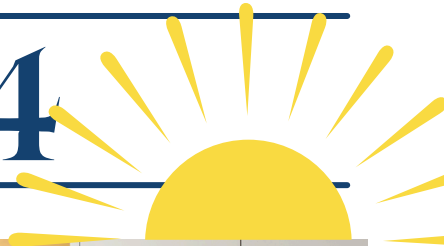


JUNE 2024



WELCOME HOME
— REALTY GROUP —

NEWS INSIDE:

SELLING YOUR HOME THIS SUMMER

Tips for selling your home in the summer

LOCAL AREA MARKET UPDATE

Taking a look back at last months statistics

COZY OUTDOOR LIVING SPACES

How to create your perfect outdoor space

SUMMER HAS ARRIVED

REAL ESTATE MARKING STARTING TO HEAT UP!

The real estate season is typically heating up. Undoubtedly, summer is a popular time to buy and sell a house. Here are the pros and cons to consider when selling in summer.

THE PROS

Buyers are motivated during the summer, looking to find their new home before the colder months. You'll have plenty of showings thanks to the longer days and sunny weather as most buyers are drawn to "light and bright" homes.

THE CONS

The market is more saturated with competition. Making it especially important to make your house stand out. Also, it's harder to show the house when the kids are home. Meaning more cleaning for you, when showing.



Tips for selling YOUR HOME IN THE SUMMER

If you are going to sell your home in summer, you should be aware that this period can sometimes be surprisingly challenging for home sellers. On the other hand, it can also be an ideal time as well.

Here is what you should take into consideration when selling.

01 CLEAN UP YOUR HOME

The reason why buyers will bid low on homes that are in bad shape is so they can fix them and sell them for a handsome profit. One of the cheapest forms of home improvement is making your home spotless inside and out!

02 WORK ON YOUR LANDSCAPING

Summertime is for barbecues and backyard parties. You want your yard and landscaping to look neat, tidy and as inviting as possible. Buyers are going to be paying attention, imagining entertaining outside or kids playing in the yard.

03 ADJUST THE INTERIOR FOR THE SEASON

While it may be easier to keep the same drapes and interior styling throughout the year. It is time to ditch the heavy curtains and go for something lighter, allowing more light in and making the interior seem bigger. Decorate inside with whites and welcoming summer colors

04 PRICE IT RIGHT!

The #1 summer home selling tip is to price your home correctly! If you don't take one other piece of advice when selling your home, make sure pricing it right is one you do take into consideration! Nothing else you do will matter if you overprice your home.

June MAINTENANCE



Check for leaky pipes or stagnant water around your home



Be sure to get your deck ready for you and your guests



Check and clean your ceiling fans before the hot weather



Give your outdoor furniture a thorough cleaning

Wishing you

A HAPPY

FATHER'S DAY!

TO ALL THE DADS THAT TAUGHT US THE
VALUE OF A HOME, THANK YOU!

FEATURED LISTING

173 KENT STREET, YOUNGSVILLE

3 BEDS | 2 BATHS

Welcome to 173 Kent St, a charming single-family ranch home located in the heart of Youngsville, NC. This lovely residence offers a spacious 1,328 square feet of living space, featuring 3 bedrooms and 2 full bathrooms, all on a large flat .82 lot!



LISTED AT \$315,000

Market Update

FOR WAKE COUNTY AS OF MAY 2024

2097

New Listings

1398

Properties Sold

\$612

Avg Sales Price

252

Avg Price Per Sq Ft

10

Avg Days On Market

SMALL BUSINESS OF THE MONTH

SHOW YOUR COMMUNITY SUPPORT

Check out the new Heritage Grille and Wine Barrel, right next to the Heritage community. Two concepts in one business. An upscale formal dining area, as well as a speakeasy side of things that just opened! Both areas are overseen by Chef Eric Kern, with his creative formal and tapas style menu. Their top notch bartenders will keep you refreshed with their killer cocktails. Wine and bottle shop open soon as well. Grab something to take with you! Come try something new, you won't be disappointed!

1228 Heritage Links Drive, Wake Forest, NC.
919-435-0312 www.theheritagegrille.com



LOCAL EVENTS

JOIN IN WITH COMMUNITY EVENTS!

JUN 1

Raleigh International Food Festival
Downtown Raleigh City Plaza

JUN 1

Cars & Carnivores Street Festival
10-4 Owens and Brooks Streets

JUN 15

WF Juneteenth Celebration
Downtown Wake Forest

JUN 15

NC Hops Festival
North Carolina State Fairgrounds

Join in with local events!

Creating the perfect OUTDOOR LIVING SPACE

Create a perfect place to spend time with family and friends or a place where you can simply sit back and enjoy the breeze of fresh air. Here are a couple of tips we'd like to share.

COMFORTABLE SEATING

There must be plenty of seating in your outdoor living space. You want to make it inviting for you and guests that will be coming over. Consider space-saving furniture such as foldable benches and multi-purpose sofas

PLAY WITH LIGHTING AND TEXTILES

Lighting and textiles can turn an ordinary outdoor living space into an extraordinary one. Cozy up metal furniture with new cushions & pillows, and add throw blankets for coziness.

CREATE A ALL YEAR ROUND GARDEN

Outdoor living spaces are no longer only for summer enjoyment. Make the most of your backyard all year long with the use of outside heaters or fireplaces.

FUNCTIONAL SPACES

Consider what you plan to have for activities in your backyard as you create a design that works for you. The more versatile your design is, the easier it will be to plan for gatherings.

MAKE SURE TO HAVE A PLANT SECTION!

Of course, a garden isn't much without plants. Even if you're planning on paving the entire area to reduce the amount of mowing you need to do, having some pot plants is essential for colour and ambience.



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.WELCOMEHOMEREALTINC.COM

INTERESTED IN WHAT YOUR HOME IS WORTH?

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

Or Visit 

