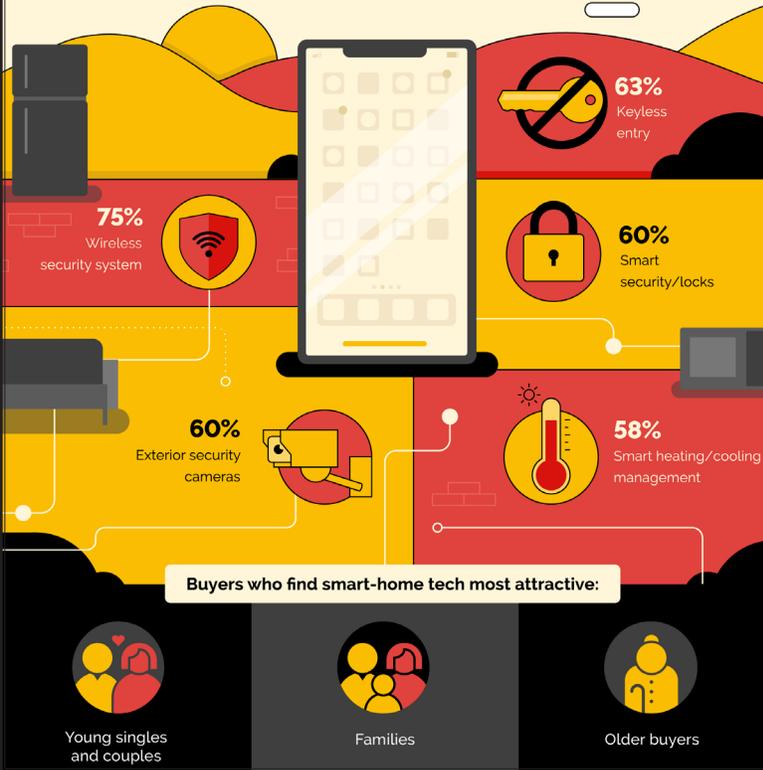


Smart Home Tech

More builders are outfitting newly constructed homes with smart-home technology and buyers are willing to pay extra for it.

Smart-home tech that home shoppers who would pay more to have:



Millennials & Boomers are Changing the Real Estate Market



Despite moving into different life stages, the two generations converge on similar homes in defiance of generational stereotypes. When Bobby West, a real estate agent with Coldwell Banker Real Estate Services, recently held open houses in Pittsburgh, he noticed a trend: both millennials and baby boomers flocked to the properties, attracted by the square footage and price. While he found that millennials searched for a home to turn into a family nest, baby boomers looked for a place to downsize. These two dynamics are starting to play out at both the low- and high-end of the real estate market.

The majority of **millennials** expect to purchase a home in the next five years, Nationwide Mortgages, an online mortgage aggregate, reported. Over half of 20- and 30-something home seekers are in the market for the first time. **Baby boomers**, on the other hand, occupy the opposite gradient of life's trajectory, where retirement creeps in and children move out. Currently, boomers own nearly \$13 trillion of U.S. real estate—or two out of every five homes in the country, according to a Fannie Mae report. The authors, however, predict a swooping exodus due to the pull of rentals and senior facilities.

For Full Article: robreport.com/shelter/spaces/how-millennials-and-boomers-are-changing-the-real-estate-market-2825730

The Affordable Housing Act Repeals Costa-Hawkins Act Protections

On November 6th

PROP 10  VOTE NO

Don't be confused by the media

www.CaliforniansForAffordableHousing.org

Property Taxes & Local Government are Keys to LA Real Estate Market



Have you ever opened your property tax bill and, after looking it over, wondered how they come up with that amount? Or, who "they" are? Maybe you called the tax collector's office and complained that your taxes are too high. You were likely directed to the tax assessor next.

California's unique property tax system treats all property, whether commercial, residential-income or family home, exactly the same — and is a system that any would-be investors or potential buyers would do well to familiarize themselves with.

Home prices and rents continue to rise, though sales slowed this summer, which is to be expected in response not only to rising prices but increasing mortgage rates. According to the Office of the LA County Assessor, property values grew by an average 6.62% countywide and by 7.2% in the City of Los Angeles. That's only the assessed value which, because of the property tax base-year stabilization of California's Proposition 13, is often lower than the current market rate if that property were to sell today.

For Full Article: forbes.com/sites/forbesrealestatecouncil/2018/10/22/property-taxes-and-local-government-are-the-keys-to-the-la-real-estate-market/



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