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*Randall Brennan's*

# NEWSLETTER

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## Give your home a fresh look with color

BPT) - A fresh coat of paint can give any room an instant lift, making it a great solution for converting a space from drab to fab.

Though neutrals reign as America's most popular paint choices, the National Home Color Survey from Sherwin-Williams shows people are becoming bolder with color. Three out of four homeowners indicate they want to incorporate more color into their home, most commonly in their living room, bedroom and kitchen.

"Colorful paint is an easy and inexpensive way to stylishly transform a space," said David Bromstad, HGTV(R) star and celebrity interior designer. Bromstad offers the following tips for anyone looking to add color to their home:

- 1.) Identify a colorful object as the focal point of the room. Select bold items to build your room around, such as a piece of artwork, rug or chair that really makes a statement.
- 2.) Coordinate your color transitions. For high-impact transitions, combine bolder shades with their more neutral counterparts and for a more tranquil transition, stick to softer or lighter shades that are from the same color family.
- 3.) Highlight unexpected areas. Turn ordinary areas like ceilings, banisters or door frames into extraordinary spaces. If you want to keep walls neutral, paint a piece of furniture, such as a chair, headboard or the back of a bookshelf.

"Every colorful room adds personality to a home, from playful to serene to luxurious and beyond," said Bromstad. "That's what's great about paint colors; they allow you to express yourself through your home."

- Courtesy of Brandpoint-

### Fun Fact:

There are approximately 1.06 billion instant messaging accounts worldwide.

### Word of the Month:

Studies have shown that your income and wealth is directly related to the depth of your Vocabulary. Here is this month's word so you can impress your friends.

### Dandy:

\DAN-dee\ , noun:

Informal. something or someone of exceptional or first-rate quality: Your reply was a dandy.

Example:

"But I actually was fine and dandy. I didn't have to put it on."

-- Saul Bellow, *Humboldt's Gift*, 1975

### Quotes to Live by:

"You're alive. Do something. The directive in life, the moral imperative was so uncomplicated. It could be expressed in single words, not complete sentences. It sounded like this: Look. Listen. Choose. Act."

-Barbara Hall

### Say What?

#### A Drop in the Bucket:

A very small part of something big or whole.

### Kitchen updates that won't break the bank

(BPT) - Take a look around your home and think about which spaces you use most. If the kitchen made the list, you're not alone. For most homeowners, the kitchen is the heart of their home, and all the time spent there likely causes a fair amount of wear and tear. If this sounds like your kitchen, it might be time for a remodel.

While the National Association of Home Builders finds that home remodeling is at its highest level since 2005, homeowners are still being understandably cautious with their investments. The good news is that no matter the size of your budget, there are cost-effective ways to update your kitchen to revitalize the center of your home.

1.) Yes, you can update your cabinets! The most dramatic change you can make in your kitchen is to update the cabinetry. But for many, the thought of new cabinetry equates to a budget breaker. According to Sarah Reep, design lead for QualityCabinets, it certainly doesn't have to be. "The key is to do your homework and find a brand that offers the trifecta of style, function and affordability," says Reep.-

2.) Set the stage with a beautiful backsplash. Another affordable way to make a statement is by updating or adding a backsplash. "A backsplash is a subtle way to update your kitchen. Choose clean white subway tiles or add some drama with interesting patterns or colorful glass tiles," advises Reep. Home improvement stores like Lowe's or The Home Depot carry DIY tile kits in a variety of colors that are fairly simple to install yourself. Additionally, stylish, removable tile decals can help jazz up your walls quickly without the cost and commitment of tile.

3.) Everything but the kitchen sink! Not quite. The sink is one of the most frequently used features in a kitchen but easily ignored. Updating your kitchen sink to serve as a focal point of the room can do wonders for your space. A beautiful apron-front sink or sleek new faucet can create a dramatic update to your kitchen and provide that attention-grabbing "wow" factor. Pair it with a new coat of paint or light fixtures that complement your design vision and you'll be amazed by what you can accomplish.

-Courtesy of Brandpoint-

**Movie Trivia:** Which Pixar movie was the first to receive a higher rating than G?

- a. A Bug's Life
- b. The Incredibles
- c. Troy Story
- d. WALL-E

CALL ME NOW AT 720-258-6211

**Would you like to know how much your neighbor's home listed for?**

Maybe you're just curious. Or maybe you want to know how much equity you have in your home. Or perhaps you are thinking of selling soon and want to know how much your home increased in value. Either way, I can help...No "sales pitches" or runarounds. Just give me a call **720-258-6211** and I will give you the facts.

**Economy at a Glance:**

Data Series	Apr 2013	May 2013	Jun 2013
<a href="#">Unemployment Rate</a>	7.5	7.6	7.6
<a href="#">Change in Payroll Employment</a>	199	195	195
<a href="#">Average Hourly Earnings</a>	23.89	23.91	24.01
<a href="#">Consumer Price Index</a>	-0.4	0.1	N/A
<a href="#">Producer Price Index</a>	-0.7	0.5	N/A

Information from <http://www.bls.gov/eag/eag.us.htm>

**US Population Clock**

316,190,941

**World Population Clock**

7,096,250,146

July 5, 2013

**We keep getting better**

**MARKET SNAPSHOT**

For my market area, as of June 30, 2013

Active listings: **1,245** (+10% from previous month)

Sold properties: **1,058** (+1%)

Days to sell all active listings: **35**

**>>STRONG SELLERS' MARKET,** but moving toward a normal market.

*data from Metrolist, 7/2/13*

Inch-by-inch, we're creeping ever so slowly toward a "normal" market. Inventory is still way below usual levels, but it's increasing month-by-month. We're still selling just about as fast as we're listing, so the net effect in the market place is really just a tiny step. Still, a tiny step forward is way better than any step backward.

In my marketing area, at the current listing and sales rates, we'd still be able to sell off every available property in just over a month. Right now – or at the end of June, to be precise – we had 35 days' worth of inventory. At the end of May, we had 33. A "normal" market has more than a three-month supply, so you can see we've still got a ways to go.

If everything is selling so fast, why are some properties not selling at all? To answer that, it'd be helpful to change "everything" to "everything that's priced appropriately." Over-priced properties don't often sell, regardless of how strong the market is.

Of course, there's a lot of pressure to list homes for sale at high prices. No one – except under unusual circumstances – wants to sell for less than the "maximum" and leave money on the closing table unnecessarily. I get that, but the desire to sell for the highest price possible leads to listing prices that are sometimes not realistic, and cannot be supported in the marketplace. There's a blog post on the website – titled "Location, location, location" – that talks about just one such case.

If you're thinking about selling, it's really important to take a really thorough look at the market – your real market – and develop an appropriate pricing strategy.

What's "an appropriate pricing strategy"? One that's designed to get your home sold for the highest price, in the shortest time, with the fewest problems. Don't be lured into pricing too high, and finding yourself unable to sell at all.

### **Food Fact:**

- Blueberry juice boosts memory.
- The Number One Selling Snack in the US is potato chips

### **Weird Laws:**

*Utah*- It is illegal to swear in front of a dead person.

*Alabama*- It is illegal to ride down the street in a motorboat.

*Kentucky*- It is the law for every citizen to take a bath once a year.

*North Carolina*- It is illegal to plow a cotton field with an elephant

### **U.S.A. Facts**

- Until President Kennedy was killed, it wasn't a federal crime to assassinate the President.
- The Statue of Liberty was a gift of friendship resulting from the diplomatic relationship between the United States and France.

**And...**Whether you are thinking of buying, selling, or financing real estate, or stop by and say "hi", I'd love to hear from you...

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**References:**-aracontent.com,  
copyright 1996-2009, ARAcontent-  
<http://www.bls.gov/eag/eag.us.htm>  
<http://www.funfactz.com/historical-facts/>

### **Make exterior trim part of home remodelling**

(BPT) - As existing home sales continue to climb and housing prices increase, remodeling is also on the rise, according to the Joint Center for Housing Studies of Harvard University. Owners of older homes are investing more in home improvement projects that add beauty and value, especially with environmentally friendly products.

Most homes, no matter how well maintained, will need some exterior trim replaced from time to time. Traditional wood trim boards can split, crack and rot over time, as a result of damage from the rain, snow, wind and sun.

Replacing old or damaged exterior trim with engineered wood composite trim is one way homeowners can preserve design integrity, while remaining committed to green building principles.

Take a few minutes this spring to walk around your house and inspect your exterior trim. Look closely at the trim around your windows and doors, at the corners, and near the roofline. Pay special attention to peeling or blistering paint, green algae, warped boards, and spongy or soft spots. Also, check for termite damage, which creates more damage to U.S. homes than fire, floods and storms combined.

There are several options for replacing your existing trim. Although traditional wood trim often looks good when first installed, it can split and swell, and is prone to knots and defects. Other materials, like PVC and fiber cement trim, have performance limitations and may pose installation challenges.

"Like many home products, exterior trim has evolved over the years," says Peggie Bolan, vice president, building products, for JELD-WEN. "Today, homeowners can choose engineered products that last long and provide resistance to moisture, rot, termites and temperature extremes not found in other materials."

With a clear cedar, wood grain texture on one side and a contemporary smooth finish on the other, MiraTEC trim suits any home style. It is most often used for roofline fascia, soffits, window and door trim, corner trim, dentil, gables, column wraps, trim along porches and similar architectural components.

Replacing your exterior trim is a great way to give your home a nice, clean new look. And, it can be done with the environment in mind. To learn more, visit [www.miratectrim.com](http://www.miratectrim.com).

-Courtesy of Brandpoint-