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**DOUGLAS
GRANT**

REAL ESTATE AGENT

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5 Things You Need to Know about Your Future Neighborhood

Are you currently on the home hunt? You probably have a list of needs and wants. Have you included anything about the neighborhood? In addition to bedrooms, baths, and interior upgrades, it's a good rule of thumb to ask a few questions about the potential neighborhood you may want to call home.

1. Is the area well-maintained? Take a walk around the block. Drive through the neighborhood. Are properties well-maintained? Are roads in good condition? The appearance of the lawns, homes, and public spaces can reveal a lot about the area.

2. Are there any rules and regulations you need to be aware of before you commit? Do you mind if your renovations and landscaping are restricted by homeowner association bylaws? Find out if the neighborhood has any rules and regulations, and what they are.

3. What is the reputation of the school district? Even if you don't have children, the school district's status can affect property values. Get the scoop on the district's rankings in academics and financial stability.

4. What's the crime rate? Oftentimes you can find maps provided by the city that show what crimes occur in the area and how often. The FBI may also have reports available for the area. Do a little research to make sure you'll feel safe in your new home.

5. What amenities are nearby? For some homebuyers, access to public transportation is important. Others want to live near parks, shops, or restaurants. Find out what amenities the area offers to ensure that you choose a neighborhood that suits your lifestyle.

SELLING YOUR HOME

FREE Market Analysis

COMMISSION DISCOUNT

**given to Bella Vista Neighbors Members who lists home
with Neighbors Real Estate Group.**

Let me answer all your Real Estate questions!
I specialize in selling and marketing property in Bella Vista.



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If your property is listed with a real estate broker, please disregard. It is not our intention to solicit the offerings of other real estate brokers. We are happy to work with them and cooperate fully. Commission Discount not offered with Relocation services. Neighbors Real Estate Group fully supports the principles of the Fair Housing Act and the Equal Opportunity Act. Offer Expires December 31, 2019.

SOLD!



**50 W Elvendon
Bella Vista, Arkansas**

BUYERS AGENT



**4521 Blue Ray Circle
Rogers, Arkansas**

BUYERS AGENT



**3 Skelton Drive
Bella Vista, Arkansas
Under Contract 117 Days
Closed in 32 Days**

LISTING AGENT



**6 Sennen Lane
Bella Vista, Arkansas
Under Contract 3 Days
Closed in 44 Days**

LISTING AGENT



**201 Huntington St
Gravette, Arkansas**

BUYERS AGENT



**1 Harrow Lane
Bella Vista, Arkansas**

BUYERS AGENT



**23 Brentwood Drive
Bella Vista, Arkansas
Under Contract 27 Days
Closed in 49 Days**

LISTING AGENT



**2 Skye Lane
Bella Vista, Arkansas
Under Contract 36 Days
Closed in 31 Days**

LISTING AGENT



**4 Newnham Circle
Bella Vista, Arkansas
Under Contract 46 Days
Closed in 67 Days**

LISTING AGENT



**58 Walney Drive
Bella Vista, Arkansas
Under Contract 77 Days
Closed in 30 Days**

LISTING AGENT

Remodels: What's Good for Resale and What's Not

Julie Hull, Principal Broker

You want to get the best price for your house. You're willing to do some remodeling – if it will deliver significant ROI. What's worth the effort? Here are three projects worth considering and three that you can skip.

The kitchen: Kitchens sell homes. If your culinary center is looking worse for the wear, it will likely turn off potential buyers. Updating your kitchen is a good way to increase the value and appeal of your home.

Bathrooms: These areas are also high on buyers' priority lists, so they should be on yours, too. Focus efforts on the master bath and the powder room.

Curb appeal: First impressions are important, and the front of your home is the first thing buyers see. Make efforts that will boost curb appeal, such as repainting the exterior, adding plants, and sprucing up the entry with a new door. These projects can often be completed at low cost but offer high return.

Pools: While you may enjoy countless hours of fun in your pool, this feature probably won't pay for itself in home value increase. In fact, it could be a turnoff for some buyers.

Wine rooms: While they may sound elegant, wine rooms or other original-design spaces are often too niche. Their limited audience makes them a poor investment choice.

Removals: Just because you never use that fireplace doesn't mean you should demolish it. Removing features is typically not a good investment. Potential buyers may wish it were still there, and you aren't likely to recoup the cost of removing the feature.

For expert input on your remodeling efforts, contact our office. We can discuss the projects that could get the best return on investment and what I've seen in demand in your market.

HAPPY AUGUST
HOME ANNIVERSARY

Carl – 5 Years!



Frank & Suzanne – 4 Years!



Wilda – 3 Years!



Aaron & Monica – 3 Years!



Michael – 3 Years!



Edwin & Eve – 2 Year!



Galen & Sofia – 2 Year!



Angela – 1 Year!





Douglas Grant, Real Estate Agent

Whenever I am asked why we moved here in 2007, and what has kept us here ever since, my answer is always what Northwest Arkansas has to offer.

Within a short drive from our home in Bella Vista we can visit museums, watch a minor league baseball or collegiate football game, walk or bike ride miles and miles of trails, shop until we drop, and so much more. But as of a couple of weekends ago I have added something to that list. It is the beauty that makes Arkansas the Natural State.

My wife and I decided we needed a weekend away from the hustle and bustle and chose to spend a couple of nights in Newton County, a two-hour drive east of here. That destination was chosen because a friend of mine has a cabin outside of the county seat of Jasper that is available to rent. We had never been in Newton County before but have seen and read stories about the beautiful vistas, the charm of the Buffalo River and the abundant wildlife. And I can now say, without a shadow of a doubt, all those things we had heard are true.

Arriving the early evening of the first day we didn't have much time to explore, so we decided we would get dinner and call it a night. But we changed plans almost immediately when we discovered a free concert on one of the streets of Jasper by a local and very popular band.

Early the next morning it was time for coffee on the front porch of the cabin. A very enjoyable experience I might add. The peace and quiet was interrupted only by the audible vibrations of a hummingbird's wings as it visited one of two feeders on the eave, and the occasional howl of a far-off hound. Following breakfast at yet another local establishment, it was off to explore. Being a quilter, my wife wanted to visit any local quilt shops she could find. The nearest one was in Harrison, or at least that is what she found on the internet. Unfortunately, the shop didn't exist. So, it was back to Jasper.

Arriving back in the county seat, we turned our attention to a shop called Emma's Museum of Junk. Both Martha and I enjoy snooping around such venues, and this one was no spoiler. Following a somewhat lengthy visit to the "junk" shop, we headed south out of town on Route 7 for lunch at the Cliff House Inn. Once inside the building it is no wonder how the establishment got its name. The view of Arkansas mountains as far as the eye can see is breathtaking.

Following lunch, and prior to dinner at the Low Gap Café, we took a somewhat nerve-racking drive down the mountain at Mt. Sherman on a gravel road, to what is known as the Twin Falls. I don't know what the elevation is at the falls, but I am sure it is several hundred feet below the main road.

After dinner, and as dusk began to settle across the county, there was but one more thing to do – visit the elk that call the nearby Boxley Valley home. It wasn't long after we arrived that they began to wander out of the far tree line and slowly graze their way toward us. Then, as they reached the highway, and as if it was planned all along, the small herd (about 6 or 8) stopped so the multitude of people parked on the shoulder of the road could get a picture.

Sunday it was back on the road and headed to Northwest Arkansas and home. We said to each other several times how we hated to leave, and agreed wholeheartedly that we would go back, perhaps in the fall. I can only imagine that view from the Cliff House after autumn has arrived and the fall colors are in full view.

What has kept us here for the past 12 years do you ask? Two words – natural beauty. And Arkansas is rich with it. Do yourself a favor and explore some of it the next chance you get. You won't regret it.

Grant is a Realtor® with Neighbors Real Estate Group. He can be reached at (479) 426-8723, or via email at douglasgrantnwarealtor@gmail.com.



HAPPY JULY HOME ANNIVERSARY

Do you remember the excitement of going to the county fair?

Julie Hull, Principal Broker

Back before we were all so connected in our electronic world, we looked forward to meeting our friends and family at the local county fair.

My family always went on arm band night – The only night you could ride as many rides as you could for one price.

My fair adventure always started at the art, craft, and food entries. Back then, I hoped to get to the fair early enough to be done wandering through these booths as quickly as possible. As a kid, I wanted to get to my friends, but now realize what a wonderful time this was with my mother. We would look over all the entries and pick our favorites, whether or not we agreed with the official fair ribbons hanging on them.

Never having my own money, I never tried my hand at the booths where you could win prizes. My family was too frugal to spend money on this. You would hear the occasional pop of balloons or the barking of the carnival workers trying to lure passer byers into their game.

And there is nothing like fair food. Nothing healthy to be found, only fried foods such as hamburgers, tacos, and funnel cakes. (The one night I never had to worry about eating my green vegetable.) I would walk the whole fair before deciding which fair delicacy I would delight in for dinner.

The most magical time was always after dark. The fair didn't seem to wake up until then. Every county fair had a Ferris Wheel that lite up the night sky. From there my friends I would enjoy a slew of rides which always included the Tilt – A – Whirl (spinning carts), the Scrambler (spinning carts), the Kamikaze (caged cart swinging back and forth until making a whole loop upside down), the Zipper (caged cart arm rotates a whole loop and cage freely spins), and the Round Up (gravity ride).

As closing time approached, I was always thankful for the evening, sad it was over, and left to dream of the next fair.

Roger & Carla – 4 Years



Chance & Kimberly – 3 Years



Elsie - 2 Years



Randy & Glenda - 2 Years



Michael & Monica - 1 Years



Joe & Meranda – 4 Years



Zackary & Addyson – 3 Years



Jon & Diane - 2 Years



Tina & Kim - 1 Years



Ashley - 1 Years



BELLA VISTA MARKET DATA

Real Estate Marketing Activity Table								
Bella Vista Residential - Resale & New Construction								
JULY 2019 (January 16, 2019 - July 15, 2019)								
Price Range	Current Listings	Pending Listings	6 Month Sold	Sold / Month	Mos Supply	DOMC Average	SP / LP Average	\$/SqFt Average
0-99	12	9	42	8.50	1	58	97%	\$66.82
100-149	9	22	135	26.17	0	65	99%	\$95.42
150-199	35	34	224	43.00	1	75	98%	\$101.40
200-249	49	19	117	22.67	2	79	98%	\$108.74
250-299	18	10	53	10.50	2	88	99%	\$107.62
300-349	14	5	27	5.33	3	83	98%	\$110.16
350-399	8	2	20	3.67	2	85	99%	\$118.67
400-449	4	0	3	0.50	8	64	99%	\$123.88
450-499	5	3	4	1.17	5	95	95%	\$132.17
500-599	7	1	7	1.33	5	87	95%	\$168.92
600-699	3	0	1	0.17	19	69	99%	\$145.01
700-799	1	0	2	0.33	3	122	96%	\$178.94
800-899	2	1	0	0.17	13	~	~	~
900-999	1	0	0	0.00	~	~	~	~
1,000 +	0	0	0	0.00	~	~	~	~
Whole Market	168	106	635	123.50	1	81	97%	121
YEAR AGO								
Whole Market	210	150	530	113.33	1	100	97%	120
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								

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.