



October 2019

Homes + Neighbors + Community



Julie Hull

Principal Broker

479-876-3379

Trunk -or- Treat Events October 31st

Bella Vista Baptist Church, 6:00 – 8:00 PM
50 E Lancashire Blvd, Bella Vista AR 72714

First United Methodist Church, 5:30 – 7:00
20 Boyce Dr, Bella Vista, AR 72715

Bella Vista Community Church, 5:30 – 8:00
75 E Lancashire Blvd, Bella Vista, AR 72714

United Lutheran Church, 6:00 – 8:00
100 Cooper Rd, Bella Vista, AR 72715

Bella Vista Lutheran Church, 5:30 – 7:30
1990 Forest Hills Blvd, Bella Vista, AR 72715



Douglas Grant

Real Estate Agent

479-426-8723

Homes for Sale



5 Applecross Place, Bella Vista
\$535,000.00 / MLS #1115523



10 Norman Lane, Bella Vista
\$305,000.00 / MLS #1126026



15 Stevenson Lane, Bella Vista
\$199,000.00 / MLS #1126235



6 Leverton Drive, Bella Vista
\$170,000.00 / MLS #1122697



6 Wembly Circle, Bella Vista
\$160,000.00 / MLS #1123528



3 Evesham Lane, Bella Vista
\$120,000.00 / MLS #1123842

Protect Your Privacy (and Your Curb Appeal Too)

Julie Hull, Principal Broker

A 50-foot fence would provide plenty of privacy. A moat will keep people out of your yard. But I'm guessing you probably want something a little more attractive for your property. Fortunately, there are tasteful, appealing options that will allow you to keep nosy neighbors at bay. The two main areas to focus on are windows and landscaping.

Windows provide sunlight, outdoor viewing, and fresh air, but they can also provide your neighbors with a play-by-play of what's going on inside your home. If your property is feeling more like a fishbowl than a house, try adding a privacy feature to the windows.

Window tinting can be a great option. These tints can block visibility from the outside while allowing you to enjoy your views. As a bonus, some window tinting can also reduce sun exposure, which can help keep your home cool and protect décor from fading.

Of course, window treatments such as curtains and blinds can also provide privacy, but these can make your home feel like a cave. To maintain privacy and natural light, choose cellular shades or lightweight and light-colored curtains that keep rooms bright.

The right selections in your yard can also provide privacy. Plan your landscaping to include features that block neighbors' views into your yard and home.

Attractive trellises are a good choice. These create wonderful privacy screens while adding greenery to your surroundings. Choose your favorite vine or other decorative plant and arrange it so that it adds beauty to your backyard and privacy to your home.

Potted plants are an alternative to trellises and can be just as effective in making your home less visible to prying eyes. Place tall plants strategically in your space to create a private backyard oasis or shield your living room window from the world.

What else is nice about all of these options? They are versatile. While fencing is a fairly permanent fixture and can be expensive to install, these privacy options are easy to switch out at any time, and they can fit budgets of any size.

The Joy of Trunk-Or-Treat

Douglas Grant, Real Estate Agent

As a child my favorite times of year was Fall. I wasn't into the beautiful colors and the crisp cool air; I was a fan of Halloween. And, of course, trick-or-treating.

Now, as an adult (at least my age says I am) my new favorite thing to do in the Fall is trunk-or-treat. It's the same concept - children dress up as their favorite cartoon character, movie star, or monster/creature – but instead of going door-to-door seeking candy and other treats they visit local churches, where people decorate their cars and hand out candy. And most, if not all, of those people are also dressed for the occasion.

In my case I have taken on the persona of a zookeeper, a hotdog, a beauty queen from my home state of West Virginia and a grave digger in years past. One time I even hung a bag of peanuts around my neck as my costume. When asked what I was supposed to be my answer was "I'm nuts!".

But candy isn't the only thing offered. At our church, First United Methodist Church of Bella Vista, we also provide free hotdogs, hot chocolate and apple cider and smores. Sometimes we have live music and other years we play CDs. And from what I know most of the other venues offer a similar experience.

Perhaps the best thing about trunk-or-treat is the safety factor. Mom and dad can rest assured that their children will be safe, that they don't have to walk along a busy street after dark and that the people giving them candy mean them no harm.

And it is so satisfying to watch the smiling faces of the children, hundreds of them, as they make their way from car to car, filling up their bags as they go. They come in all sizes, from newborns to teenagers. No matter their age, they really enjoy the evening.

So, if you are new to Bella Vista, or just want to get involved in something fun and safe for our youth, volunteer to help at or go to a truck-or-treat in your neighborhood this year. We have published locations and times in this newsletter to make it easy to find one.

I can promise you that you will not only enjoy yourself, but before you even get home that night you will be planning your costume for next year.

HOME ANNIVERSARY

Gayla – 1 year!



David & Andrea – 1 year!



Paula & Shelby – 1 year!



John & Sherry – 1 year!



Linda Meadows – 1 year!



Real Estate Marketing Activiy Table

Bella Vista Residential - Resale & New Construction
 SEPTEMBER 2019 (March 16, 2019 - September 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	1	34	5.83	1	64	100%	\$69.60
100-149	8	14	156	28.33	0	67	98%	\$96.73
150-199	37	23	232	42.50	0	72	98%	\$103.76
200-249	33	15	138	25.50	1	79	99%	\$109.93
250-299	20	8	70	13.00	1	99	98%	\$109.74
300-349	10	9	31	6.67	1	95	97%	\$112.44
350-399	7	1	24	4.17	1	98	99%	\$121.89
400-449	7	1	4	0.83	8	52	97%	\$126.20
450-499	4	0	6	1.00	4	73	98%	\$150.80
500-599	9	2	7	1.50	6	107	97%	\$171.47
600-699	5	0	1	0.17	30	68	100%	\$145.01
700-799	3	0	2	0.33	-	131	93%	\$178.94
800-899	2	0	1	0.17	12	1134	94%	\$170.00
900-999	0	0	0	0.00	-	-	-	-
1,000 +	1	0	0	0.00	-	-	-	-
Whole Marke	155	74	706	130.00	1	165	90%	128

2018 (YEAR AGO)

Whole Marke	229	85	634	119.83	1	102	97%	141
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2017

Whole Marke	222	0	551	91.83	2.42	78	96%	95
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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

