

Is Now the Right Time to Buy?

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Photo courtesy: Murray Franklyn Companies 

“Do Your Homework. Start preparing today to buy a home tomorrow.”

Is now the right time to buy? Many new homebuyers think so. They point to diminishing housing starts, more accessible pricing and mortgage rates at all-time lows as reasons to purchase today. Add to that an \$8,000 tax credit through November of this year and many experts are pointing to the 2009 second quarter housing market as the right time to purchase a new home. In fact, the National Association of Realtors just reported that due to historic rates and adjusted home prices, we are now facing one of the most affordable home markets since the 1970s.

Today's new homeowners prepared themselves for their right time to buy and as a result they've been able to purchase in prime locations for a greater investment. Before buying a new home, they did their “homework.”

Whether you're planning on buying today or waiting until the time is right for you, you should start preparing now:

Make a list.

Prioritize what your needs are for a new community. Schools? Nearby conveniences? Recreational opportunities? Commute times? Katera Park and Laurel Hill, for example, are both located in the award-winning Issaquah school district. The two intimate neighborhoods in the Sammamish Plateau are within walking distance of schools, groceries, restaurants and parks. Both also enjoy easy-on access to I-90 and all the outdoor recreation of nearby Lake Sammamish.

Pre-sale or move-in ready?

Determine whether you want to purchase pre-sale, which allows for some personalization, or move-in ready for a quick closing. Depending on where you purchase in the construction schedule, you can choose from countertops, flooring, technology packages—even, in some cases, floor plan customizations. Of course, not everything good comes to those who wait—move-in ready homes are equally as appealing. Interiors of completed homes were chosen by a professional interior designer and feature elegant and welcoming roomscapes. Both Laurel Park and Katera have one home that is complete and ready for move-in and another awaiting a new home buyer's personalization. Katera also has two scheduled for completion this fall.

Take a “test drive.”

Walk the neighborhood. Tour multiple model homes. Carefully review the floor plans. Imagine how you'll lay out your own furniture. Will your grandmother's antique dining room set fit in the formal dining room? Is there room for your cousins who visit each summer? Can the home “grow” with you or change as your lifestyle evolves? Home designs at Katera Park range in size from 2,527 to more than 3,300 square feet and offer spaces and details like mud rooms, libraries or faux-beamed family rooms; while Laurel Hills' two designs are both more than

4,000 square feet and feature spaces like a two-story family room, a main level master suite or large first floor game room.

Is the price right?

Meet with a reputable mortgage broker to assess your finances and determine what type of loan is right for you. Confused by all of the headlines regarding home loans? Rainier Mortgage has created The Five Myths • '5f to Home Ownership. The list addresses the most common misconceptions and leads you on the next steps to homeownership.

Selling your current home.

Do you have a home to sell before you can move into your new one? There are programs available that assist buyers in selling their current house so that they can move into their dream home. Murray Franklyn Family of Companies' Sales Assist Program, for instance, offers a variety of services for its homebuyers including pricing consultation, staging, landscaping and home repair. They work with their buyers to help ensure their homes sell quickly and at the best price possible so that they can get into their new home, on time and on budget.



As you get ready for your best time to buy, check out these resources:

Laurel Hill: Becky Hiller: 206-851-7678
NewHomesAtLaurelHill.com

Katera Park: Stephen Tainter: 425-5.3-4158
KateraPark.com

Federal Housing Tax Credit
www.federalhousingtaxcredit.com

Murray Franklyn Family of Companies
www.MurrayFranklyn.com

Rainier Mortgage: Jay Solverson: 206-264-5063
www.RainierMortgageLoans.com