

HOMES + NEIGHBORS + COMMUNITY

NOVEMBER 2018



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479-876-3379



32 Lancaster Dr, Bella Vista
MLS 1093929 / \$159,000.00



5 Stretford Dr, Bella Vista
MLS 1090977 / \$119,900.00



7 Hebrides Lane, Bella Vista
MLS 1087204 / \$154,900.00

Downsizing Prep: Common Heirloom Errors

The kids have all moved out. As you approach retirement, you know downsizing is in your future. It's time to start considering what that will entail.

Realistically, you won't have room in your new home for everything that has accumulated over the past two or three decades.

Don't make the same mistakes many downsizers do by holding on to items that should be purged.

Before it's time to move, take stock of what is in your home. Have you kept anything for your kids that they really don't want? Have an open conversation with your children to determine whether what you consider a precious family heirloom would simply be clutter in your child's home.

Put the following items at the top of the list to discuss. These are three of the most common things parents keep that their kids would prefer never to inherit.

Books: Even if your children love to read, it's likely they don't want your old books (and they probably have their own growing collection they will have to purge some day). If you suspect any of your books are valuable, do a search online or contact a book antiquarian. Otherwise, consider donating the books to a library or used book store.

Fine dinnerware: Has your child ever used a cup and saucer for morning coffee? Would he or she use silver flatware? Children and grandchildren typically don't want to store multiple place settings of porcelain dishes. Go ahead and sell them to the consignment shop or to a company that offers replacement pieces for consumers seeking specific patterns.

Paper piles: Do you have shoeboxes of greeting cards, letters, and photos stashed under your bed? Piles of paper are overwhelming and nearly impossible for others to sort through. Before downsizing, go through these papers and say goodbye. Read through cards once more; then recycle them. Scan photos to create digital files or frame your favorites to pass along. Then get rid of the rest.

9 Ways to Stop Thanksgiving from Sending Your Energy Bill Soaring

A Few Days Before Thanksgiving

1. Install a dimmer switch for the dining room chandelier. Every time you dim a bulb's brightness by 10%, you'll double the bulb's lifespan. Most CFLs don't work with dimmers, but you can create mood lighting with incandescent and LEDs.
2. Plan side dishes that can cook simultaneously with the turkey. If you cook dishes at the same temperature at the same time, you'll reduce the amount of time the oven must be running — it's easier for the cook and saves energy, too.

When You Start Cooking

3. Lower your house thermostat a few degrees. The oven will keep the house warm. You also can turn on your ceiling fan, so it sucks air up, distributing heat throughout the room.
4. Use ceramic or glass pans — you can turn down the oven's temp by up to 25 degrees and get the same results. That's because these materials retain heat so well, they'll continue cooking food even after being removed from the oven.
5. Use your oven's convection feature. When heated air is circulated around the food, it reduces the required temperature and cooking time. You'll cut your energy use by about 20%.
6. Cook in the microwave whenever possible. Ditto slow cookers. Microwaves get the job done quickly, and although slow cookers take much longer, they still use less energy than the oven. Resist the urge to peek inside your slow cooker: Each time you remove the lid, it releases heat and can add about 25 minutes of cooking time to your dish.
7. Use lids on pots to retain heat. The food you're cooking on the stovetop will heat up faster when you use lids.

When It's Cleanup Time

8. Scrape plates instead of rinsing with hot water. Unless food is really caked on there, your dishwasher should get the dishes clean without a pre-rinse. Compost your non-meat food waste.
9. Use your dishwasher. It saves energy and water, so only hand-wash things that aren't dishwasher-safe. Wait until you've got a full load before starting the dishwasher. Be sure to stop the appliance before the heated dry cycle; just open the door and let your dishes air-dry.

RECENTLY SOLD



1 Horwich Lane
Bella Vista, Arkansas
Under Contract 8 Days
Closed in 39 Days

LISTING AGENT

RECENTLY SOLD



1 Kipling Circle
Bella Vista, Arkansas
Under Contract 134 Days
Closed in 13 days

LISTING AGENT

RECENTLY SOLD



8 Candover Lane
Bella Vista, Arkansas
Under Contract 3 Days
Closed in 36 Days

LISTING AGENT

RECENTLY SOLD



81 Overton Drive
Bella Vista, Arkansas
Under Contract 7 Days
Closed in 31 Days

LISTING AGENT

How to Clean Up After Thanksgiving in Half the Time

The Pilgrims were on to something when they planned a Thanksgiving potluck; here are other clever ideas that'll simplify your T-Day kitchen cleanup. Check out these tips that'll make your Thanksgiving kitchen cleanup faster and easier -- and will give you more time to enjoy family and friends.

Plan a Potluck - The first Thanksgiving was a potluck; so, let your guests share the fun and bring dishes to share. Then make sure they take home their serving bowls and platters, which will cut down on dishes to wash and put away.

Set Up a Soaking Station - Soak pots and pans as soon as you transfer food to platters. But instead of filling the sink with soaking pots, designate a small trashcan as the soaking spot. Fill it with soapy water and dirty pots and hide it under a sink or in a mudroom. That way, your sink is free throughout the evening to clean as you go and rinse dishes on the way to the dishwasher.

Triple-Duty Cookware - Cut down on cleanup by selecting cookware that can go from oven to table to freezer. Or, serve food in edible containers, such as bread bowls or hollowed-out winter squash, which you can either consume or compost.

Empty Fridge - Start your holiday with a clean slate, which will make the inevitable mess less daunting than piling clutter onto clutter. Before beginning Thanksgiving prep, pick up depressing home clutter and organize your fridge to make room for ingredients and leftovers. If possible, designate a shelf for Thanksgiving food, which should be empty when you start your meal, then filled with leftovers when you're finished.

Prepare Roasting Pans - You won't have to clean what you don't get dirty. So, line your turkey roasting pans with heavy-duty aluminum foil, or cook the bird in a bag. Pour drippings into a pot to make gravy, then throw away the liner.

Line Garbage Cans - Double- or triple-line garbage cans, which saves time when the cleaning campaign begins. After you toss a trash bag, there's another waiting for action.

Pump Up the Music - Up-tempo music will give you a second wind for cleaning. So, turn off the soothing dinner tunes and get rocking with a cleaning playlist.

HAPPY HOME ANNIVERSARY

Eric & Erica – 2 Years!



Robert & Sherry – 2 Years!



Robert & Laruen – 2 Years!



Robert & Marcia – 1 Years!



Doug & Dawn – 1 Years!



James & Trudi – 1 Year!



BELLA VISTA MARKET DATA

Real Estate Marketing Activity Table								
Bella Vista Residential - Resale & New Construction								
NOVEMBER 2018 (May 16, 2018 - November 15, 2018)								
Price Range	Current Listings	Pending Listings	6 Month Sold	Sold / Month	Mos Supply	DOMC Average	SP / LP Average	\$ / SqFt Average
0-99	9	11	47	9.67	0	82	93%	\$65.58
100-149	32	34	150	30.67	1	67	98%	\$92.49
150-199	62	30	207	39.50	1	72	98%	\$98.77
200-249	69	15	86	16.83	4	76	98%	\$105.00
250-299	39	12	49	10.17	3	102	97%	\$109.30
300-349	14	3	28	5.17	2	121	98%	\$113.53
350-399	11	3	15	3.00	3	108	97%	\$116.25
400-449	7	2	5	1.17	6	116	97%	\$115.31
450-499	4	1	4	0.83	4	81	93%	\$142.72
500-599	7	1	4	0.83	8	60	97%	\$144.34
600-699	6	0	3	0.50	12	178	95%	\$135.80
700-799	1	0	0	0.00	~	~	~	~
800-899	0	0	1	0.17	0	77	94%	\$148.76
900-999	2	0	1	0.17	~	36	90%	\$178.19
1,000 +	0	0	0	0.00	~	~	~	~
Whole Market	263	112	600	118.67	2	98	97%	142
YEAR AGO								
Whole Market	250	~	611	101.83	2.45	66	97%	99
Prepared exclusively for clients of Julie Hull, Executive Broker								
 HARRIS McHANEY & FAUCETTE								
Information deemed reliable but not guaranteed. Source: NABOR MLS								
Key:								
DOMC - Days on Market to Contract								
SP / LP - Sales Price / List Price								

Please note: If you live outside Bella Vista, please reach out to me and I will send you the market data for your price range in your city.



ARE YOU A NEIGHBOR?

Join our interactive Bella Vista Neighbor's Facebook Group! Every member is welcome and encouraged to share ideas, community events, pictures, shout out when you have a need or need a recommendation.