



January 2019

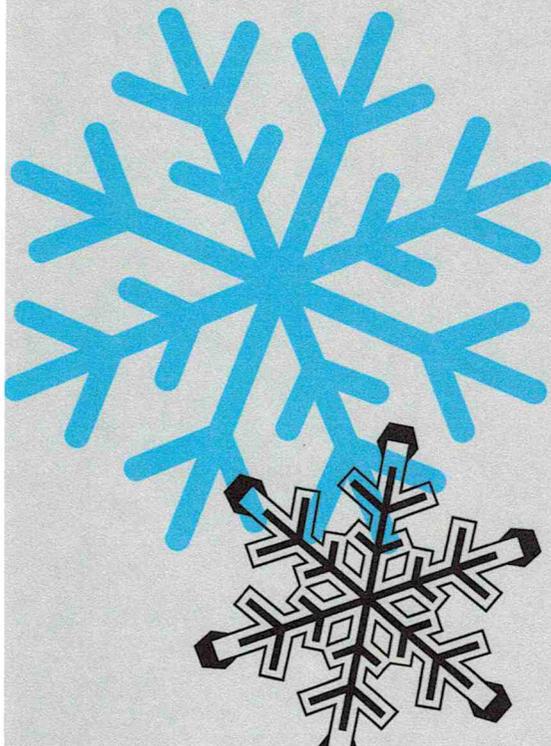


## JULIE HULL

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## Why Flexibility Is the Watchword for Today's Homes

Let's roll back the clock to around 1900. If we take a tour of the average home, we'll find layouts of about 900 square feet. Fast forward to the year 2000, and we'll find that number has more than doubled, to just over 2,000 square feet.

However, the trend toward "bigger is better" has not carried into 2019. The past few years have seen a slow decrease in median home size. By the end of 2017, it was just over 2,400 square feet.

While this shrinking home size may be significant, what's even more noteworthy is the change in style. Gone are the days of formal living and dining rooms. The trends for extravagant game rooms, wine cellars and media rooms also seem to have faded into the history books.

Today's homeowners are seeking something different. They want rooms that serve multiple purposes and homes that serve multiple generations.

This latest concept offers a home within a home. A common layout includes a great room that serves as both living and dining rooms and a suite that adjoins to the main house. This attached one-bedroom living space includes its own kitchen and bathroom and can function as a teen suite, college student's pad, home office, or in-law apartment.

The idea is that it can be whatever the homeowners need it to be. As parents age or adult children bounce back home, the layout offers suitable living arrangements to accommodate a variety of situations. It creates a space that allows the property to meet homeowner needs, not just for many years but for many generations.

## HOMES FOR SALE

7 HEBRIDES LANE, BELLA VISTA



MLS 1099209  
LIST PRICE: \$154,900.00

32 LANCASTER DRIVE, BELLA VISTA



MLS 1099200  
LIST PRICE: \$144,500.00

2 BOSWELL CIRCLE, BELLA VISTA



MLS 1099298  
LIST PRICE: \$165,000.00

1206 NW 11<sup>TH</sup> STREET, BENTONVILLE



MLS 1099253  
LIST PRICE: \$237,000.00

4 HARRINGTON DRIVE, BELLA VISTA



MLS 1099660  
LIST PRICE: \$329,900.00



## Why I decided to open a new Real Estate Brokerage.

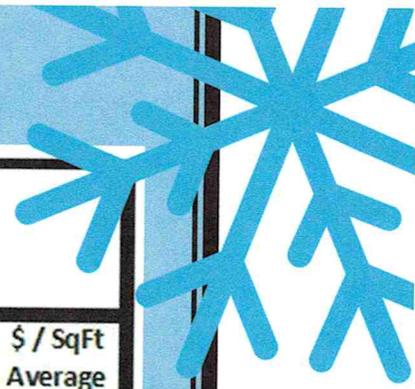
I am so excited to announce to all of you that I have started Neighbors Real Estate Group. I am so grateful for the wonderful five years at Coldwell Banker Harris McHaney & Faucette and for all the current and past clients who took the journey with me, helping me be successful along the way.

Over this last year, I have been recovering from a very serious illness that almost took my life in December 2017. This was life altering for me. It made me realize that if you have a dream, you better step outside of your box and put some feet to it.

One of my dreams for "someday" was to open a brokerage of my own. I envisioned an office where customer service was always in the forefront of every transaction and the selling and buying of the homes themselves was not about the brokerage or the agents - But about the clients and their needs. I had the dream, so when I thought about what living I had left to do, I started taking steps toward the dream of building the Neighbors Real Estate Group.

We opened in late December! I invite you to join me in this new journey as I work to ensure that each client enjoys the same level of commitment and dedication from myself and those serving them.

# Bella Vista Market Data



## Real Estate Marketing Activity Table

Bella Vista Residential - Resale & New Construction  
January 2019 (July 16, 2018 - January 15, 2019)

Price Range	Current Listings	Pending Listings	6 Month Sold	Sold / Month	Mos Supply	DOMC Average	SP / LP Average	\$/SqFt Average
0-99	1	0	43	7.17	0	88	95.00%	\$62.26
100-149	2	0	144	24.00	0	73	98.00%	\$90.39
150-199	2	0	185	30.83	0	89	98.00%	\$97.55
200-249	7	0	88	14.67	0	76	98.00%	\$103.65
250-299	5	0	42	7.00	1	112	98.00%	\$107.80
300-349	3	1	31	5.33	1	109	97%	\$108.10
350-399	1	0	19	3.17	0	163	96.00%	\$119.89
400-449	0	0	2	0.33	~	86	100.00%	\$116.56
450-499	1	0	2	0.33	3	156	98.00%	\$129.35
500-599	0	0	1	0.17	~	77	91.00%	\$143.86
600-699	0	0	2	0.33	~	202	96.00%	\$138.59
700-799	1	0	0	0.00	~	~	~	~
800-899	0	0	1	0.17	~	55	97.00%	\$169.46
900-999	1	0	1	0.17	6	36	90.00%	\$178.19
1,000 +	0	0	0	0.00	~	~	~	~
Whole Market	24	1	561	93.67	0	110	97%	142

Prepared exclusively for clients of Julie Hull, Executive Broker



Information deemed reliable but not guaranteed. Source: NABOR MLS

Key:

DOMC - Days on Market to Contract

SP / LP - Sales Price / List Price

## 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. Call me!

