

# HOMES + NEIGHBORS + COMMUNITY

APRIL 2021



## Supporting the Cooper Gives Back Fund

Douglas Grant, Realtor

If you are like me, you are saddened by stories on the news showing families, and especially those with children, who are struggling daily to make ends meet, pay their rent, buy clothes, or have a well-balanced meal on the table at least once a day. And for me, it is even worse when I learn about it happening right here in my home.

Each and every day children show up at Cooper Elementary School experiencing these very things. Fortunately for them there is a caring and compassionate school staff and Parent Teachers Organization that works hard to combat these issues and bring about some level of normalcy. But they are limited in what they can do; and while they do not advertise it, they could use a hand.

Well, knowing that, Neighbors Real Estate Group Broker Julie Hull and I are committed to making a difference. Since last December we have given \$200 to the PTO's Cooper Gives Back program from each closing that I have had on a home sale. We are up to \$600 and expect that to climb even higher in the coming months.

"We have two different funds at Cooper Elementary that we deposit monetary donations into," said CES Counselor James 'Buddy' Herndon. "One is our Needy Kids Fund, which we use to restock our counselor's closet, purchase emergency food for families or to pick up items for the kids that we don't have in the closet.

"We also have our Cooper Gives Back Fund (where Neighbors Real Estate Groups donate) which helps families when they may be having a family emergency. We have paid water and electrical bills to keep the utilities from being turned off, we have paid to have a hot water heater installed for a family, we have assisted with childcare during an emergency. These are just some of the ways we have helped families during emergencies."

"We are very fortunate to have such caring, loving, giving and supportive individuals, groups, organizations, churches and businesses in our community," said CES Counselor Buddy Herndon. "Through the donations of time, energy, items, and money we are able to help meet the needs of our students and families here at Cooper Elementary."

We at NREG are proud to be partners with the folks at Cooper and hope that we can keep providing money to them and the children for a long time to come.

Editor's note: We wish to thank Buddy Herndon for the information he provided for this article.



**JULIE HULL**

PRINCIPAL BROKER / OWNER

479-876-3379



**DOUGLAS GRANT**

REAL ESTATE AGENT

479-426-8723

# Six Easy Ways to Boost Curb Appeal In Just One Day!

Julie Hull, Realtor / Principal Broker-Owner

Top-notch first impressions of your home can help ensure its successful marketing but also create an inviting feeling to your casual visitors when they step onto your property. Boosting curb appeal does not have to be an expensive undertaking or one that takes weeks to accomplish. As a matter of fact, a whole lot can be achieved in just one day. Here are six easy ways to create a first impression that is a lasting one.

1. Start with a thorough cleaning of the front porch slab, door, windows, walls, and ceiling. This will set the stage for your curb appeal makeover.
2. If scrubbing down the front door does not make it visually “pop,” then paint it a color that complements the color of the house but also brings a visitor’s eye to the entry with some brightness.
3. An easy and fun fix is to find a new doormat with a classy look, often incorporating color that coordinates with the front door. What an inexpensive way to take your curb appeal up a notch!
4. While shopping at the home improvement store for paint and a doormat, be sure to check out the aisle with new house numbers, especially if your old ones are dingy and cannot be cleaned up. Be sure the style of the numbers is in tune with the character of the front of your home.
5. If you shop carefully, you can also find reasonably priced new door hardware to harmonize with the new house numbers.
6. To add additional color, introduce well-placed potted flowers on the porch and the entry walkway. Low-maintenance plants will endure through the season without requiring a lot of attention.

If you would like additional ideas to boost curb appeal, we are always here to provide guidance. We are just an email or call away.



**10 Finger Circle**  
**Bella Vista**  
**MLS # 1179873**  
**\$159,900.00**



**Cullen Hills Lane**  
**Bella Vista**  
**MLS # 1137327**  
**\$12,000.00**



**Fountainhall Lane**  
**Bella Vista**  
**MLS # 1178260**  
**\$5,500.00**



**Rountree Drive**  
**Bella Vista**  
**MLS # 1172329**  
**\$15,000.00**



**805 NW Evans Circle**  
**Bentonville**  
**MLS # 1175292**  
**\$171,700.00**



**6 Linfield Lane**  
**Bella Vista**  
**MLS # 1164289**  
**\$280,000.00**



**Radcliffe Drive**  
**Bella Vista**  
**NON-MLS Sale**



**Hurlford Lane**  
**Bella Vista**  
**MLS # 1154897**  
**\$4,000.00**

# The Joy in Selling Real Estate

Julie Hull, Principal Broker / Owner

There are simply those you help from time to time who remind you of why you sell real estate. It is often easy to get caught up in daily tasks, being so busy your day quickly passes. It is easy to forget the why you do what you do.

First, I work hard for my family. They are always my priority and the center of what makes me, me. I am blessed beyond belief to have them support my crazy hours and ringing phone.

Second, it is my clients who motivate me. It is being involved in their life's journey, or story. Each is unique and beautiful in its own way. I meet people I would not have otherwise known. They share their life experiences with me, their joys, their heartaches, and their families. Often, I find in the end, they are no longer clients, but friends.

Last, it is knowing I had a part in really making a difference in someone's life. I feel so honored that my clients allow me to help them along their journey. During the time of need; it is saying goodbye when it is time to move back to the hometown, move closer to children or grandchildren, or time to let go of the family home after a death in the family. During the happy times; it is giving the keys to the first time home buyer, helping a growing family find more space, or finding that dream home.

It was this month that I was reminded of the pure joy of homeownership.



## HAPPY HOME ANNIVERSARY

**Jon & Jessie – 3 Years!**



**Buddy & Mia – 2 Year!**



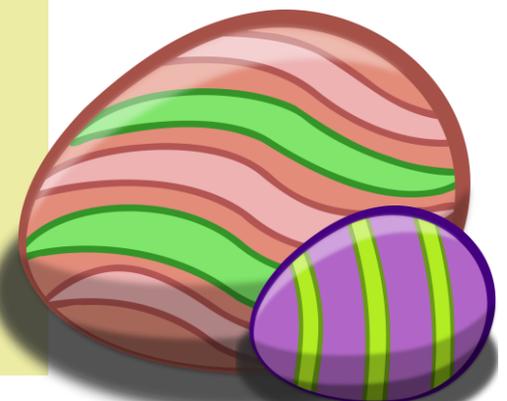
**Ethan & Bethany – 2 Year!**



**Maurice – 1 Year!**



**Kay – 1 Year!**



# BELLA VISTA MARKET DATA

## Real Estate Marketing Activity Table

Bella Vista Residential - Resale & New Construction  
MARCH 2021 (September 16, 2020 - March 15, 2021)

Price Range	Current Listings	Pending Listings	6 Month Sold	Sold / Month	Mos Supply	DOMC Average	SP / LP Average	\$/ SqFt Average
0-99	0	1	10	1.83	0	80	94%	\$53.00
100-149	0	11	71	13.67	0	48	101%	\$113.00
150-199	0	22	139	26.83	0	53	101%	\$123.00
200-249	8	32	148	30.00	0	65	100%	\$125.00
250-299	5	42	98	23.33	0	62	100%	\$130.00
300-349	5	17	47	10.67	0	74	100%	\$130.00
350-399	2	3	20	3.83	0	47	102%	\$131.00
400-449	0	4	9	2.17	0	88	97%	\$134.00
450-499	0	0	11	1.83	0	51	100%	\$136.00
500-599	0	1	13	2.33	0	84	100%	\$147.00
600-699	0	0	3	0.50	0	67	100%	\$197.00
700-799	0	0	1	0.17	0	84	94%	\$156.00
800-899	0	1	3	0.67	0	142	100%	\$153.00
900-999	0	0	0	0.00	~	~	~	~
1,000 +	0	1	0	0.17	~	~	~	~
Whole Market	20	135	573	118.00	0	73	97%	133
<b>2020</b>	172	121	578	116.5	1	119	97	125
<b>2021</b>	117	59	492	91.83	1	92	97	114

Prepared exclusively for clients of Neighbors Real Estate Group



Information deemed reliable but not guaranteed. Source: NABOR MLS

Key:

DOMC - Days on Market to Contract

SP / LP - Sales Price / List Price

