

KINGSWOOD FOREST NEWS

JANUARY 2012

VOLUME IV, ISSUE 1

WHAT'S HOT AND WHAT'S NOT KITCHEN TRENDS FOR 2012



If you're planning to combat the winter doldrums with a kitchen remodel, it's important to look to future trends before investing in such a large project. So, what's "in" this year for kitchens? In general, homeowners are looking to make their kitchens energy efficient, functional, and welcoming.

1. Stainless steel appliances are still the most popular and "safe" choice for consumers. They've been used in commercial and high-end kitchens for over a century! Professional grade cooktops, double ovens, and cabinet-depth refrigerators make your space polished and extremely functional.
2. Counters made of quartz, glass, and wood are on the rise, while granite is sliding in popularity. Consider mixing materials in a kitchen, such as using quartz for most of the space and adding a stainless steel surface to the island. Whatever material you select, it's important to pick one that's easy to care for, durable, and beautiful.
3. Backsplashes made with glass and natural stone tiles add pizzazz to the kitchen. Use round or recycled tiles for a unique look!
4. For flooring, consider cork floors as an alternative to hardwoods. They are not only attractive but also easy to care for and softer on your feet (and dishes). For a more modern feel, use rectangular, porcelain tiles laid in a brick pattern.
5. Finally, for cabinetry, consider selecting one main color and adding a contrasting cabinet color for the island or single work space. Plain doors with clean lines are more popular than Old World styles with lots of molding.

Even with these design trends, the most important thing is that you love your kitchen. When your remodeling project is complete, I'd love to see it!

Interest Rate Update



Interest rates are still incredibly low — allowing buyers to purchase more home for their money and current homeowners to refinance into lower mortgages. Rates on 30-year mortgages are currently between 3.875% and 4.5% (depending upon your credit score). For more information, contact Connie Hilton with Bank of America at 545-8441.



**BERKSHIRE
HATHAWAY**
HomeServices

Professional Realty

"Counters made of quartz, glass, and wood are on the rise, while granite is sliding in popularity."

MARKET ACTIVITY

Kingswood Forest's real estate market is eerily quiet. Call me to have your home listed here!

COMMUNITY

CONVERSATION

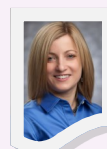
REGARDING

SCHOOL FUNDING

FEBRUARY 8TH @

7:00 PM FAIRBROOK

ELEMENTARY



Rhonda Chambal
776.8432
426.7070 ext. 142

rhonda@rhondachambal.com
www.rhondachambal.com



Dayton Market Holds Its Own

Despite a slow start for home sales in 2011, the real estate market showed signs of improvement towards the end of the year. According to John Junker of the Dayton MLS, "Sales in the second half of the year topped those of 2010's second half by 9.1%." In addition, 2011 sales totals in a year-over-year comparison surpassed those of 2010 for five of the last six months.

Another positive sign is that the inventory of homes on the market at the end of De-

cember was 7,171 — the lowest number of 2010. This represents a 9.37 month supply, still a high figure, but definitely better than the 10.7 month supply which Dayton had at the end of 2010.

Overall, the fact that the real estate market improved without the aid of federal tax credits is encouraging. It seems that we've bounced off the bottom. Although it's still a buyer's market, there's light at the end of the tunnel!



Please remind your children that the pond is fed by an underground spring and does not freeze completely. Even if it appears to be frozen, it's not safe to walk on!

IMPORTANT:
March 31st is the deadline to contest your county property valuation. For more information, contact the auditor's office at 562-5065.



REAL ESTATE ON THE GO

For you techies who also happen to enjoy real estate, there's a great app for your phone — REALTOR.com. This app takes advantage of your phone's GPS capability to find homes for sale near your current location. With one touch, you can see a map showing all of the homes on the market, either for sale or rent. Tap one of the blue price bubbles to see the address. One more tap on the arrow, and you'll have access to complete listing details with photos!

There's an option to find open houses in the same way. Hop in your car on Sunday afternoon, and let REALTOR.com be your tour guide!

The app is free and available for iPhone, iPad, Android, and Windows Phone 7.

Beavercreek 411

When I'm with clients, I'm frequently quizzed about Beavercreek. Here are some interesting statistics from the 2010 census:

- Population: 45,193
- Area: 26.4 square miles
- Elevation: 876 feet
- Median Household Income: \$76,579
- Adults with at least a Bachelor's degree: 47.5%
- Adults with a high school diploma: 95.7%
- Persons 65 years and over: 14.3%
- Students enrolled in public schools: approx. 7,500



Official City Flower
Stella D'oro Daylily

YOUR SOURCE FOR LOCAL REAL ESTATE INFORMATION:
RHONDACHAMBAL.COM