



Real Estate News You Can Use

Brought to you by Brett Roderman

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Is There a Best Time to Buy or Sell a House?

There is no defined time that is best to buy or sell a home because there are a few influencing factors that will determine when it is right for you. Our goal is to keep you informed on these factors so you can make the decision that's best for you.

If you know what the market activity is at any given time, it should dictate when you move forward with your planned real estate venture. The supply and demand of homes will determine the availability and price. The statistics that we provide you will help you select the right time to buy or sell your home.

As a seller, you want to list your home when available inventory is low so you can entertain more buyers and be more aggressive with pricing. As a buyer, you want to shop for a home when there is plenty of inventory to pick from. More homes on the market means more ability to negotiate the price.

Interest rates will influence your timing and also determine which home you can afford. Low rates allow sellers to be more assertive on pricing because more buyers can qualify to buy their homes.

Buying or selling a home in the late spring or early fall is generally a good choice but not always the most advantageous. There is more competition, so consider listing your home during less market activity. As a buyer, you will have fewer buyers to compete with while you can still see a reasonable inventory of homes.

If you are wondering when the best time is for you to buy or sell a home, call or email us, and we'll update you on the present market activity and how it may affect your timing. We are always here to help.

World's Largest Open-Air Gallery Has a Special Mission

A Spanish artist has turned one region's dull cement silos into stunning works of art, helped by a team of local artists with learning disabilities. The breathtaking work means the province of Ciudad Real in central Spain now boasts the largest open-air gallery in the world.

The mastermind behind the project is Okuda San Miguel, a painter who has dedicated his artistic career to bringing color into everyday spaces across the globe. His previous works have regularly involved turning drab buildings and bare walls into places of beauty with colorful murals featuring geometric patterns, nature, people and famous iconography. The colossal scale of this latest work meant it was always destined to be something unique, but as the work began to escalate, the special mission Miguel added to the project brought the entire piece to a new level.

In partnership with a local organization working to create jobs for local people with special needs, Miguel assembled a team of artists with learning disabilities to help create the magnificent artworks. His aim was to provide them with a chance to communicate through the medium of painting and visual art, contributing to what he describes as a "universal church" existing for everyone regardless of race, religion or gender.

The impressive undertaking has grown into a gallery of 10 different cement silos in collaboration with artists of many nationalities, and the next goal of the project is to transform the silos' empty interiors to match the beauty of the colorful new exteriors.

Are You a First-Time Buyer? Get My Free Guide



Buying your first home is a big step, and one that is likely to impact your financial future for years to come.

Make it easier by requesting my free guide, "How First-Timers Can Make a Wise Buy."

Reach out to 404-229-7600 and I'll send it right out to you.



How to Feel Like You're on Vacation in Your Everyday Life

With many of us unable to get away on our normal vacations this year, it's easy to feel like we're missing out on some much-needed soul soothing.

But why stop yourself from creating that vacation feeling in your everyday life?

Block out days for yourself in advance to specifically have a slow morning, spend time outside, go on an adventure, see friends and not worry about that shelf you were meaning to put up or that room you were going to paint.

While it's a concept alien to many, actively banning yourself from being "productive" for a day here or there can work wonders for your mental health if planned and done at the right time.

Afford yourself the freedom to care a little less about your appearance and appreciate the liberation of loose clothing.

One of the joys of a vacation is that we stop worrying about how smart we look for a few weeks, swapping out proper shoes for flip-flops, busting out the sun dress and not bothering with makeup routines.

Get to the water! Whether it's reading by the river, riding a pedal boat on a lake in the park, swimming in the sea or just setting up a paddling pool in your backyard, everything seems slightly more calming when you're near water. See if you can make a conscious effort to fit a water-based activity into some of your days off this year.

Eat some exciting food you wouldn't normally try! A huge part of our time away revolves around the exciting food we eat.

Obviously, part of that comes from someone else cooking it, but trying something different that looks and tastes beautiful can be hugely rewarding.

What Is a Conditional Offer?

A conditional offer is an offer to buy a home that is contingent upon one or more events being finalized before the home can be sold. Something has to occur on the part of the buyer or seller, or both, prior to a sale successfully closing.

Conditions on the buyer's side could be the sale of another property, obtaining a loan or having the home pass a home inspection. While the buyer is using due diligence in a specified amount of time to satisfy any conditions, the seller cannot sell the home to another buyer unless there is an escape clause in the purchase agreement. If there is an escape clause, the seller may tell the buyer that there is another acceptable offer and give the buyer a stated amount of time to satisfy or waive the conditions and stay in the deal.

An offer may also be conditional on specific seller performance, such as providing building permits, pest clearance or making certain repairs.

Thank you for your referrals!

I succeed when people like you refer me to your friends, neighbors and loved ones. It's the best kind of feedback I can receive.

So thanks for continuing to pass this newsletter on to people you care about.

Garlic Shrimp Zucchini Boats

Serves 4

4 large zucchinis, halved lengthwise
1 tablespoon olive oil
2 tablespoons butter
3/4 pound large shrimp, peeled and deveined
3 cloves garlic, minced
2 tomatoes, chopped
Juice of 1/2 lemon
1/4 cup grated Parmesan
1/4 cup heavy cream
1 cup shredded mozzarella

Preheat oven to 350°F. Scoop out insides of zucchini to use later. Place zucchini in large baking dish. Drizzle with oil. Season with salt and pepper. Bake for 20 minutes.

Melt butter in large skillet over medium heat. Add shrimp. Season with salt and pepper. Cook 3-4 minutes until cooked through. Remove from heat and chop into bite-size pieces when cool enough to handle. Return to skillet. Stir in reserved zucchini, garlic and tomatoes. Cook until fragrant. Add Parmesan, cream and lemon juice. Cook for 4 minutes. Fill boats with shrimp mixture. Sprinkle with mozzarella. Cook until cheese bubbles, then for 10 minutes more.



5 Simple and Inexpensive Ways to Refresh Room Decor

We are enjoying the riot of color and life that is summer in all its glory. Why not let summer be your inspiration and breathe new life into your surroundings? Here are five simple and budget-friendly ways to get the décor ball rolling.

Pep up with paint. A fresh coat of paint can go a long way in sprucing up your space. Perhaps there is an accent wall that could really use a pop of color, or maybe it is time to change the color scheme of a specific room. Either way, a can of paint, a roller and some old-fashioned elbow grease are all you need.

While you've got that paintbrush in your hand ... Paint something that you don't like. That may sound a little odd, but if you have grown a little tired of an old dresser or dining table, you could paint it to give it a new lease on life. Check out YouTube for a smorgasbord of helpful tutorials.

Find your light. You would be surprised just how much the lighting in your home can boost or reduce your mood. Swap out old fixtures or forgo harsh overhead lighting in favor of a smattering of flattering lamps. You could pick up a few bargains online.

Cultivate an indoor jungle. Plants are a great way to add some life to your surroundings. Beyond their aesthetic value, they also reduce toxins in the air and improve air quality. Peace lilies, aloe vera, ivy and rubber plants are all great examples of air-purifying flora that purify the air.

Unleash your inner artist. Make your wall a canvas and display some eye-catching art. It doesn't need to break the bank. You could get painting yourself and create tailor-made pieces that fit in with your color scheme.

Are you looking for more ideas to improve your home and increase its value? Be sure to call or email us. We are always here for you and happy to help. We can also refer you to contractors if you are considering more extensive remodeling.

Worth Reading



What's the Best Way to Use and Clean Your Cookware?

Goop.com

If your kitchen cupboards contain a varied assortment of different types of pots, pans, baking trays and cake tins, it can be a real effort remembering what works best for which type of cooking and the best practice for getting them sparkling clean afterwards. Luckily, this article delves into the science behind the different materials our cookware is made from and the dos and don'ts of cleaning them afterwards.

<https://tinyurl.com/worth0821a>



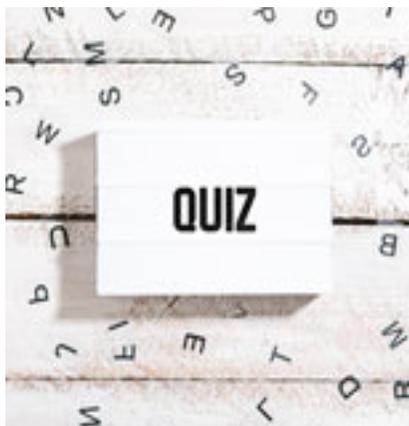
The 6 Keys to Positive Communication

Julien C. Mirivel

Greater Good Magazine

If you've ever felt like your conversations are lacking something or you're finding it difficult to break down the barriers when meeting new people, this may be the article for you. Communications expert Julien C. Mirivel has spent an entire career researching the most effective and ethical ways to communicate with each other and shares some of his findings.

<https://tinyurl.com/worth0821c>



Quick Quiz

For an answer, email me at br@brettroderman.com or call 404-229-7600.

In which film was Betty Boop's debut appearance in August 1930?

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Sudoku instructions: Complete the 9×9 grid so that each row, each column and each of the nine 3×3 boxes contains the digits 1 through 9. Contact me for the solution!



We can't make this stuff up!

A man from Minnesota has been awarded the world record for the tallest-ever mohawk, standing at 3.5 feet tall. Joseph Grisamore spent seven years growing his mammoth hairdo.

Elizabeth Johnson of Lucama, North Carolina, won \$2 million on the Powerball ... after buying a ticket for the wrong draw! Shocked, Johnson hadn't noticed the mistake until receiving a message the following week informing her of her success.

A young girl in Thailand has been performing weekly piano concerts for lemurs in a zoo, all while dressed as an alligator. Seenlada Supat began her bizarre but heartwarming pursuit to keep the animals company during a drop in visitor numbers this year.

Irish Twitter users have been sharing hilarious memes comparing Matt LeBlanc in the *Friends* reunion to a typical Irish uncle. Memes include a cheerful-looking LeBlanc enjoying a folk music session and inspecting cows at a cattle market.

Inside Your Newsletter:

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Wondering What's Happening in Your Neighborhood?

How has the price of your home changed in today's market? How much are other homes in your neighborhood selling for?

These are all critical questions that shouldn't be overlooked when thinking about buying or selling your home.

Whether you're curious about prices in your area, whether it's an excellent time to sell, or just need an expert to answer your questions, I can give you the tools and offer guidance through the entire buying or selling process.

Let me know how I can help by simply giving my office a call at 404-229-7600 to set up a time to connect.

Contact me today:

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