

HOMES + NEIGHBORS + COMMUNITY

NOVEMBER 2019



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Organizing Your Refrigerator

Just in time for Thanksgiving. Leftovers gobbling up space in your refrigerator? Here are some tips for keeping things organized, efficient, and tasty. A well-organized refrigerator keeps food fresh longer and lets you grab and go faster. Before you unpack groceries, spend a second thinking about the right place for everything.

Here are common sense ways to declutter and organize your fridge: The front of the middle rack, near eye-level, is prime refrigerator real estate. Put priority items there, like leftovers you want eaten soon and healthy snacks. The back of the fridge is the coldest part. Store milk there, and it will stay fresh longer.

Don't waste fridge space on food that doesn't need to be chilled. Examples: fresh eggs from backyard chickens (though store-bought eggs do need refrigerating) and vinegar. Put those items in the pantry. You can store fresh eggs in a bowl on the counter for eight weeks.

Never put tomatoes in fridge, or they'll get mushy; onions will soften; honey will thicken; potatoes will turn too starchy. Keep onions and potatoes in separate paper bags and store in a cool, dark place (a lower cabinet drawer is great).

Rectangular or square bins are your friends (round ones waste space, so don't use them). Designate one for healthy snacks and another for breakfast foods like bagels and cream cheese. In the freezer, use one big bin for frozen veggies, rather than stuff individual bags into the freezer.

Use plastic placemats as shelf liners, which makes cleanup easier. Place drippy food, like red meat and seafood, on the bottom shelf. That way it won't drip too far.

Celebrating Veteran's Day!

Douglas Grant, Real Estate Agent

If you are a regular reader of this newsletter you will recall that in May, as we neared Memorial Day, I asked that you not wish our veterans a "Happy Memorial Day." As that day is set aside to honor the ultimate sacrifice paid by so many men and women of this country who served in our military, I wanted everyone know how inappropriate that "wish" would be.

Fast forward 6 months and we are in November. This is the month when that "wish" is most appropriate. On the 11th hour, the 11th day and of the 11th month we celebrate Veterans' Day, a time set aside to recognize and honor the millions of men and women, who, voluntarily or not, put on their country's uniform, defended our freedom around the world, and did so under anything but dishonorable conditions. The date and time correspond to the end of hostilities in World War I. It is meant to be a day of paying our respects.

So, what is this day we have dubbed Veterans' Day? What do we know about it?

Well, of course it is a Federal holiday. And it is one of the few that is always celebrated on the actual date, and not one moved to a Monday to create a three-day weekend. It began in 1919 with an address to the nation by then President Woodrow Wilson, where he referred to it as Armistice Day. In June 1926 Congress adopted a resolution asking President Calvin Coolidge to recognize the day as an annual event across the county. It wasn't until May 1938 that Congressional Act 52 Stat. 351: 5 U.S. Code, Sec. 87a was approved, making Nov. 11 a legal holiday every year.

The first national celebration that honors all those who had served was held in 1947. Congressman Ed Rees, of Kansas, successfully presented a bill in 1954 making this a national holiday. The name was changed to Veterans' Day in June 1954. For those old enough to remember, the date the holiday is celebrated was changed in 1971 and observed on the fourth Monday in October until it was changed back to Nov. 11 in 1978. Towns and cities across this great nation will hold events Nov. 11 honoring our military veterans, and Bella Vista is no different.

On Veterans' Day members of American Legion Post 341 in Bella Vista will host a gathering at the Veterans' Wall of Honor, located on the north shore of Lake Bella Vista. Festivities will begin at 10:30 that morning. Bring a lawn chair for comfort. And, in an effort to do their part in honoring our veterans, many restaurants will offer free lunch and dinner that day to those who can validate their service. For a list of participating businesses go to www.veteransadvantage.com.

And finally, for those wanting to wish their veteran family members and friends a happy Veterans' Day, go ahead. And while you are at it shake their hand and thank them for their service. As a veteran myself, I know it will be appreciated.

RECENTLY SOLD



10 Norman Lane
Bella Vista, Arkansas
Under Contract 4 Days
Closed in 31 Days

LISTING AGENT

RECENTLY SOLD



15 Stevenson Lane
Bella Vista, Arkansas
Under Contract 7 Days
Closed in 43 days

LISTING AGENT

RECENTLY SOLD



2113 Cheyenne Circle
Gentry, Arkansas

BUYERS AGENT

RECENTLY SOLD



6 Leverton Lane
Bella Vista, Arkansas
Under Contract 50 Days
Closed in 8 Days

LISTING AGENT

Key to Successful Thanksgiving; Planning

Julie Hull, Principal Broker

Make Your Grocery List on November 1.

Don't wait until the week before Thanksgiving to figure out what you're making—and resist feeling pressure to experiment with fancy recipes. Find a few recipes you can trust and put every ingredient on a shopping list. Divide the list into perishables and non-perishables, so you know what you can buy immediately (like spices) and what you'll need to buy later (like milk). You can use ours as a guide.

Set the Table the Night Before.

It's a simple task, but it's one thing you can cross off of your to-do list on the day of.

Empty All Dishwashers and Trash Cans the Night Before.

Go the extra mile by lining your bins with extra garbage bags. That way, you won't have to hunt down a fresh bag when the garbage starts to overflow.

Prepare as Many Dishes as You Can in Advance.

Gravy bases can be frozen, and vegetables can be cooked and refrigerated for up to two days. For dishes that can't be made ahead of time, consider the prep work that you can do in advance, like washing and peeling vegetables so they're ready for roasting.

Establish a "Make-Your-Own-Breakfast" Policy.

If you have a house full of overnight guests, let them take care of the morning meal themselves. Stash ready-to-go foods—muffins, granola bars, and cereal—in open spaces and let everyone know where milk, spoons, bowls, and napkins are in the kitchen. Establishing the “every man for himself” rule first thing in the morning lets you focus on cooking the feast (just make sure someone's in charge of brewing coffee).

HAPPY HOME ANNIVERSARY

Eric & Erica – 3 Years!



Robert & Sherry – 3 Years!



Robert & Laruen – 3 Years!



Robert & Marcia – 2 Years!



Doug & Dawn – 2 Years!



James & Trudi – 2 Year!



BELLA VISTA MARKET DATA

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.



Real Estate Marketing Activity Table								
Bella Vista Residential - Resale & New Construction								
OCTOBER 2019 (April 16, 2019 - October 15, 2019)								
Price Range	Current Listings	Pending Listings	6 Month Sold	Sold / Month	Mos Supply	DOMC Average	SP / LP Average	\$ / SqFt Average
0-99	9	2	37	6.50	1	51	95%	\$65.92
100-149	19	14	155	28.17	0	58	98%	\$97.72
150-199	57	26	245	45.17	1	72	98%	\$104.22
200-249	53	16	146	27.00	1	77	99%	\$109.42
250-299	20	9	74	13.83	1	96	99%	\$113.14
300-349	15	9	34	7.17	2	91	97%	\$110.97
350-399	16	2	22	4.00	4	97	99%	\$120.76
400-449	6	0	5	0.83	7	80	97%	\$127.29
450-499	6	0	6	1.00	6	73	98%	\$150.80
500-599	10	1	8	1.50	6	103	98%	\$169.32
600-699	7	0	1	0.17	42	68	100%	\$145.01
700-799	4	1	2	0.50	~	131	93%	\$178.94
800-899	2	0	1	0.17	12	1134	95%	\$170.00
900-999	0	0	0	0.00	~	~	~	~
1,000 +	1	0	0	0.00	~	~	~	~
Whole Market	225	80	736	136.00	1	164	90%	128
2018 (YEAR AGO)								
Whole Market	200	47	639	114.33	1	98	97%	142
2017								
Whole Market	222	0	551	91.83	2.42	78	96%	95

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

FOR SALE



**5 Applecross Place,
Bella Vista, Arkansas
\$535,000.00
MLS 1115523**

FOR SALE



**6 Wembly Circle
Bella Vista, Arkansas
\$160,000.00
MLS 1123528**

FOR SALE



**3 Evesham Lane
Bella Vista, Arkansas
\$120,000.00
MLS 1123842**