

AUGUST 2024



NEWS INSIDE:

HOME EVALUATIONS

Tips for selling your home in the summer

LOCAL AREA MARKET UPDATE

Taking a look back at last months statistics

SHOULD YOU BUY A STARTER HOME

Or wait for your dream home

HOME EVALUATIONS

WHY ARE THEY IMPORTANT TO HOME SELLERS

Home evaluations are pivotal for the selling process. Accurate pricing is the foundation of a successful sale. A professional home evaluation provides a precise estimate of your property's market value, ensuring that your home is neither overpriced, which can deter buyers, nor underpriced, which can result in a financial loss. This balance is essential for attracting serious offers and achieving a timely sale.

Moreover, a thorough home evaluation enhances your negotiation power. Armed with a detailed report on your home's condition and market value, you can confidently justify your asking price to potential buyers. Investing in a home evaluation is a strategic move that aids in setting the right price and positions your home as a desirable and trustworthy option.

Simple Ways TO ADD CURB APPEAL

Improving your home's curb appeal can help you bring in the buyers and get top dollar for your sale – especially if you sell during the peak summer season.



REPAINT THE HOUSE

A dingy exterior can make your home dreary to buyers before they even step inside. One of the best ways to refresh it is with a new coat of paint

REFRESH THE LANDSCAPING

Take a step back and see if you need to re-pot some flowers or replace some bushes. Small and economical upgrades can go a long way

POWER WASH THE DRIVEWAY

If your driveway is discolored, get it power washed. If there are a lot of unsightly bumps, gouges, and cracks, you might even want to get it resurfaced.

FIX THE ROOF AND GUTTERS

The look of your roof can be a sticking point for buyers, as can its condition. If there are broken roof shingles or other visible issues, best get them fixed

REPAINT JUST THE DOORS

Painting just the front door or the garages can help spruce up the entry point since it's one of the first things potential buyers see

August MAINTENANCE



Clean or replace air filters to keep your system running efficiently



Trim trees and shrubs to keep them healthy & prevent damage



Water early morning or evening to minimize evaporation



Service lawn equipment to ensure they're in working order



Welcome BACK TO SCHOOL

A SEASON OF NEW BEGINNINGS

If you're considering a move to accommodate your family's needs or looking for a home in a top-rated school district, I'm here to help.

FEATURED LISTING

1317 LAGERFELD WAY, WAKE FOREST

5 BEDS | 4 BATHS

Welcome to 1317 Lagerfeld Way in the sought after Thornrose community, a prime Wake Forest location. This 5 bedroom 4 full bath home is immaculately maintained. Home features are 1st floor bedroom with full bath, 1st floor office, 2 car garage, brick front exterior and bonus/media room. The upstairs primary suite has a large closet and spacious en-suite bath.

LISTED AT \$585,000



Market Update

FOR WAKE COUNTY AS OF JULY 2024

1746

New Listings

1293

Properties Sold

\$605

Avg Sales Price

247

Avg Price Per Sq Ft

18

Avg Days On Market

SMALL BUSINESS OF THE MONTH

SHOW YOUR COMMUNITY SUPPORT

Welcome to Bird's Nest at Blackbird, Wake Forest's premier destination for an elevated cocktail experience. Nestled in the heart of town, this cocktail bar offers a serene, adults-only retreat where you can unwind with exquisite pre-dinner cocktails or savor an after-dinner drink.

Wake Forest has long yearned for a sophisticated, adults-only space, and Bird's Nest at Blackbird delivers just that. Their cocktail bar is the perfect backdrop for both casual evenings and special occasions. Check them out!



3608 Rogers Branch Rd #103
Wake Forest, NC 27587

LOCAL EVENTS

JOIN IN WITH COMMUNITY EVENTS!

AUG 2-3

Beer, Bourbon, & BBQ Festival | Cary Koka Booth Amphitheatre

AUG 9

Friday Night on White | Downtown Wake Forest

AUG 17

CaribMask Carival | City Plaza 12-8 pm, Downtown Raleigh

AUG 24

Packapalooza | 2-10 pm, NC State University

AUG 24-25

Lazy Daze Arts and Crafts Festival | Cary Town Hall

Join in with local events!



Should you buy a starter home OR WAIT FOR YOUR DREAM HOME

One of the most critical decisions for prospective homeowners is whether to buy a starter home or hold out for their dream home. Both options come with distinct advantages and challenges.

BUYING A STARTER HOME

- **Affordability:** Lower purchase prices and down payments make starter homes accessible, especially for first-time buyers.
- **Building Equity:** Homeownership helps build equity, turning monthly payments into an investment rather than an expense.
- **Flexibility:** A starter home provides a stepping stone, allowing buyers to move up as their financial situation improves

WAITING FOR YOUR DREAM HOME

- **Long-Term Satisfaction:** Buying a home that fulfills your ideal specifications reduces the likelihood of needing to move.
- **Stability:** A dream home offers the stability of a long-term residence, fostering a sense of community and belonging.
- **Financial Preparedness:** Waiting allows more time to save for a larger down payment, leading to better loan terms and lower interest rates.

MAKE THE BEST DECISION FOR YOUR FUTURE

Whether you choose to step onto the property ladder now with a starter home or hold out for your dream home, thoughtful planning and informed decision-making are key to achieving homeownership success.



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

INTERESTED IN WHAT YOUR HOME IS WORTH?

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

Or Visit 

