

JULY 2024



NEWS INSIDE:

SUMMER HOME STAGING SECRETS

Tips for selling your home in the summer

LOCAL AREA MARKET UPDATE

Taking a look back at last months statistics

DECORATING IDEAS FOR SUMMER

Transform your space into a summer retreat

THE JULY MARKET IS HOT!

ARE YOU THINKING OF SELLING THIS SUMMER?

As July unfolds, the real estate market remains dynamic, with summer activity in full swing. According to studies and market trends, homes listed for sale during the summer months tend to sell faster and for higher prices compared to other seasons.

This happens because of warmer temperatures for summer vacations. These things make it convenient for people to view more homes!

Owning a home is more than just having a place to live; it's about creating a space where families can grow, memories can be made, and futures can be built.

This Independence Day, whether you are buying, selling, or investing, the market continues to provide pathways to achieving your dreams and creating lasting memories. Happy 4th of July!



Summer Staging Secrets

SELLING MADE SIMPLE

When it comes to selling your home, staging plays a crucial role in captivating potential buyers and creating a lasting impression. What better time to showcase your home's best features than during the vibrant and energetic summer season.

1 EMBRACE THE NATURAL LIGHT

Open up curtains, pull back blinds, and let the sunshine in! Showcase the beauty of your home's interior by allowing ample natural light to highlight its unique details and inviting atmosphere.

3 KEEP IT COOL AND COMFORTABLE

Ensure your home remains cool and comfortable. Offer refreshing beverages, such as infused water or chilled lemonade, to create a memorable and refreshing experience for visitors.

2 CREATE AN INVITING OUTDOOR OASIS

Spruce up your patio, deck, or garden by adding comfortable outdoor furniture, colorful cushions, and vibrant potted plants. Stage the space as an extension of your home.

4 CLEAR THE CLUTTER & DEPERSONALIZE

Summer staging is the perfect opportunity to declutter and depersonalize your space. Clear out unnecessary items, organize closets and storage areas, and create a sense of spaciousness.

July MAINTENANCE



Check all outdoor lighting is in working order



Replace water and icemaker filters ready for summer use




Replace broken window panes and window screens



Prepare for family barbeques by cleaning off the porch



HAPPY FOURTH OF JULY!



From all of us at Welcome Home Realty,
May your celebrations be filled with joy, and
the comfort of home

FEATURED LISTING

9209 O'NEAL ROAD, RALEIGH

4 BEDS | 3 BATHS

Welcome to 9209 Oneal in Springdale Woods! This unique property is situated on 1.3 acres. Main floor includes: guest suite, formal living/dining rooms, family room, flex space and exercise/office space. Centrally located within a mile of 540, this home has no city taxes, no HOA, and a large fenced-in back yard with hot tub and sauna. Walking distance to Leesville schools, shopping and dining.

LISTED AT \$800,000



Market Update

FOR WAKE COUNTY AS OF JUNE 2024

1886

New Listings

1434

Properties Sold

\$599

Avg Sales Price

249

Avg Price Per Sq Ft

16

Avg Days On Market

SMALL BUSINESS OF THE MONTH

SHOW YOUR COMMUNITY SUPPORT

Transform your home with Brush Up Painting, the trusted name in residential painting services. With over 20 years of experience, this family-owned business offers exceptional interior and exterior painting services that enhance your home's beauty and value. Known for their professionalism, attention to detail, and commitment to customer satisfaction, Brush Up Painting guarantees quality results that last. Whether you're refreshing a room, giving your entire home a new look, or selling your home, Brush Up Painting ensures a stress-free and impeccable experience. Get in touch today to start your home transformation!

www.brushupnc.com 919-597-8444

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JULY 4TH EVENTS

CELEBRATE INDEPENDENCE DAY AROUND THE TRIANGLE!

- 7/2 Wendell Fireworks Show
- 7/3 Wake Forest Firework Spectacular
- 7/4 Wake Forest Children's Fourth of July Parade
- 7/4 Dix Park July 4th Fireworks
- 7/4 Durham Bulls Independence Day Fireworks
- 7/4 Rolesville 4th of July Celebration

Decorating Ideas FOR THE SUMMER

The warmer weather and extended hours of sunlight are the perfect excuse to update your interior decor. By mimicking the vibrant colors and airiness that we associate with the season, you can instantly transform your space into a retreat for summer get-togethers.

WHIMSICAL OUTDOOR LIGHTING

String lights are a great option because they're functional and also add an element of coziness and whimsy to your space. String lights up and around trees or over your patio, and garden.

CREATE FUN FRUIT DISPLAYS

Place bowls of fresh, seasonal fruits like lemons, limes, and berries on countertops and tables for a natural, edible decoration.

READY YOUR BBQ SPACE

Spruce up your patio or deck for summer BBQs with vibrant cushions, a colorful outdoor rug, and potted plants to create a cozy, inviting space ready for entertaining this summer

PUT UP SOME WALLPAPER

There are so many fun, colorful wallpaper options out there. If you're looking for an easy refresh, start with a smaller space like this powder room.

SUMMER COLOR PALETTE

Summer colors are crisp, cool colors that bring a friendly atmosphere to a room. Whether you want to update your kitchen or redo a living room, summer colors are a great way to create a welcoming space in your home.

*terracotta
sunrise*

#EB968B

*creamsicle
dream*

#F8CCAD

sea breeze

#B7D6D0

bayside

#036E82

Create your perfect summer oasis!



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 

