

# APRIL 2024



## NEWS INSIDE:

### DECORATE WITH FLOWERS IN SPRING

Tips on how to decorate your home this spring

### LOCAL AREA MARKET UPDATE

Taking a look back at last months statistics

### MAKING AN OFFER ON A HOME

What you will need before making an offer

## GET READY FOR SPRING!

### HOW TO GET YOUR HOME SPRING READY

Spring is the time for renewal and let the sunlight energize you. Here are some ways to make your house more inviting.

#### DEEP CLEAN THE INTERIOR

Do a thorough deep cleaning of your home. Steam clean the carpets, and furniture, and check every nook and cranny for dirt!

#### DECLUTTER AND REPAINT

Get rid of any unwanted items you no longer need, use, or want.

#### PERK UP YOUR PLACE WITH PLANTS

Bring the outdoors in by adding fresh flowers and plants to your home to brighten up the rooms.

Follow these tips to get your home ready for the new season and enjoy all spring has to offer in a clean and fresh home!

# How to Decorate WITH FLOWERS THIS SPRING

It's impossible for one to ever go wrong when decorating with flowers during the spring season. Take your floral decorating to a whole new level, by trying these fun spring flower trends.



## HULA HOOP WREATHS

Hang them on your porch, garden, front yard, dining room, or living room. They're easy to make and can be a super fun project with your kids and friends, too.

## FLOWER BRANCHES

Flower branches look good even on their own. The trick is picking a good-looking branch, experiment with vase heights, and go for an asymmetrical look.

## 3D FRAMED BOTANICALS

Frame your favorite cut flowers and hang them up on your living room wall. Arrange them in series to achieve a gallery wall.

## FLOATING FLOWERS

Repurpose flower buds that have fallen off their stems by putting them into an elegant ceramic bowl filled with water. They last longer, but they'll lend your living space with their sweet scent, too.

## April MAINTENANCE

- ✓ Clean off the deck and outdoor areas ready for spring
- ✓ Welcome the spring sunshine by clearing dirt from windows
- ✓ Check driveway and paths for cracks and schedule repairs
- ✓ Wash your homes siding, to clear away winter grime

*Wishing You a*  
**HAPPY EASTER!**

FROM YOUR NEIGHBORHOOD  
REAL ESTATE AGENT

Wishing your family a fun-filled easter holiday!  
Contact me for all your real estate needs!





# LOCAL EVENTS

JOIN IN WITH COMMUNITY EVENTS!

APR 6

Tacos N' Taps |  
1-5pm, Koka Booth Amphitheatre

APR 6-7

Dreamville Festival |  
Dorothea Dix Park

APR 12-13

Peak City Pig Fest |  
Downtown Apex

APR 26-27

Brewgaloo |  
Downtown Raleigh

APR 28-30

Herbfest |  
525 S. White Street, Wake Forest

*Join in local events!*

# SMALL BUSINESS OF THE MONTH

SHOW YOUR COMMUNITY SUPPORT

Southern Craft  
Sandwiches is a full  
scale sandwich shop  
located in Lafayette  
Village. Southern  
Craft serves amazing  
sandwiches using



local beef for all of their burgers, roast beef,  
and steak sandwiches. Owner, Mark Hansen,  
loves making people happy with his food.  
Stop by the shop! Or grab a sandwich to take  
to the courtyard of this great local destination!

Located at 8460 Honeycutt Rd Suite 116,  
Raleigh, NC 27615

## • Market Update •

FOR WAKE COUNTY AS OF MARCH 2024

1732

New  
Listings

1271

Properties  
Sold

\$571

Avg Sales  
Price

239

Avg Price  
Per Sq Ft

43

Avg Days  
On Market

# FEATURED LISTING

7205 HASSENTREE WAY, WAKE FOREST

Nestled on a quiet street in the coveted Hasentree golf community (Tom Fazio designed), this beautiful estate, with over 5100 square feet of masterful design and high-end finishes, is built to entertain and impress.

5 BEDS | 2 GARAGE | 4 BATHS

LISTED AT \$1,495,000



# Making an Offer

## WHAT YOU NEED TO KNOW

While you might assume that the first step in making an offer on a home is the search, there are a few things you need to do before that. You'll be able to use these tips as a checklist before making an offer on a house.

### 01 GET A PRE-APPROVAL LETTER

Though it is tempting to search for homes you like, doing so before you know how much money you will have available could lead to disappointment. With a pre-approval letter, you can begin to search for a home seriously.

### 02 HIRE A BUYER'S AGENT

Having someone in your corner looking out for your interests during the buying process could get you a better deal on the home. A buyer's agent is there to protect your interests and provide research to make sound decisions.

### 03 HIRE A REAL ESTATE ATTORNEY

When your offer is accepted you will need some legal help! Your attorney will negotiate with the seller's lawyer to finalize an agreement. From looking over all the paperwork, including the purchase and sale agreement.

#### DECIDING HOW MUCH TO OFFER!

You want to make a competitive offer without it being too low to avoid it being entirely disregarded by the seller. You'll also want to stay well within your budget, so you have room to maneuver in negotiations.

#### QUESTIONS TO ASK TO FIND THE BEST OFFER PRICE

- How long has it been on the market?
- What is the condition of the property?
- Are there other interested buyers?
- What are the prices of similar homes?

*Owning your home could be around the corner!*



Caren Fried

### Meet the Owner

Caren Fried, your local realtor and business owner, is committed to giving you excellent service for all of your real estate needs. Our team of professionals will make sure you are in great hands every step of the way!

[WWW.WELCOMEHOMEREALTYNC.COM](http://WWW.WELCOMEHOMEREALTYNC.COM)

INTERESTED IN WHAT YOUR HOME IS WORTH?

Call us today **919-964-0732**

Or Visit 

