



HOMES + NEIGHBORS + COMMUNITY

May 2020



Living Room A Mess?

These Organization Tips Can Help You Clear The Clutter

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Your living room is probably one of the most high-traffic rooms in your home—and, as such, it's also one of the rooms most prone to accumulating mess and clutter.

A recent article from Realtor.com outlined key tips you can use to clear the clutter and get your living room organized in 2020. While the new year is a fine time to assess the mess in your living room and get organized once and for all, these tips can be applied at any time of the year:

- Stop using the coffee table as a mailbox. If your coffee table is currently cluttered with bills, letters, and offers you'll never open, it's time to get organized. First, sort your mail and toss anything you don't need. Then, create a designated spot for important mail that's out of sight (and off your coffee table)—and make sure to stay on top of incoming mail and sort or toss immediately.
- Get rid of any non-living room items. If there are any items that don't belong in your living room (like your bathrobe, slippers, or children's toys), get rid of them and put them in their appropriate spots. Keep a clear bin or basket in the living room to toss any non-living room items throughout the day—and make it a habit to return any items to their rightful spot in your house every night before bed.
- Revamp your pillows and blankets. A few accent pillows and a throw blanket can make your couch look chic and cozy—but too many and your couch will look like it's drowning in fabric and plush. Take stock of your blankets and pillows; if there's anything that doesn't match your current decor, has any signs of wear-and-tear, or makes your couch and living room look covered, stash it in a closet.

With a little time, effort, and these helpful tips, you'll have your living room back under control, and be able to sit down, relax, and enjoy the space!



Discovering Zoom

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Like most of you I am self-isolated alone these days. And it has its ups and downs for sure. The biggest thing I miss is human contact, more than just the occasional visit to the local grocery store or post office. I mean the kind where we sit close to each other and talk about the weather, what exciting things we have been doing during this time and what we will do once it is over.

But I recently discovered something that helps a great deal. It is called Zoom, a computer program that allows you to video chat face-to-face with multiple people from anywhere in the world. I first used it to complete my annually mandated Continued Education that is tied to my real estate license. Just because we couldn't meet in a classroom setting didn't mean the requirement for the training went away.

Then most recently I joined members from my side of the family and my brother's wife's side to congratulate my niece on her graduation from Eastern Michigan University. It was the only way we could all get together since schools across the country had cancelled such gatherings. And it worked quite well. Amelia, my niece, was able to see all of those who mean so much to her from her grandmother to her aunts and uncle and even one cousin. Most of the participants were from Michigan and others logged in from Colorado, South Carolina and of course, me, from Arkansas.

Now, if you know anything about me, you know I get very frustrated with technology. It seems that computers never do what I want them to do, as if they have a mind of their own. But Zoom was different. One person signs up to be the facilitator, the one who sets up the call and sends out the invitations to join in. Not me! Then he or she sends out an email to all of the invitees and gives them an Internet address to log onto and a time to do it. If all goes well everybody will be joined up and be able to see and hear everybody else. Believe me when I tell you I was skeptical at first, but now I have much more confidence in myself and the technology.

My brother, Amelia's father, has even set up a weekly Zoom gathering with we Grant siblings. It's truly a great way to get together. It doesn't replace the warm fuzzy feeling of real humans, but it is as close as we can get these days. Looking forward to our computer visits!

7 HARRINGTON LANE
BELLA VISTA



Under contract 22 Days
Closed 31 Days
LISTING AGENT

2 HADLEIGH LANE
BELLA VISTA



BUYERS AGENT

56 HOPE DRIVE
BELLA VISTA



BUYERS AGENT

Real Estate Marketing Activiy Table

Bella Vista Residential - Resale & New Construction
APRIL 2020 (October 16, 2019 - April 15, 2020)

| Price Range | Current Listings | Pending Listings | 6 Month Sold | Sold / Month | Mos Supply | DOMC Average | SP / LP Average | \$ / SqFt Average |
|--------------|------------------|------------------|--------------|--------------|------------|--------------|-----------------|-------------------|
| 0-99 | 5 | 2 | 20 | 3.67 | 1 | 64 | 90% | \$60.00 |
| 100-149 | 9 | 27 | 118 | 24.17 | 0 | 52 | 99% | \$101.00 |
| 150-199 | 44 | 44 | 204 | 41.33 | 1 | 73 | 99% | \$105.00 |
| 200-249 | 38 | 43 | 105 | 24.67 | 1 | 107 | 99% | \$111.00 |
| 250-299 | 27 | 17 | 56 | 12.17 | 2 | 96 | 99% | \$110.00 |
| 300-349 | 11 | 11 | 31 | 7.00 | 1 | 115 | 99% | \$119.00 |
| 350-399 | 11 | 5 | 15 | 3.33 | 3 | 127 | 97% | \$119.00 |
| 400-449 | 3 | 1 | 5 | 1.00 | 3 | 60 | 99% | \$125.00 |
| 450-499 | 4 | 0 | 5 | 0.83 | 4 | 131 | 95% | \$142.00 |
| 500-599 | 9 | 1 | 9 | 1.67 | 5 | 119 | 96% | \$150.00 |
| 600-699 | 3 | 1 | 4 | 0.83 | 3 | 134 | 95% | \$173.00 |
| 700-799 | 1 | 0 | 2 | 0.33 | 3 | 239 | 99% | \$147.00 |
| 800-899 | 2 | 0 | 1 | 0.17 | 12 | 227 | 95% | \$188.00 |
| 900-999 | 0 | 0 | 0 | 0.00 | ~ | ~ | ~ | ~ |
| 1,000 + | 1 | 0 | 0 | 0.00 | ~ | ~ | ~ | ~ |
| Whole Market | 168 | 152 | 575 | 121.17 | 1 | 119 | 97% | 127 |

YEAR AGO

| | | | | | | | | |
|--------------|-----|----|-----|-------|---|----|-----|-----|
| Whole Market | 108 | 54 | 487 | 90.17 | 1 | 90 | 97% | 115 |
|--------------|-----|----|-----|-------|---|----|-----|-----|

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

HOMES FOR SALE

7 HEADLEY CIRCLE
BELLA VISTA



MLS #1145307
LIST PRICE: \$299,900.00

24 PEASE DRIVE
BELLA VISTA



MLS #1144140
LIST PRICE: \$250,000.00

12 TAVISTOCK DRIVE
BELLA VISTA



MLS #1143808
LIST PRICE: \$198,500.00

6 BENTLEY LANE
BELLA VISTA



MLS #1143066
LIST PRICE: \$144,900.00

Increase Your Home's Value with These Landscaping Ideas

A picture is worth a thousand words if it can create a memorable first impression. What better way is there to achieve a positive reaction to the presentation of your home than to start at the curb with your detailing and exterior design features? You want to capture the attention of a casual visitor or prospective buyer from the moment they step foot on your property.

A well-thought-out plan for the curb appeal of your home can increase its value by 10% to 15% and give a buyer a good reason to select your home to purchase.

You will want to create a landscape design that complements the style of your home. A Victorian cottage demands colorful flowering gardens along with a curvy stone walkway, while a craftsman bungalow is more suited for hedges and perennial borders with a paver entry. Whatever the style, the addition of evergreens will provide year-round color, and deciduous trees will provide great shade and intimacy to a residence when properly placed. Making the right choices for great curb appeal doesn't need to come at a high price or with extensive upkeep. Flower beds are easily planted and are inexpensive. Selecting plants that do not grow quickly or shed will create a low-maintenance yard.

A major asset to a property's value is the installation of landscape lighting. The illumination of landscape elements and interesting features of the architecture lets your home command attention 24 hours a day. Another fantastic way to bolster your home's desirability is to install an irrigation system that will keep your landscaping fresh and inviting, even during the warmest months.

We can help you locate the best sources for creating the wonderful first impression that will be the lasting impression for those who appreciate the attention to detail that you give to your home.

HOME ANNIVERSARY

TONY & MARTHA
HAPPY 5 YEAR!



KENNETH & WANDA
HAPPY 4 YEAR!



LYNZEE
HAPPY 4 YEAR!



BLAKE
HAPPY 3 YEAR!



JAIME & AMELIA
HAPPY 3 YEAR!



DENNIS & STEPHANIE
HAPPY 1 YEAR!



GEORGE & SUSAN
HAPPY 1 YEAR!



VICTOR & CARMEN
HAPPY 1 YEAR!



To all the Moms out there ~

*Happy
Mother's
Day*

To my own special Mother, thank you
for all you have done! Love you Mom!

