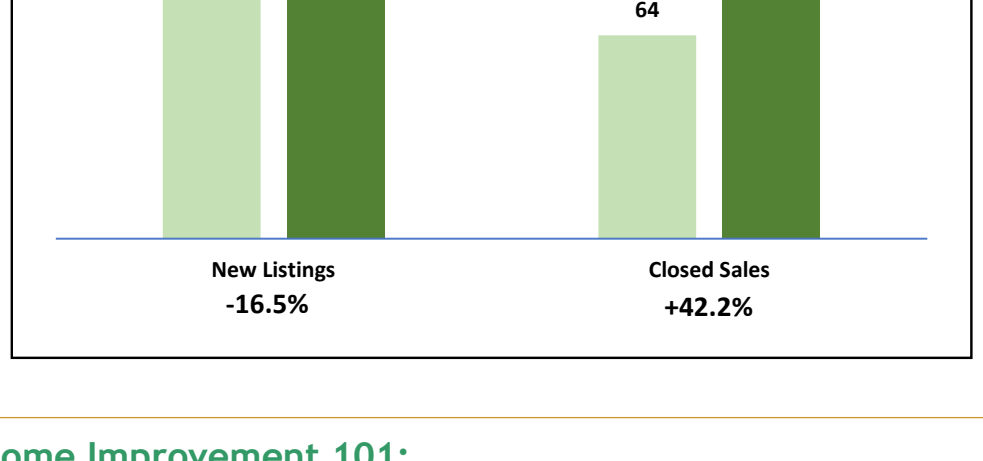
Search Criteria
Time frame is from Jan 2020 to Mar 2021
Property Type is 'Residential'
Property Sub Type is 'Single Family Resi'
MLS Area is 'BA'

Number of Active vs Sold Listings



Bastrop Area Monthly Statistics

Below are the current home statistics for the Bastrop Area. The average home sale price for February was \$279,870, which is up 9% from the previous year. The average home sale price for 2021, so far, is \$276,144, which is up 7.6% from 2020.



Home Improvement 101: When to DIY and When to Hire Help

Homeowners can see expenses add up quickly. From home improvement projects to ticky-tack repairs, people are looking to avoid additional costs for their home. But what projects make sense to take care of on your own, and which ones need professional assistance?



Here are some examples that will help guide your plans.

DIY Projects

- Clogged pipes**—You can often fix these with plungers or commercial drain cleaning products.
- Broken toilet handle**—If your toilet doesn't flush, remove the tank lid and see if the chain is detached from the lever.
- HVAC maintenance**—You can easily change your system's filter yourself.
- Blown fuse**—Simply throwing the switch in your circuit breaker could get your power back on.
- New light switches**—It's fairly easy to replace a switch. Just make sure you turn off the circuit breaker before touching any electrical outlet.

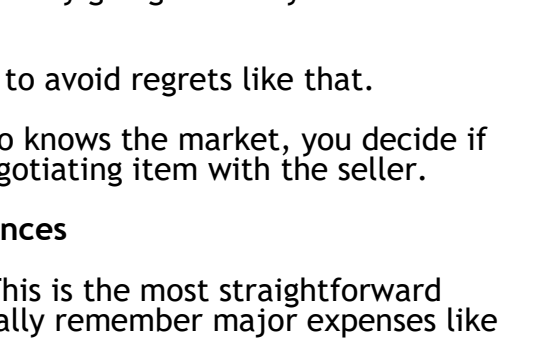
Trained Professional Required

- Major electrical work**—Anything involving wiring can be extremely dangerous and should be left to a licensed electrician.
- Extensive plumbing replacement**—Replacing any fixtures can cause extensive flooding if not done properly.
- HVAC installation**—Since these are some of the more expensive pieces of equipment in your home, don't try installing units yourself, as it may void the warranty.
- Remodeling projects**—Don't start knocking down or building new walls without first discussing the project with a maintenance or remodeling professional.

Appliance Lifespan and Cost to Replace

By: Amy Howell Hirt

Appliance lifespans can be a key factor in helping you budget for the house you've got your eye on -- or the one you already have.



Here's a question that's easy to answer with a house and eager to make an offer: How long are its appliances and systems going to last?

Skip that question, and you might regret it.

Because if you end up spending three grand in the first year to replace broken-down appliances, you're probably going to wish you'd offered \$3,000 less.

Make a copy of this easy worksheet to avoid regrets like that.

Then, with the help of an agent who knows the market, you decide if elderly appliances ought to be a negotiating item with the seller.

How to Find Out the Age of Appliances

- Ask your agent to ask the seller.** This is the most straightforward approach because homeowners usually remember major expenses like replacing a fridge.
- Consider the home's age.** A house less than 12 years old may still have all original appliances.
- Ask your inspector.** If you've already made an offer, they'll often have this information for you.
- Ask to see the property disclosure statement.** The property disclosure statement should have the answers you need. Anything are legally required to fess up about problems with the home or anything that comes with it.

Scope it out. If a range is missing knobs or the oven bears years of burnt-on grease, chances are it's in its twilight years, and you should probably plan to replace within the year.

Find the serial number. Then visit building-center.org for HVAC equipment and water heaters and appliance411.com for the rest to find the manufacture date. This is the most difficult but most accurate method if you want to be precise. But it's up to the seller if they want to let you snoop around to find the serial numbers or to provide those numbers to you.

How Long Do Appliances Last & What Are the Costs to Replace Them?

Below are the typical lifespans and costs of appliances and other key home components. (We've listed our sources at the end, if you're interested.)

Costs include professional installation, FYI. And your cost could vary depending on whether you buy top-of-the-line, find a bargain, or DIY the installation.

Consider these numbers a general guide:

Appliance	Lifespan	Cost
Central A/C Unit	12-15 Years	\$4,300-\$12,100
Furnace—Electric	15-25 Years	\$900-\$5,500
Furnace—Gas	15-25 Years	\$2,500-\$3,800
Dishwasher	9 Years	\$600-\$1,300
Fridge	11 Years	\$350-\$4,000
Range	14-16 Years	\$350-\$3,000
Dryer	13 Years	\$400-\$1,800
Washer	10 Years	\$350-\$1,600
Water Heater—Tank	12 Years	\$900-\$1,300
Water Heater—Tankless	20 Years	\$3,000
Roof—Composition Shingle(1500 Sq Ft)	10-20 Years	\$5,000-\$7,000
Roof—Tile, Slate, Metal (1500 Sq Ft)	50-100 Years	\$27,000-\$36,000
Wood Deck	10-30 Years	\$10,000

Sources

- <https://www.nachi.org/life-expectancy.htm>
- <https://www.angieslist.com/articles/how-much-do-home-appliances-cost.htm>
- <https://www.searshomeservices.com/blog/how-long-do-appliances-usually-last>
- <https://www.bobvila.com/articles/tile-roofs/>
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- <https://www.nar.realtor/sites/default/files/documents/2018-05-remodeling-inpart-outdoor-features-05-23-2018.pdf>

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