The Townhouse... fully realized

BY JOHN BIRD
SPECIAL TO THE FAIRFAX COUNTY TIMES

"Increasing usable living space in a townhome is tricky, especially when there are structural issues," remodeler Sonny Nazemian ob-
serves. "On the other hand, own-
ers are adapting to personal requirements more than ever. It's really a kind of revolution."

Nazemian should know, as founder of Michael Nash Kitchens and Homes Nazemian and his team translated a large
decor of town homes throughout northern Virginia, where soaring
leaves from the National Associa-
tion of the Remodeling Industry, the National Association of Home Builders and Qualitative Remodeler Magazine, which sponsors the coveted Chrysalis award.

"Homeowner expectation of what is possible in a townhome has risen dramatically in the last 15 years or so," Nazemian adds. "We've become very adept at
practices that accommodate Longterm Needs.

Early on, Nazemian and his wife Su-
namie Korow began researching interior ideas—while keeping an eye out for a building professional who fit their vision.

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Michael Nash Kitchens and Homes grappled with structural challenges that included

The precisely-articulated solution addresses a long list of requirements for a family of four.

Whole house makeover will accommodate Longterm Needs.

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Home sales and starts increased in November

Content provided by House Properties

Existing-home sales and new-home sales both increased consid-
erably in November, according to information released by the Na-
tional Association of Realtors and the U.S. Census Bureau.

Home sales reached their stron-
gest level in more than a decade, growing 1.6 percent to 6.42 million units, according to an NAR statement released December 20. This is an impressive 5.6 percent leap com-
pared to October and is 3.5 percent higher than in November 2016.

The last time existing-home sales were this high was before the recession. In December 2006, existing sales reached 6.42 million.

Home building efforts also achieved notable growth. According to data released by the Commerce Department on December 19, housing starts were up 7.5 percent over the previous month, and it seasonally adjusted annual rate of 1.51 million. This is a year-over-
year increase of 15.6 percent, which sends starts, 98,000 per month for a single family home.

Additionally, single-family building permits increased 11.9 percent to 804,000 units. This is the largest number of building permits for single-family homes approved in a single month since August 2017, according to Census.

Percentage of cash buyers increases

A notable shift in homebuy-
ing trends is the increase of cash buyers. NAR reported. All-cash

Home sales comprised 22 percent of all home purchases, compared to 20 percent in 2016. This suggests that the home sold in the higher pricing levels could be more available supply than homes at lower price points.

“The odds of closing on a deal with a Brady Home, compared to October, increased 1.6 percent to 804,000 units. This is the largest number of building permits for single-family homes approved in a single month since August 2017, according to Census.

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