

**LARRY LINDSTAM,
REALTOR®
907-242-1819**



**PAULA LINDSTAM,
REALTOR®
PAULA@LINDSTAM.COM**

**DYNAMIC PROPERTIES
3111 C STREET, STE. 100
ANCHORAGE, AK 99503**



**PHONE: 907-242-1819
FAX: 907-345-0444
E-MAIL: LARRY@LINDSTAM.COM**

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5 THINGS TO DO BEFORE PUTTING YOUR HOME ON THE MARKET

1. Have a pre-sale home inspection. Be proactive by arranging for a pre-sale home inspection. An inspector will be able to give you a good indication of the trouble areas that will stand out to potential buyers, and you'll be able to make repairs before open houses begin.

2. Organize and clean. Pare down clutter and pack up your least-used items, such as large blenders and other kitchen tools, out-of-season clothes, toys, and exercise equipment. Store items off-site or in boxes neatly arranged in the garage or basement. Clean the windows, carpets, walls, lighting fixtures, and baseboards to make the house shine.

3. Get replacement estimates. Do you have big-ticket items that are worn out or will need to be replaced soon, such your roof or carpeting? Get estimates on how

much it would cost to replace them, even if you don't plan to do it yourself. The figures will help buyers determine if they can afford the home, and will be handy when negotiations begin.

4. Find your warranties. Gather up the warranties, guarantees, and user manuals for the furnace, washer and dryer, dishwasher, and any other items that will remain with the house.

5. Spruce up the curb appeal. Pretend you're a buyer and stand outside of your home. As you approach the front door, what is your impression of the property? Do the lawn and bushes look neatly manicured? Is the address clearly visible? Are pretty flowers or plants framing the entrance? Is the walkway free from cracks and impediments?



**1519 COLUMBINE STREET
\$287,000**

4 Bedrooms | 2 Bath | 1-Car Garage
1,956 sq. ft.

Ranch style with full basement

Beautifully remodeled

Fully fenced 7,500 sq. ft. lot

More info and photos at www.alaskarealestate.com

Enter MLS #10-7020.

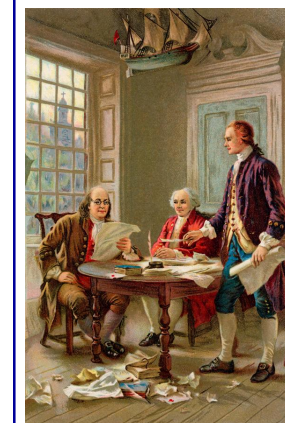
Directions: East on DeBarr, turn right on Columbine.
1519 Columbine on left. Easy bike commute to the U-MED district, near parks and public transportation.

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Congratulations to the following sellers and dwellers:

- Cody Alko Ernie
- Misty Debra



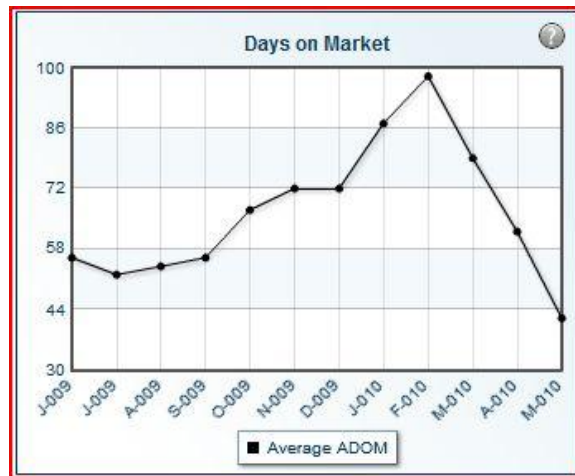
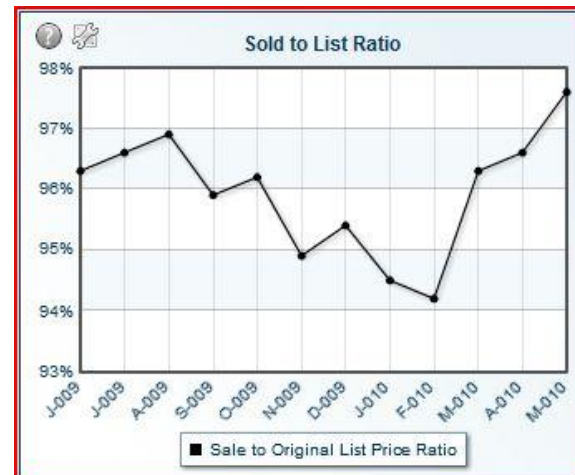
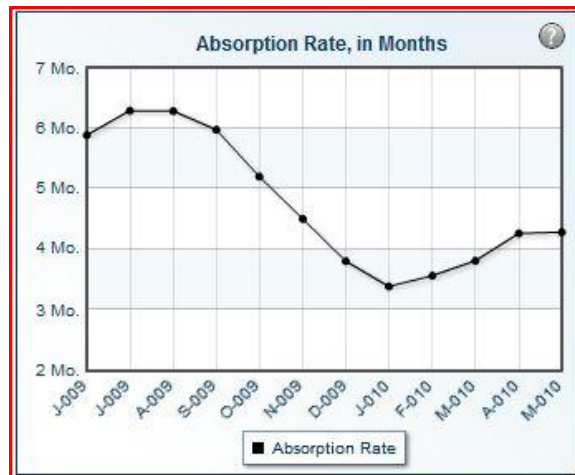
**CELEBRATE OUR
INDEPENDENCE
DAY**

JULY 4, 2010



ANCHORAGE BOWL RESIDENTIAL

Courtesy Alaska MLS



Summary Statistics	May-10	May-09	% Chg	2010 YTD	2009 YTD	% Chg
Absorption Rate	4.28	5.3	-19.25	3.86	4.18	-7.66
Average List Price	\$427,696	\$393,240	8.76	\$382,992	\$368,508	3.93
Median List Price	\$338,500	\$315,000	7.46	\$315,000	\$305,000	3.28
Average Sale Price	\$313,569	\$331,920	-5.53	\$322,786	\$320,870	0.60
Median Sale Price	\$291,945	\$278,000	5.02	\$285,000	\$281,640	1.19
Average ADOM	42	60	-30.00	68	71	-4.23
Median ADOM	23	31	-25.81	38	45	-15.56

**VACANT LAND
2716 EAST 46TH AVENUE
\$129,000**

10,000 apx. square foot lot surrounded on three sides by Campbell Creek greenbelt. For more info go to www.alaskarealestate.com and enter MLS #10-1919.

Directions: East on Tudor from Lake Otis Parkway, turn right on Folker. Turn left on E. 46th Avenue. Property on right.

When people lack jobs, opportunity, and ownership of property they have little or no stake in their communities.
—Jack Kemp, 1935-2009

Thanks for your referrals!

MORE ABOUT ME

My website (www.lindstam.com) tells you more about me and about the buying and selling process. I have a Fan page on Facebook that I update frequently with the latest trends in real estate, from remodeling to interest rates. Check it out! (www.facebook.com/LarryLindstamRealtor).

Stay in touch!

AROUND TOWN

- Gallagher, Saturday, June 26, 8pm, Performing Arts Center
- 9th Army Band Jubilee, June 28, 1-5pm, Peratrovich Park downtown
- Bear Paw Festival, July 7-11, Chugiak-Eagle River
- Cardboard Boat Regatta, Saturday, July 17, 1pm Goose Lake
- Arctic Thunder, Jul. 31-Aug. 1, 9am-5pm, Elmendorf AFB

RECIPE: FRESH STRAWBERRY MUFFINS

- 1-1/2 cups coarsely chopped strawberries
- 3/4 cup sugar, divided
- 1-3/4 cups flour
- 1/2 tsp. baking soda
- 1/4 tsp. ground nutmeg
- 1/4 tsp. salt
- 2 eggs, beaten
- 1/4 cup butter, melted
- 1 tsp. vanilla

In a small bowl combine strawberries and 1/2 cup sugar. Set aside for 1 hour. Drain and reserve liquid and strawberries

separately. Preheat oven to 425°. Combine flour, baking soda, nutmeg and salt; set aside. In a medium bowl, mix eggs, butter, vanilla, remaining 1/2 cup sugar and liquid from strawberries. Add flour mixture; stir just until combined. Fold in reserved strawberries. Spoon into greased muffin cups. Bake until a cake tester inserted into the center comes out clean, about 20 minutes. Serve warm. Makes 12.

