

# COMING SOON...

# *Braden Woods Newsletter*

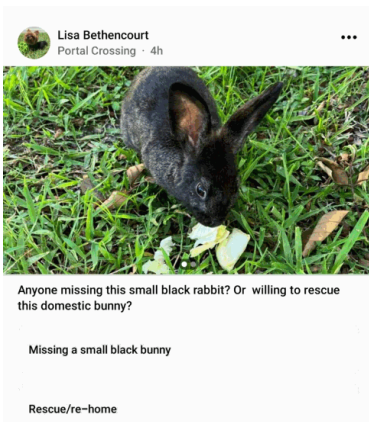


## *Our Features:*

- Yard of the Month (Details to Follow)
- Christmas Lights Contest
- Annual Neighborhood Party
- Lost & Found Pets
- Current Homes Listed, Sales Pending & Recently Sold
- Newsletters Mailed Monthly

## LOST & FOUND

- Domestic black bunny posted by Lisa Aug. 1st



Welcome to Braden Woods Homes's first newsletter. We are excited to work with the community leaders and residents to bring you up-to-date information in Braden Woods!

My reasoning behind creating this newsletter... I have lived in Braden Woods for about 8 years, it is a fantastic neighborhood and a wonderful place to raise a family. I do feel that we have lost a sense of community over the years. I hope this newsletter is the start of something big to gain that back!

If you are interested in being a part of our venture or have suggestions please contact us below!

For More Information Contact: Tony Barrett

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# CURRENT LISTINGS, SALE PENDING & RECENTLY SOLD

Last Change Type	ML #	Status	Address	City	Zip Code	HTD	Current Price	BE	FB	HB	Built	Pool
New Listing	<a href="#">A4540320</a>	ACT	6101 93RD STREET CIR E	BRADENTON	34202	1,625	\$650,000	3	2	0	1984	Private
Price Decrease 3.03% ↓	<a href="#">A4541879</a>	ACT	9606 64TH AVE E	BRADENTON	34202	2,738	\$825,000	3	2	1	1984	None
New Listing	<a href="#">A4540195</a>	ACT	6123 95TH STREET CIR E	BRADENTON	34202	3,015	\$1,149,000	4	3	1	1985	Private
Price Decrease 15.38% ↓	<a href="#">A4541077</a>	ACT	6310 95TH ST E	BRADENTON	34202	2,196	\$1,300,000	3	2	0	1985	Private
Pending ACT->PND	<a href="#">A4539702</a>	PND	6710 88TH ST E	BRADENTON	34202	1,922	\$620,000	3	2	0	1984	None
Pending ACT->PND	<a href="#">A4534715</a>	PND	5912 93RD STREET CIR E	BRADENTON	34202	3,166	\$949,800	4	3	0	1982	None
Sold PND->SLD	<a href="#">Q5995282</a>	SLD	9522 59TH AVE E	BRADENTON	34202	1,609	\$505,000	3	2	0	1988	None
Sold PND->SLD	<a href="#">A4519375</a>	SLD	6006 99TH ST E	BRADENTON	34202	1,609	\$550,000	3	2	0	1988	Private
Sold PND->SLD	<a href="#">A4522107</a>	SLD	6102 93RD STREET CIR E	BRADENTON	34202	2,293	\$579,000	3	2	0	1986	None
Sold PND->SLD	<a href="#">A4523737</a>	SLD	9006 60TH AVE E	BRADENTON	34202	1,922	\$630,000	3	2	0	1991	Private
Sold PND->SLD	<a href="#">T3332016</a>	SLD	6412 98TH ST E	BRADENTON	34202	2,399	\$635,500	3	2	0	1988	Private
Sold PND->SLD	<a href="#">A4523886</a>	SLD	9222 66TH AVE DR E	BRADENTON	34202	2,457	\$650,000	4	2	2	1990	Private
Sold PND->SLD	<a href="#">A4517939</a>	SLD	6524 93RD ST E	BRADENTON	34202	2,927	\$739,000	5	3	1	1985	Private
Sold PND->SLD	<a href="#">U8147203</a>	SLD	6207 98TH ST E	BRADENTON	34202	2,418	\$810,000	4	2	1	1991	Private
Sold PND->SLD	<a href="#">A4532167</a>	SLD	6418 99TH ST E	BRADENTON	34202	2,924	\$850,000	4	3	0	1988	Private
Sold PND->SLD	<a href="#">A4523150</a>	SLD	6713 93RD ST E	BRADENTON	34202	2,972	\$850,000	4	3	1	1989	Private
Sold ->SLD	<a href="#">J944544</a>	SLD	6714 93RD ST E	BRADENTON	34202	2,953	\$875,000	5	2	1	1990	Private
Sold PND->SLD	<a href="#">A4536201</a>	SLD	9219 67TH AVE E	BRADENTON	34202	2,843	\$965,000	3	3	1	1986	Private
Sold PND->SLD	<a href="#">U8145742</a>	SLD	9206 63RD AVE E	BRADENTON	34202	3,079	\$966,000	4	2	2	1990	Private
Sold PND->SLD	<a href="#">A4521535</a>	SLD	6416 98TH ST E	BRADENTON	34202	5,174	\$1,200,000	7	5	1	1999	Private

## MARKET UPDATE

We are in a shifting market. If you would have asked several professionals three months ago, they would have told you we are going to continue to see continued price increases and low inventory because we are in a hot market, and everyone wants to come to Florida.

True, Florida is a HOT market, but something needed to be done to keep housing obtainable for all. That is why the Federal Reserve increased interest rates to slow the market and inflation.

We are now seeing longer days on the market with listings. Increasing average days on the market will give an opportunity for a seller to have the best chance of getting the best return for their home.

We are seeing canceled buyer's contracts due to interest rates higher than when they started looking for a home. When buyers were competing in multiple offer situations, cash usually won the deal. Now that interest rates have moved from the low 3% to around 6% this makes affordability more difficult. Especially with higher gas and food prices.

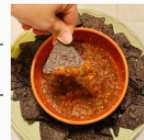
With higher housing prices, increasing interest rates and the craziness of multiple offers where buyers are paying well over asking and waiving their home inspection. Buyer confidence is dwindling. "Look on the Bright Side" We are working back to a more normalized market and that is healthy for real estate and the consumer. As you have heard, Real estate is cyclical and this is the shift we need to get back to a healthy market.

## KELLY'S RECIPE OF THE MONTH

### Homemade Salsa

Prep Time  
10 mins

Course: Appetizer, Dip Cuisine: Mexican, Southwestern  
Servings: 4 Cups



#### Equipment

- Food Processor or Immersion Blender (optional)

#### Ingredients

- 28 Ounces High Quality Whole Tomatoes
- 1/2 Bunch Fresh cilantro
- 1 1/2 Large Sweet onion Quartered
- 1 Jalapeño De-stemmed and De-seeded and sliced in quarters
- 1 whole Canned Chipotle Pepper Canned in adobo
- 1 Teaspoon White vinegar
- 1 Teaspoon Salt

#### Instructions

##### Food Processor

- Place cilantro, onion and jalapeños in food processor. Pulse to lightly chop.
- Add remaining ingredients, pulse until roughly blended. You will want to keep it slightly chunky.
- Adjust season/heat as desired.

##### Immersion Blender

- Finely chop cilantro, onion and jalapeños.
- Finely mince chipotle pepper.
- Mix all ingredients in large bowl. Pulse with immersion blender until well blended but slightly chunky.
- Adjust season/heat as desired.

##### By Hand

- Finely mince cilantro, onion and jalapeños.
- Finely chop tomatoes (or place in blender and blitz).
- Finely mince chipotle pepper.
- Mix all ingredients together in large bowl.

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