



# NEWS YOU CAN USE

THE OFFICIAL NEWSLETTER FOR RE/MAX ROCKY MOUNTAIN REAL ESTATE

April 2022

Vol. 11

## Give Your Curb Appeal a Boost Before You Sell

**Give Your Curb Appeal a Boost Before You Sell**

If you're thinking about selling your house this season, focusing on a few quick and easy updates outside can help your home look its best.

**Good Landscaping, Good First Impression**

**78%**  
of real estate agents polled say poor landscaping affects property values

As a seller, that means your yard could impact your bottom line.

"First impressions matter when you're getting ready to sell a house. Your home's curb appeal can help you earn top dollar—or it can send buyers running for the hills."  
**realtor.com**

**Small Updates Can Go a Long Way**

To improve your home's first impression for potential buyers, focus on these things:

- Trim and shape any hedges or trees
- Power wash, stain, or paint the deck
- Remove any dead branches
- Put down new mulch
- Keep the lawn tidy

When getting your house ready to sell, let's connect to discuss what you should do to make sure your house shows well and catches the eyes of more potential buyers.

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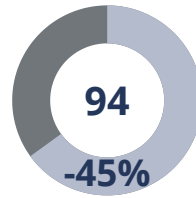
Potted flowers or plants will add a splash of color and make the home more inviting (and you can take the pots with you when you move!)

Think like a buyer! How much work will they see needs to be done?

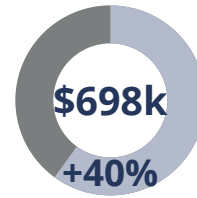
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# HOW'S THE MARKET?

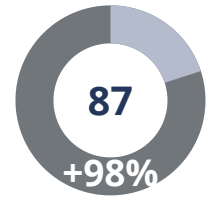
## MARCH MARKET UPDATE



Homes  
Sold



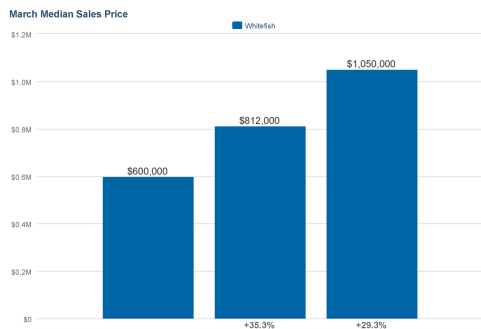
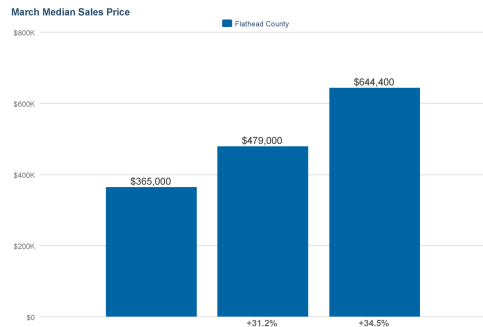
Median  
Sales Price



Days On  
Market

Statistics for Flathead County Single Family Dwelling

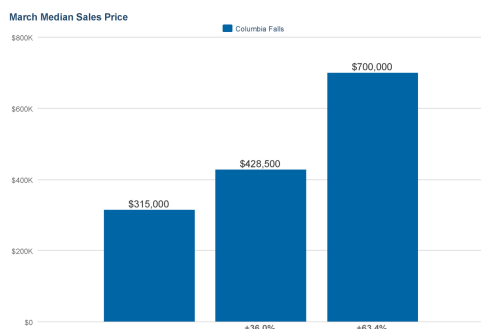
## FLATHEAD COUNTY



## WHITEFISH



## KALISPELL



## CLOUMBIA FALLS

Nationally, existing home sales recently dropped to a 6-month low, falling 7.2% as buyers struggled to find a home amid rising prices and historic low inventory. Pending sales are also down, declining 4.1% as of last measure, according to the National Association of REALTORS®. Builders are working hard to ramp up production—the U.S. Census Bureau reports housing starts are up 22.3% compared to a year ago—but higher construction costs and increasing sales prices continue to hamper new home sales, despite high demand for additional supply.

Across the country, consumers are feeling the bite of inflation and surging mortgage interest rates, which recently hit 4.6% in March, according to Freddie Mac, rising 1.4 percent since January and the highest rate in more than 3 years. Monthly payments have increased significantly compared to this time last year, and as housing affordability declines, an increasing number of would-be homebuyers are turning to the rental market, only to face similar challenges as rental prices skyrocket and vacancy rates remain at near-record low.

Current as of April 5, 2022. All data from Montana Regional MLS. Report © 2022

## HOMEOWNER TIP OF THE MONTH

### Wash Your Windows on Overcast Days

Did you know that direct sunlight can actually lead your window cleaner to streak? Take advantage of the overcast, wintery days this month to clean your windows and glass doors. Less sunlight will keep your cleaning solution from drying as you spray and will allow you to get shiny, sparkling glass in half the time. Plus, it will be easier to see any streaks you may have missed!





# AREA HAPPENINGS

## Reconstructing Kalispell

BY MAGGIE DRESSER | Flathead Beacon

A five-story hotel, bars and restaurants and a variety of projects are underway in the city's downtown as the Parkline Trail nears completion and developers focus their attention on the county seat

Construction on The Ritz began last fall and Nguyen said she's working with more than 50 different contractors, ranging from HVAC companies to specialty artists who did the finishing touches of the custom interior.

Formerly the Kalispell Bar and ScottiBelli's Ristorante, the space sat vacant before she started working on it. Nguyen brought the building up to code, completely gutted it and installed new electrical panels and rooftop units for the salon's high-tech HVAC system. The Ritz will open this spring once construction is complete.

Nguyen is one of many entrepreneurs taking advantage of downtown Kalispell's revitalization.

Last year, the KM Bar and Mercantile Steak opened in the historic KM building after developer Bill Goldberg purchased it from longtime owner Bill Goodman. The Alchemy Lounge recently opened on First Avenue West, developer Mick Ruis is working on a restaurant and housing project along the new Parkline Trail and developers are also planning to build a five-story hotel and parking garage this year.

"I just think once you start bringing services and amenities in, it starts creating a desire to be downtown and that feeds off itself," according to BOND Partners CEO Robert Watson.

[Read more...](#)



THE RITZ UNDER CONSTRUCTION IN DOWNTOWN KALISPELL ON APRIL 21, 2022. HUNTER D'ANTUONO | FLATHEAD BEACON



CONSTRUCTION OF APARTMENT COMPLEXES AT THE SITE OF THE OLD GRAIN SILOS ON CENTER STREET AND 5TH AVE WEST IN KALISPELL ON APRIL 20, 2022. HUNTER D'ANTUONO | FLATHEAD BEACON

# LOCAL EVENTS

Flathead Valley

Whitefish

Columbia Falls

Kalispell

[flatheadevents.net](https://flatheadevents.net)

[explorewhitefish.com](https://explorewhitefish.com)

[columbiafallschamber.org](https://columbiafallschamber.org)

[discoverkalispell.com](https://discoverkalispell.com)



# RECIPE OF THE MONTH

## CHICKEN STREET TACOS

RECIPE COURTESY OF CORRINE DEGOLIER

**3-4 Servings**

**Ingredients:**

### Chicken

- 1.5 lb Boneless Skinless Chicken Thighs
- 1 packet of Taco Seasonings
- 2-3 TBS of Avocado Oil or Olive Oil
- 1/2 cup Fresh Orange Juice

### Salsa

- 1 Medium Diced Red Onion
- 1 Cup Diced Cherry Tomatoes
- 1/3 Cup Fresh Chopped Cilantro
- Jalapeno - Finely diced to taste
- Juice of 1/2 Lime
- 1 tsp Cumin
- Salt and Pepper to taste

### Spicy Cashew Butter Dressing

Avocado - Sliced or cubed

Small tortillas

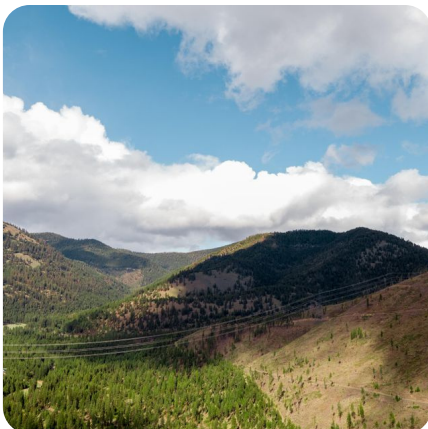


### Directions

1. Prep chicken in a medium bowl and place in fridge for at least 20 minutes to marinate, but you can do it overnight.
2. Prep salsa before cooking chicken and place in fridge.
3. In a large pan, add some avocado oil and bring to medium high heat. Once hot, add chicken to pan. Cook for 7-10 minutes per side or until the thickest part is 165 degrees internal. Remove and let rest for 10 minutes.
4. Chop up chicken, build your tacos in the warmed tortillas, and add toppings of choice! Salsa, avocado and maybe try the Spicy Cashew Butter Dressing recipe linked above. Enjoy!

## FEATURED LISTINGS

### Beautiful property in the heart of Montana's Lolo Forest



211 Campfire Trail, Superior, MT 59872

[MLS #22204128](#)

This property has it all; multiple building sites, mature forest & privacy. Private access to public lands including approx. 3 miles from Dry Creek fishing access on the Clark Fork River and blue ribbon trout fishing and water recreation. The privacy & rustic charm of rural Montana w/the convenience of being within 8 miles of Superior.

For more information

**Call 406-862-9000**

or your real estate professional today!