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# Sellers & Dwellers

## Lot 13 Indian Rd, Indian, AK \$183,300

2.43 acres in newly developed Chugach Park View (110-acre subdivision with year-round-maintained paved access). Electric, gas, and telephone adjacent to lot. Mountain and inlet views.

Directions: Seward Highway to Mile 103, turn east on paved Indian Road or Ocean View Road to Rand Avenue.

See it online at [www.alaskarealestate.com](http://www.alaskarealestate.com). Enter MLS #06-9119.



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### Congratulations to the following Sellers & Dwellers:

- Ron
- Sasha

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Visit

[www.alaskarealestate.com](http://www.alaskarealestate.com)

Thank you

For referring me to your friends, family, and acquaintances.

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**SOLD MARKET ANALYSIS**  
**1/1/2007 - 5/31/2007 Compared to 1/1/2008 - 5/31/2008**  
**ANCHORAGE**

Area	Total Active			Days on Market			Number Sold			Sold Volume			Average Sale Price			Percent of List			Days on Market			Days to Close		
	Last Year	This Year	PCT	Last Year	This Year	PCT	Last Year	This Year	PCT	Last Year	This Year	PCT	Last Year	This Year	PCT	Last Year	This Year	PCT	Last Year	This Year	PCT	Last Year	This Year	PCT
5 - Downtown Anchorage	44	52	18	239	184	-23	10	12	20	4,445,000	4,914,000	10	444,500	409,500	-7	97	96	-1	43	109	153	78	147	88
10 - Spennard	165	143	-15	122	101	-17	55	56	-5	16,804,501	15,334,395	-8	284,822	273,828	-3	92	99	0	52	53	1	87	89	2
15 - W Tudor Rd - Diamond Blvd	430	406	-5	153	111	-27	144	122	-15	44,456,366	38,349,621	-13	308,725	314,341	1	92	98	0	64	98	53	105	134	27
20 - Diamond South	344	311	-9	120	103	-14	124	107	-13	42,397,165	37,002,415	-12	341,913	345,817	1	92	96	0	59	72	22	95	109	14
25 - Dearmour Rd - Potter Marsh	165	164	-12	132	119	-9	56	46	-17	35,450,300	26,003,939	-26	633,041	565,303	-10	92	97	-2	61	101	65	101	139	37
30 - Abbott Rd - Dearmour Rd	387	350	-9	129	114	-11	139	112	-19	57,615,537	43,556,550	-24	414,500	387,112	-6	92	98	0	67	85	26	110	125	13
35 - E Tudor Rd - Abbott Rd	307	273	-11	127	96	-24	109	94	-13	28,310,950	27,096,550	-4	259,733	288,261	10	92	99	0	66	65	-1	108	101	-6
40 - Seward Hwy to Boniface Pkwy	158	204	29	139	105	-24	64	80	25	15,538,520	20,691,520	33	242,789	258,519	6	92	98	0	49	97	97	86	138	60
45 - Boniface Pkwy to Muldoon Rd	353	348	-1	126	109	-13	118	130	10	29,620,532	32,034,159	8	251,021	246,417	-1	92	99	0	72	73	1	111	107	-3
50 - Post Rd - Glenn Hwy	26	28	7	215	82	-61	8	8	0	1,549,000	1,576,460	1	193,625	197,058	1	97	100	3	114	55	-51	191	110	-42
90 - Eagle River	554	458	-17	135	110	-18	159	113	-28	51,658,743	38,004,455	-26	324,896	336,323	3	92	99	0	69	94	36	114	139	21
100 - Chugiak/Peters Cnk	124	129	4	158	126	-20	31	30	-3	10,786,849	11,596,905	7	347,963	386,564	11	92	99	0	106	111	4	161	155	-3
Greenwood/Turnagain Arm	39	26	-33	198	167	-15	15	7	-53	5,971,000	3,439,500	-42	398,067	491,357	23	96	101	4	164	151	-7	211	222	5
Residential Totals:	3123	2892	-7	136	110	-19	1036	917	-11	344,604,465	299,390,465	-13	330,859	324,540	-2	96	98	-1	67	84	25	108	122	12

This representation is based in whole or in part on data supplied by, and to, the subscribers of Alaska Multiple Listing Service, Inc. (AK M.L.S., Inc.). AK M.L.S., Inc. does not guarantee nor is it in any way responsible for its accuracy. Data maintained by AK M.L.S., Inc. is for its own use and may not reflect all real estate activity in the market.



## Home Energy Rebate Program

We just returned home from the weekly business meeting at Dynamic Properties where Dan Fauske with Alaska Housing Finance Corporation was the guest speaker. He offered information on a couple new programs offered by AHFC, one of which may interest many of you, our friends and clients. Here's the scoop . . .

Thanks to Gov. Palin and the Alaska State Legislature, AHFC now has two programs to help Alaskans reduce energy bills on their homes. The objective of both programs is to make a home more energy-efficient.

Under the Home Energy Rebate Program, homeowners who want to make energy-efficiency improvements on their homes can receive a rebate for some or all of their expenditures. The Home Energy Rebate Program applies only to Alaska homeowners and has no income requirements. [The Weatherization Program is for Alaska owners or renters with low-to-moderate household income. Those who qualify receive free assistance from program providers.]

General info on both programs is available at the AHFC website, [www.ahfc.state.ak.us/energy](http://www.ahfc.state.ak.us/energy) or by calling 330-8300 in Anchorage.

Home Energy Rebate Program in six easy steps:

1. Make an appointment with an AkWarm energy rater to evaluate your home's energy-efficiency. See the website for a list of raters.

2. The rater performs the AkWarm home energy rating, and you pay the rater directly for the service. The rater explains your options for energy-efficient, cost effective improvements and the rater submits the report electronically to AHFC.

3. Submit your receipt for the rating to AHFC along with the form available online, and AHFC reimburses you up to \$325 of the cost of the rating.

4. Hire a contractor to do the work recommended, and complete the improvements within 12 months of the initial rating.

5. Make a follow-up appointment with the rater to perform the post-improvement rating and pay the rater directly. This rating is submitted electronically to AHFC by the rater.

6. Mail your receipts for all of your improvements to AHFC. AHFC will reimburse up to \$175 for the post-rating cost, and a total of up to \$10,000 for the improvements, based on the AkWarm analyses of recommended changes, and the resulting post-improvement rating.

This program is gaining such popularity that getting an appointment with an energy rater may take some time. One option may be to hire someone from the Mat Valley, like I did. Millions upon millions of dollars is now funding this program. Don't forget, the objective is to make our homes more energy efficient.

—Larry

## RECIPE: Parmesan Onion Bake

3 medium onions, sliced

1/2 cup celery, diced

5 T. butter, divided

2 Tbsp. flour

1/2 tsp. salt

dash pepper

3/4 cup milk

1/4 cup grated Parmesan cheese

1/4 cup chopped pecans

Saute onions and celery in 2 Tablespoons butter until tender; drain and set aside. In a saucepan, melt remaining butter; stir in flour, salt and pepper until smooth. Gradually stir in milk. Bring to a boil; cook and stir for 2 minutes or until thick. Pour over veges; toss to coat. Pour into ungreased 1-qt baking dish (8"-square dish will work good). Sprinkle with cheese and pecans. Bake, uncovered, at 350° for 20-25 minutes or until heated through. Makes 4 servings.



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## Does Moving Up Make Sense?

The answers to these questions will help you decide:

1. How much equity do you have in your home? Look at your annual mortgage statement or call your lender to find out. Usually, you don't build up much equity in the first few years of paying a mortgage, but if you've owned your home for a number of years, you may have significant unrealized gains.
2. Has your income increased enough to cover the extra mortgage costs and the costs of moving?
3. Is the neighborhood still a good one for your needs? For example, if you've had children, the quality of the schools may be more of a concern now than when you first purchased.

4. Can you add on or remodel? If you have a large yard, there might be room to expand your home. If not, your options may be limited? Also, do you want to undertake the headaches of remodeling yourself?

5. How is the home market? If it's good, you may get top dollar for your home.

6. How are interest rates? A low rate not only helps you buy more home, but also makes it easier to find a buyer.

