Fast Company points out that the seismic shift in housing actually represents a return to the way humans have lived for thousands of years, and will lead to big changes to the buildings we call home. **THE TREND**

Fast Company cited a John Burns Real Estate Consulting survey that showed that 41% of Americans shopping for a new home said they planned to have an elderly parent or adult child living with them.

A Pew Research study shows that about 20% of Americans live in a home with two or more generations in the 1950s. That dropped to just 12% in 1980, before climbing again to 20% in 2016, representing 64 million Americans.

The trend is driven by growing racial and ethnic diversity, longer life expectancies and feelings of social isolation among families.

In recent years, young adults have become the group most likely to live in a multi-generational household, overtaking those 85 and older, a group which had long dominated the trend.

The trend is also driven by growing racial and ethnic diversity, longer life expectancies and feelings of social isolation among families.

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BENEFITS

There are many benefits to families living under one roof. Aside from sharing a mortgage or rent, they might save money on child care and gas, while getting more family time. Chores and household tasks can be shared, and seniors can enjoy more companionship.

REAL ESTATE CHANGES

A trend in the new home building industry is the offering of multi-generational floor plans. These plans are more than just a typical single-family home with a mother-in-law suite. They might include multiple kitchens and living spaces, as well as separate entrances and garages.

The remodeling industry also is seeing an uptick in garage conversions, as well as major remodels. Plans are more than just a typical single-family home with a mother-in-law suite. They might include multiple kitchens and living spaces, as well as separate entrances and garages.

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According to the Washington Center for Real Estate Research, listings were down nearly 30% from 2020 (641)—and 2010 was half of the listings in previous years (2,102 listings in 2Q 2019). When Realtors say that the purchase market is competitive, they’re not kidding! There’s less than a month of inventory—or fewer weeks if every final property sold with no new listings added, it would take less than a month for everything to be sold.

What’s this mean for you? It depends on whether you’re a Buyer or Seller. If you’re a Buyer, you better have your team lined up and ready to jump. That team can include: Realtor, inside home inspector, insurance agent, and attorney. If you’re a Seller, make sure you use a Realtor to repurpose your in taking your property using up-to-date comparable sales, and helping you to get it ready for sale, knowing that you won’t have the luxury of listing it for sale while you finish up a project. A Buyer who is ready for showing the moment it “goes live.” If you price it right, it will sell quickly.

Sellers: make sure your Realtor obtains a title report in preparation for your listing—just as important as pulling the weeds from the front porch. That way, you can make sure there are no issues that will delay a closing, like unrecorded title matters involving divorce or death, unsecured gifts or undisclosed judgments or liens. We’ve encountered properties passed down from generations to parents to grandchildren, all without titles. Properties can be encumbered by liens long paid off, judgments that a debtor may not realize affect their property, or problems with the documentation of previous transactions or access easements.

That’s why, whether Buyer or Seller, you’ll want to have a quality title company involved in your purchase or sale. We discover these problems and, better still, help to get them corrected. Clark County Title takes pride in the professionalism of our staff, the depth of experience and our willingness to assist. In a competitive real estate market, we strive to provide the very best service possible to Realtors, lenders, and the principals to the transaction. We work as a team with other professionals to help you achieve your goals. Let us be a part of your real estate team to help you price it right, it will sell quickly.

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Welcome to the diverse community of Fort Vancouver, where the past meets the present. This vibrant neighborhood is a well-tended oasis of single-family homes, historic sites, and light industrial workshops. A melting pot of backgrounds, it is a place to call home.

At the heart of this neighborhood is Fort Vancouver. The Fort was built in 1824 and served as this region’s headquarters for the United States. It is now a center for business, politics, and culture. In this area, you will find a variety of shops and restaurants, including the historic Columbia House.

If you’re looking for a hearty meal, stop by Thatchers. Their menu includes a variety of dishes, including the best fish and chips in town. For a sweet treat, visit the Rosemary Walnut Cafe, where you can enjoy their delicious coffee and pastries.

For more information about the area, or to schedule a showing, please contact Nicole Bauld at 360-934-7756 or visit www.historically.net.

Thinking of Selling?
LIST FOR 4%
118,000
OR
24%

of Clark County residents needed food assistance this past year.

If you or someone you know needs food assistance
Scan here to learn HOW TO GET FOOD

This year Clark County Food Bank distributed 8,000,000 pounds of food to alleviate hunger and its root causes.

6650 HOME DELIVERY BOXES
5 BONUS FOOD GIVEAWAY DAYS 1x a month May–Sept.
43 PARTNER AGENCIES
55+ CCFB DRIVE-THRU FOOD DISTRIBUTIONS

2 COMMUNITY KITCHENS in Walnut Grove & Fruit Valley neighborhoods
130 MEAL SITES

If you or someone you know needs food assistance
Scan here to learn HOW TO GET FOOD

CLARK COUNTY FOOD BANK
(360) 693-0939 clarkcountyfoodbank.org

Scan here to get INVOLVED