



October 2020

Homes + Neighbors + Community




**HALLOWEEN
MOVIE
NIGHT**
SATURDAY 31ST OCTOBER

Featuring Family Friendly Scooby Doo Cartoons!

Crazy Willy's Ice Cream
103 Veteran's Way

6:00 – 9:00 PM
Free 3 Oz. Dole Whip – 1 per person
Bring you lawn chairs or blanket to watch the feature. Social distancing will be enforced.



Julie Hull
Principal Broker
479-876-3379

Trunk -or- Treat Events

Bella Vista Baptist Church
October 28th, Drive through, 6:00 – 7:30 PM
50 E Lancashire Blvd, Bella Vista AR 72714

First United Methodist Church
October 31st, Drive through, 3:00 – 5:00 PM
20 Boyce Dr, Bella Vista, AR 72715

United Lutheran Church
October 31st, Drive through, 3:00 – 5:00 PM
100 Cooper Rd, Bella Vista, AR 72715

Bella Vista Lutheran Church
October 31st, Walk through, 3:00 – 5:00 PM
1990 Forest Hills Blvd, Bella Vista, AR 72715



Douglas Grant
Real Estate Agent
479-426-8723

Homes for Sale



11 Hambleton Drive, Bella Vista
\$170,000.00 / MLS #1158509



6 Eppington Drive, Bella Vista
\$239,900.00 / MLS #1154165



Hurlford Drive, Bella Vista
\$8,000.00 / MLS #1154897



4 Aust Circle, Bella Vista
\$198,500.00 / MLS #1157630



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



Prepare Your House for the Fall with This Maintenance Checklist

Julie Hull, Principal Broker

What better way to start the fall season than to have a home maintenance checklist to guide you through the preparations needed to avoid any casualties during the winter season or any unwelcome surprises in the spring? We are providing you with this checklist to show you that getting ready for fall goes far beyond just changing the wreath on your front door.

1. Take a tour of your home and check all the window and door weather stripping. Any cracked or missing stripping will compromise your heating efficiency and can be remedied with new weather stripping rather inexpensively.

2. Replace your furnace filters as often as every 3-6 months. Air filters are rated and priced per air filtration effectiveness and estimated longevity.

3. Now is an appropriate time to check your gutters and downspouts if you did not do so after last winter. Autumn leaves will soon be your gutter's nemesis, so consider having some sort of leaf guards to save gutter-cleaning time and possible water damage from clogged drainage.

4. Check for concrete cracks that can get worse when water freezes and expands, causing the cracks to widen and the concrete to deteriorate. Patching compounds are an easy remedy and will help maintain the concrete's integrity.

5. To avoid freezing pipes, drain your outdoor faucets. Stash your hoses out of the weather.

6. When springtime comes knocking, you will enjoy your yard more if your lawn turns green quickly after the cold weather. Be sure and fertilize your lawn prior to winter and feed your evergreens at the same time.

7. Protect the investment in your outdoor furniture by storing everything or protecting it from the elements with furniture covers, readily available for a reasonable cost.

Please call us with any concerns that we may be able to give you additional guidance on.

Why do I need a Realtor to buy a house?

Douglas Grant, Realtor

In response to a recent question, “Why do I need a Realtor® to buy a house?,” I offer the following. First, we will look at closing costs. They are expenses you will incur to complete the purchase of your home. They consist of such things as fees to the title company for title searches and the title insurance, recording fees, appraisal, credit report, 12 months of your home owners insurance, pro-rated taxes and pro-rated home owners association dues and more.

Closing costs vary from deal to deal and can be several thousand dollars depending on what the purchase contract allows. As your Realtor I can suggest in your purchase contract that you ask for the seller to pay a portion of your closing costs, which could save you thousands of dollars.

Next is title insurance. When you buy a home, that last thing you want to discover down the road is that somebody else has a legal interest in the property that could cost you thousands of dollars in legal fees, or worst case scenario, you could lose your new home. That is where title insurance comes in. As your agent, I will get you affiliated with a title company to handle your closing, the title company will research the property to identify any outstanding liens or claims against it. And they will also issue a title insurance policy that protects you and your lender against a defective title. And if a dispute arises, depending on the policy, the company providing it may be responsible for paying specific legal damages.

Do you need to get a survey on the home? My advice to you would be it depends on where the property is that you are interested in buying. For example, if you are looking in Bella Vista, it is a platted community where all lots have been surveyed and those surveys are available upon request. If you are looking at a purchase outside of a platted community, such as a farm or a house in a rural part of the county, I am going to suggest you get a survey to be sure. You do not want to find out later that land you think you own is owned by somebody else.

When you buy a home, the contract calls for certain items to convey, or automatically transfer with the purchase. These include such things as light fixtures, ceiling fans, carpet, built in structures (bookcases, etc.) and some appliances. Possession of other items, such as washers, driers, refrigerators, furniture, etc., is negotiable at no cost or as a separate sale/purchase between parties. You and I can discuss and decide what to ask for in the purchase contract. In real estate, just about anything is negotiable.

What do you know about the house you are hoping to buy? Probably very little beyond what is shown in the MLS printout and what you have seen during your visit(s). As your Realtor I will ask for a seller’s property disclosure once your offer is accepted that will answer all of these and many more questions. This document will be used in conjunction with the results of a home inspection to determine what, if any, repairs are needed before closing.

In Bella Vista, the majority of homes are served by a septic system. But sewer lines are being installed in some neighborhoods. A city ordinance requires that any home sold where sewer exists, but the house is not yet connected, must be connected within 90 of the closing date. The cost can be thousands of dollars and may be paid by the seller, the buyer or the two of them combined. I will research the property and find out if the sewer ordinance affects the home you are interested in and then we can begin negotiations on the connection cost. The last thing you want to happen is to move in and discover you still have to pay for the sewer that the former owner failed to disclose/

When buying a home by yourself, remember this. That is exactly what you are – by yourself.

But with a Realtor, you are part of a team that includes me, my Broker Julie Hull, both the Northwest Arkansas Board of Realtors and the Arkansas Real Estate Commission, making sure all real estate agents operate honestly and above board. And finally, your team also consists of all the rules, regulations and laws, state and federal, that pertain to and govern all real estate deals and fair housing. So as you can see, with a Realtor, you are never really alone.

HOME ANNIVERSARY

Gayla – 3 year!



David & Andrea – 3 year!



Paula & Shelby – 3 year!



John & Sherry – 3 year!



Linda – 3 year!



Evelyn – 2 year!



Kari – 2 year!



HOME ANNIVERSARY

Steven & Cherie – 2 year!



Sarah – 2 year!



Brian & Tonya – 1 year!



Alan & Stacy – 1 year!



Vonnie & James – 1 year!



Real Estate Marketing Activity Table

Bella Vista Residential - Resale & New Construction
September 2020 (March 16, 2020 - September 15, 2020)

Price Range	Current Listings	Pending Listings	6 Month Sold	Sold / Month	Mos Supply	DOMC Average	SP / LP Average	\$/SqFt Average
0-99	7	1	16	2.83	2	50	89%	\$64.00
100-149	1	17	107	20.67	0	56	99%	\$105.00
150-199	10	36	257	48.83	0	63	100%	\$111.00
200-249	17	30	182	35.33	0	82	99%	\$117.00
250-299	16	19	105	20.67	0	86	99%	\$116.00
300-349	12	9	52	10.17	1	100	99%	\$116.00
350-399	1	5	26	5.17	0	120	97%	\$115.00
400-449	1	3	10	2.17	0	120	96%	\$127.00
450-499	3	2	11	2.17	1	134	97%	\$133.00
500-599	2	3	11	2.33	0	90	98%	\$152.00
600-699	1	0	9	1.50	0	348	97%	\$156.00
700-799	0	3	3	1.00	0	109	94%	\$157.00
800-899	2	0	0	0.00	~	~	~	~
900-999	0	0	0	0.00	~	~	~	~
1,000 +	0	0	1	0.17	0	370	88%	\$273.00
Whole Market	73	128	790	153.00	0	125	97%	134
Whole Market								
2019	155	74	706	130	1	165	90	128
2018	229	85	634	118.83	1	102	97%	141
2017	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

If your family is going to celebrate Halloween this year, here are some great reminders to keep your kids safe!

Halloween SAFETY TIPS



Always CHECK CANDY before letting your child eat it. Avoid homemade treats made by strangers.



Make sure your children's costumes are properly sized to AVOID FALLS AND TRIPPING.

Have children wear REFLECTIVE MARKINGS or carry a FLASHLIGHT so they can be seen.



Always ACCOMPANY YOUR YOUNG CHILDREN when they are trick or treating.

Use NON-TOXIC MAKE-UP on your child instead of a mask so vision is not limited.

Keep kids on a sidewalk or path and don't let them dash across the street or to the next house. Always walk together and cross at a street corner.

