



Special News Bulletin

Looking for a new or resale home, a building site, home builder, real estate company, REALTOR® or mortgage company?



You are in luck! Rapid City has more of all of the above than ever before! But there is more to the story. The national news has been emphasizing the drop in housing prices and an over supply of production in the “hot markets” around the United States. Major markets have experienced substantial downward home prices and increasing numbers of unsold new construction. (Check out the real estate activity report elsewhere in this newsletter.)

If you have been following recent news articles in the Rapid City Journal, there are some new developments being considered for the Black Hills and Rapid City area.



We seem to have been discovered again!

Major investment groups have plans for new and expanded facilities here, from another Wal-Mart, to motels and shopping centers.

The area is a regional medical center, an expanding retirement center, and a focal point for people from other parts of the country who are seeking a better, safer lifestyle for themselves and their families, and a better business climate. The demand for Black Hills land and second homes keeps increasing. The bonus we received by Ellsworth’s retention and the possibility of the neutrino lab also feed the area growth.

At the moment, we do have a slowdown in residential real estate sales; however, houses are still being sold and built in anticipation of our continued growth and our reputation for a good life in western South Dakota. Check out our website at www.rapidcityrealestate.com for a tour of area real estate and so much more. As one of the old-timers used to say, “The Rapid City area never rises as high or sinks as low as the major population centers, but it is always a great place for the good life.”

So . . . What’s it all mean? At this time, you can still sell your present home in a buyer’s market (which we now have) and buy your new or next home at a more
(Continued in 2nd column)

affordable price. Why? Because real estate, as all commodities, follows the markets ups and downs. Sell for less, buy for less, and enjoy home ownership for the first time or purchase your new, upgraded dream home now. Another plus in buying now is that you can still enjoy the benefits of owning your own home, getting tax advantages, and building equity for you and your family’s future.

While there are more lenders, money is still very affordable and homes are still being sold. So, what’s going on? If an area is following national trends, there may be an answer for this market, because there has been a great deal of speculation in real estate. Investors and buyers took advantage of low interest and a hot market for new and resale homes. Everyone bought, sold, and built to benefit from those conditions and counted on continuous high demand, low interest, and a fast turn-around sale. In brief, supply and demand conditions came into play, which is where our market is today.

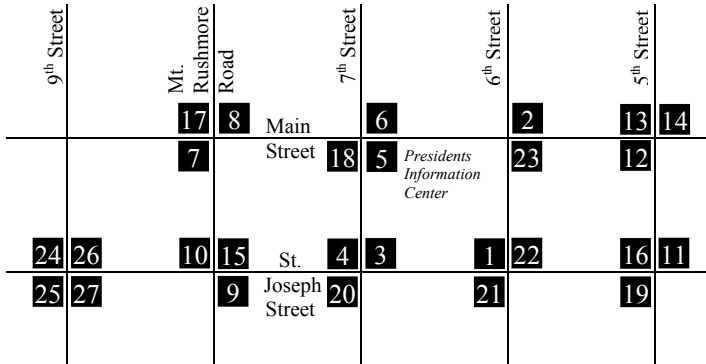
There is, however, even more good news. It’s still a great time to invest in your own home. With today’s attractive interest rates, properties are more affordable. Mortgage money rates are still attractive, and the future and economy look bright for Rapid City and the Black Hills.

For our part, we employ the latest in technology to provide information nationwide about our area, and our multiple web sites link to 150,000 REALTORS® nationwide. Realtor.com and other sites provide free information to businesses and families looking for a change.





For your information . . . The Update On New Presidential Statues in Downtown Rapid City



- | | | |
|---------------------------|---------------------------|-----------------------|
| 1. George Washington | 10. John Tyler | 19. Richard M. Nixon |
| 2. John Adams | 11. James Polk | 20. Gerald Ford |
| 3. Thomas Jefferson | 12. Calvin Coolidge | 21. Jimmy Carter |
| 4. James Madison | 13. Herbert Hoover | 22. Ronald Reagan |
| 5. James Monroe | 14. Franklin D. Roosevelt | 23. George Bush, Sr. |
| 6. John Quincy Adams | 15. Harry S. Truman | 24. Warren G. Harding |
| 7. Andrew Jackson | 16. Dwight D. Eisenhower | 25. Woodrow Wilson |
| 8. Martin Van Buren | 17. John F. Kennedy | 26. Zachary Taylor |
| 9. William Henry Harrison | 18. Lyndon B. Johnson | 27. Millard Fillmore |

Tree Alert! Be Vigilant!



A few years ago, trees and bushes were planted downtown to beautify the area. It worked and, even though we had to sweep up a few leaves and seedpods from time to time, we didn't mind.

However, if you have driven by our office at 302 Main Street lately, you may have noticed that some of our largest trees have been cut down (replaced with new saplings). The City Parks' people said the trees were infested and being killed by boring insects. Older cottonwood trees seem to be developing a fungus. The pine beetle is decimating large numbers of trees around the Hills. Many elm trees in Rapid City are dying. Warming trend? Maybe. When it's time to replant, choose hardier trees for our future enjoyment. If you have questions, call a tree service. After all, living trees give out more oxygen than plastic plants!

Contact Dallerie Davis, The City of Presidents Co-Founder and Artists' Representative (and also a Raben REALTOR®), at 342-7272 for more information. Some existing Presidents are still available for adoption, and future Presidents are still available for sponsorship. The City of Presidents brochures are available at Raben Real Estate.

Rapid City Area Home Sales



	As of Oct 06		Avg. Days On Mkt.	# Units For Sale
	Active	Sold		
	Avg. Amt.	Avg. Amt.		
Single Family	\$239,400	\$165,900	105	858
New Construction	\$226,000	\$197,000	151	212
Town Homes	\$198,000	\$154,153	185	129

As of April 06

	Active	Sold	Avg. Days On Mkt.	# Units For Sale
Single Family	\$227,000	\$163,000	80	764
New Construction	\$222,000	\$200,000	93	171
Town Homes	\$180,000	\$150,000	75	149

(Based on local Public Records & not verified for accuracy.)

Current Lender Rates

Conventional - 30 Year - 6.375% - 0 Points
 VA - FHA - 30 Year - 6.375% - 0 Points
 SDHA - 30 Year - 5.50% - 1 Point
 Step Rates Starting at 4.50%

As of 10/25/06



Meet our Neighbors at Third & Main Streets

- **The Heart and Heart Shoppe** Fireplaces & Stoves 343-3792
- **Mountain States Investigations & Security, Inc.** Security Guards, Patrol Service & Investigations 343-7448
- **Primary Residential Mortgage, Inc.** All Credit Profiles Welcome 721-8774
- **Black Hills Web Design** Graphic & Web Design 342-3926
- **Dr. James King** Optometrist & Therapy for Learning-Related Visual Problems 342-7223

The Problem

- Can't read?
- Can't write?
- Can't spell?
- Can't remember?

The Solution

The MKM Reading Systems
James King, O.D.
 President, MKM

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