

# MAY 2024



## NEWS INSIDE:

### PATIO'S ADD VALUE TO YOUR HOME

5 Reasons why you should  
consider adding a patio

### LOCAL AREA MARKET UPDATE

Taking a look back at last  
months statistics

### OUR TOP MOVING HOUSE TIPS

8 Moving tips to make  
your experience painless

## SPRING IS IN FULL SWING

THE HOUSING MARKET IS STARTING TO HEAT UP!

May is the ultimate sweet spot for those looking to buy or sell their homes. With spring in full swing and the real estate market at its peak, it's the perfect time to make a move. Families, in particular, are eager to settle into new neighborhoods before the hustle and bustle of the new school year begins, creating a surge in demand.

For sellers, this translates into a prime opportunity to showcase their properties to a motivated pool of buyers, while buyers can take advantage of the increased inventory and competitive pricing. Whether you're looking to upgrade, downsize, or relocate, May offers a vibrant and bustling market that promises ample opportunities for both buyers and sellers alike.





# *How a patio can increase* **YOUR PROPERTY'S VALUE**

Tired of feeling cooped up inside your home all day? Or craving a sunny spot to relax and soak up some vitamin D? A patio can increase your home's value while making it so much more comfortable! Let's check out five popular reasons why you should add a patio to your property.

## **1 IT CAN BE A SELLING POINT FOR BUYERS**

A patio adds square footage to your home's usable space. This means your home's overall value can increase simply by adding a functional outdoor area.

## **2 IT EXPANDS YOUR LIVING SPACE**

Having a patio is like having a whole new room to play with. Imagine inviting your friends over for a backyard barbecue!

## **3 IT CREATES AN ENTERTAINMENT AREA**

The perfect space for hosting outdoor parties and gatherings. With the right furniture and decor, you can create an inviting atmosphere.



## **4 IMPROVES THE HOME'S FUNCTIONALITY**

you can create a seating area for outdoor dining or relaxation. And by adding a table and chairs, you can turn your patio into an additional dining space.

## **5 IT IS A COST-EFFECTIVE IMPROVEMENT**

A patio can be a much more affordable option than adding an extension or renovating a kitchen. And you can easily recoat it again if you're used to painting the exterior of your own home.

## *April* **MAINTENANCE**


- ✓ Inspect your fences and gates for any damage taken from rain
- ✓ Test your lawn equipment ready for summer's rapid growth
- ✓ Take time to check your electrical cords for damage
- ✓ Check your outdoor lights are in working and repair if needed



## *Have a Happy* **MOTHER'S DAY!**

**TO ALL THE MUM'S THAT MAKE A  
HOUSE A HOME**

We would like to raise a toast to special  
mums like you, working double duty.



# SMALL BUSINESS OF THE MONTH

SHOW YOUR COMMUNITY SUPPORT



Cravin' Confections is more than just a bakery. They are a place where sweet memories are made, fueled by quality ingredients sourced locally whenever possible. From Tiramisu to Chocolate Flourless Torte, every treat is crafted with care. Pair your indulgence with our curated selection of cocktails, beer, and wine, and settle into our cozy ambiance for an enjoyable experience. Mention WELCOMEHOMEREALTY to enjoy 15% off your visit!

3612 Rogers Branch Rd, Wake Forest, NC 27587

# LOCAL EVENTS

JOIN IN WITH COMMUNITY EVENTS!

MAY 4

Meet in the Street |  
1--4 pm, Downtown Wake Forest

MAY 17-19

Got to be NC |  
State Fairgrounds

MAY 18-19

Artsposure Raleigh Arts Festival |  
Downtown Raleigh

MAY 24-26

Animazement |  
Raleigh Convention Center

MAY 26

NC Sugar Rush |  
12-7 pm, City Plaza

*Join in with local events!*

## • Market Update •

FOR WAKE COUNTY AS OF APRIL 2024

1940

New  
Listings

1446

Properties  
Sold

\$597

Avg Sales  
Price

245

Avg Price  
Per Sq Ft

15

Avg Days  
On Market

## FEATURED LISTING

548 CALDERBANK WAY, WAKE FOREST

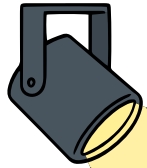
Exquisite Home in Preston Retreat has captivating views of the lush Fairway Golf Course Greens. Guest bedroom on the main + Office/Flex or 6th bedroom. Spacious Family Room with Gas Fireplace and attractive ceiling beams. Gourmet Kitchen, Breakfast Nook, Formal Dining and Living room. Timeless Hardwood Floors and Loft Space.

5 BEDS | 3 GARAGE | 3.5 BATHS

LISTED AT \$1,950,000







## AGENT SPOTLIGHT



*Jeanette Stansbury*

In this month's Agent Spotlight, we're excited to highlight one of our real estate agents who has been with us for the last seven years. Jeanette is knowledgeable and diligent in all of her interactions. Her dedication to professional development and willingness to tackle challenges head-on serve as an inspiration to us all. Congratulations, Jeanette, on your continued growth and success! Thank you for exemplifying Welcome Home Reality's values and your unwavering commitment to excellence.

# Moving tips to make YOUR EXPERIENCE PAINLESS

Your house move can feel overwhelming, but there are ways to make it simple. Carefully pick a moving date. Then choose a removal service in advance, and always use a moving house checklist to keep yourself on track! Here are our top 8 tips for making your move stress-free.

## 8

### TIPS TO MAKE YOUR MOVE STRESS-FREE

- PICK A REMOVAL COMPANY EARLY ON
- MAKING A MOVING HOUSE LIST
- DECLUTTER YOUR HOME IN ADVANCE
- MAKE A PACKING PLAN AND START EARLY
- THINK ABOUT WHAT YOU CAN'T MOVE
- ORGANIZE ALL PAPERWORK
- DEAL WITH YOUR OLD UTILITIES
- PACK A MOVING DAY SURVIVAL KIT

### KEY TAKEAWAY

MAKE SURE YOU START GETTING ORGANIZED AT LEAST FOUR WEEKS BEFORE MOVING DAY



*Start packing early and pack an essentials box!*

Packing day will be chaotic, so start the process by putting together your essentials bag first. Only pack the items you'll need access to during your move and right after you've arrived at your new place.



*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](http://WWW.WELCOMEHOMEREALTINC.COM)

INTERESTED IN WHAT YOUR HOME IS WORTH?

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

Or Visit 

