

OFFICIAL LOCAL NEWSLETTER OF YOUR LOCAL REAL ESTATE NEIGHBORHOOD

OCTOBER 2023



NEWS INSIDE:

HALLOWEEN DECORATING IDEAS

Make your home look
stylish and spooky

LOCAL AREA MARKET UPDATE

Taking a look back at last
months statistics

WHAT NOT TO DO BEFORE CLOSING

Learn what to avoid any
potential problems

List your home in the Fall

3 REASONS TO CONSIDER LISTING YOUR HOME

As the leaves begin to turn and the air takes on a crisp, refreshing quality, the fall season ushers in a unique and often overlooked opportunity for homeowners - the perfect time to list your home for sale. While spring and summer might be the traditional seasons for real estate, autumn has its own set of advantages that can make it an exceptionally favorable time to put your property on the market. Let's look at three top reasons to list your home this fall:

1. Close before the tax year ends

Sellers wishing to sell their home before the calendar year ends need to consider listing their home in October.

2. Buyers are more serious

Buyers who shop in the fall months are often more serious than spring and summer buyers, as they want to close quickly.

3. More attention from agents

Selling in the fall means your agent can devote their full attention to marketing and selling your home.

Halloween DECORATING IDEAS

Halloween is back this year in full force. Meaning that you have the perfect excuse to double down on Halloween decorations. These Halloween decorating ideas will make your home look spookily stylish and scarily inviting...

1 GET YOUR PORCH PREPPED FOR HALLOWEEN

Consider just painting some pumpkins for your front door for an effortless look. Simply choose a color scheme you love.

2 PICK OUT ELEGANT HALLOWEEN LIGHTING IDEAS

There are plenty of sophisticated lighting ideas, such as a gorgeous golden glass pumpkin light decoration, that house-proud homeowners will enjoy displaying.

3 TURN SUGAR COOKIES INTO HALLOWEEN DECORATIONS

Halloween-decorated gingerbread men and plain sugar cookies can be used as decor on a plate by your front porch.

4 PICK A HALLOWEEN WREATH THAT'S DROP DEAD GORGEOUS

Make a Halloween wreath the center of your Halloween decorating ideas. You can dress this up with decorations.

October Home Maintenance

- ✓ Check your toilet for any leaks and replace any parts
- ✓ Pack up the patio gear with the outdoor dining season coming to a close
- ✓ Seal outdoor surfaces by applying a stain and sealant
- ✓ Summer's over, make sure you've turned off your exterior faucets and hoses.



Have a happy
HALLOWEEN!

May this Halloween be filled with spooky delights & cozy moments with your loved ones.

Small Business of the Month

SHOW YOUR COMMUNITY SUPPORT

The Knotty Sheep owner, Heather, has a goal to build a community around the fiber arts and make knitting not so scary to start and enjoy!

Come October 1st, the Knotty Sheep will have a new space in Downtown Wake Forest! Located at 415 C Brooks Street, inside the Page 158 and Lemon Tree location, you will be able to purchase yarn! Classes and gatherings will also be on the agenda. Check them out in their new space or online for more info! www.theknottysheepnc.com



Community Events

JOIN IN WITH SOME LOCAL EVENTS!

OCT 6-7

Triangle Oktoberfest |
Koka Booth Amphitheatre Cary

OCT 7

Wendell Harvest Festival |
10am-9pm Downtown Wendell

OCT 9-15

SAS Championship |
Prestonwood Country Club

OCT 12-22

NC State Fair |
North Carolina State Fairgrounds

OCT 21

Raleigh's International Wine
Festival | Raleigh's City Plaza

Join in local events!

Market Update

FOR WAKE COUNTY AS OF SEPTEMBER 2023

1520

New Listings

1133

Properties
Sold

\$553

Avg Sales
Price

234

Avg Price
Per Sq Ft

15

Avg Days
On Market

New Construction Homes in Sanford, NC

Do not miss these new construction homes in Sanford. Nestled among the trees, these homes are minutes from downtown Sanford or US1. Homes have the craftsman trim package, LVP flooring in the living areas, granite counters, wood soft close cabinets and white subway tile backsplash. Bonus NO HOA!

FEATURED!!



LISTED AT \$365,000

407 ELIZABETH AVENUE, SANFORD
3 BEDS | 2.5 BATHS



LISTED AT \$320,000

411 ELIZABETH AVENUE, SANFORD
3 BEDS | 2.5 BATHS

What not to do before CLOSING ON A HOUSE

It's just as important to know what not to do before closing on a house to avoid triggering potential problems with your home loan application.



- **START A NEW JOB**
Changes in employment status may affect the approval of your mortgage loan. As your lender verifies your employment and calculates your debt-to-income ratio.
- **MAKE LATE PAYMENTS**
just one late payment may cause your credit score to plunge, so be sure to stay on track.
- **TAKE OUT NEW CREDIT**
Your credit score plays a big role in whether you're approved for a home loan, and opening new credit accounts can have a negative effect on your score.
- **DELAY RESPONDING TO YOUR LENDER**
Closing timeline can stretch over weeks / months, you'll only slow it down when you ignore requests from your lender.

WHAT TO DO AFTER CLOSING

- Organize closing documents
- Test smoke detectors
- Get started on home repairs
- Change existing locks
- Clean and paint the home
- Change your address



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 →

