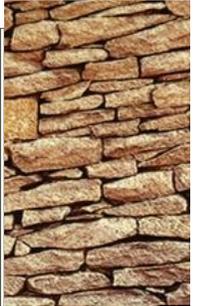




## Homes + Neighbors + Community

June 2019



### Real Estate Secrets:

#### Why (and How) Kitchens Sell Homes

*Julie Hull, Principal Broker / 479-876-3379*

The kitchen is the heart of the home. It's a bustling center of activity where people gather to cook, eat, socialize, and entertain.

As the central hub, the kitchen is one of the most important rooms of the home. This space will immediately attract buyers or turn them off. It's much easier to look passed a small bedroom or an outdated powder room than to get over an undesirable kitchen. The kitchen must be designed to meet the needs of their lifestyle. If it's not a good match, the buyer will likely eliminate the home as an option. To prevent this from happening, homeowners can make strategic efforts that will improve their property's culinary appeal.

**Refurbish rather than replace:** Cabinetry is a significant factor in a kitchen's appeal. Since replacing cabinets is an expensive endeavor, many homeowners are reluctant to take on this project. Fortunately, other options won't break the budget. Consider repainting the cabinetry or replacing only the doors. New cabinet hardware can also create a brand-new look.

**Invest in appliances:** Modern, matching appliances offer immense appeal. They look sharp, offer convenient features, and typically provide high efficiency to reduce utility bills.

**Make it sparkle:** Cluttered countertops have never helped sell a home. Buyers want to see the kitchen, not the mess. Keep counters clear and clean and ensure the entire space shines.

**Consider the market:** When considering kitchen improvements, homeowners should always consult with a trusted real estate agent to ensure upgrades are in alignment with their neighborhood, the target buyer, and current trends. Reach out with your questions. We are happy to help.



# June 14<sup>th</sup>, Flag Day

**Douglas Grant, Realtor / 479-426-8723**

June is one of those months that is full of American history, from the Battle of Midway, June 4, 1942, to D-Day, June 6, 1944. And on June 25, 1950, North Korea invaded South Korea.

But to me, one of the most important of all of our national “days” is June 14. Not so much for the anniversary of the establishment of the U.S. Army, in 1775, although that is a significant date, but for recognizing our symbol of freedom, our American flag.

While nobody is really sure where it all began, it is thought that Flag Day originated in Fredonia, Wis., and was the creation of school teacher BJ Cigrand. He wanted his students to observe June 14, 1885, the 108th anniversary of the official adoption of our flag as “Flag Birthday.”

Four years later, another educator, George Balch, of New York City, planned a similar event for the children in his school. His idea was later embraced and adopted by the New York Board of Education as Flag Day. These ceremonies were closely followed by similar celebrations in other cities across the country.



In Philadelphia, a request was presented to the major on April 25, 1893, asking that June 14 be a day to display the American flag by those “in authority and all private citizens.” On that June 14, and years subsequent, school children across the city gathered to celebrate the day and receive their very own small flag.

One year later the governor of New York directed that all public buildings display Old Glory. That same year the idea reached Chicago, where an estimated 300,000 school children celebrated in city parks.

Flag Day’s first national designation came at the hand of President Woodrow Wilson. But it was not until August 3, 1949, that President Harry S. Truman, signed an Act of Congress designating June 14 of each as National Flag Day.

According to Wikipedia, “Quincy, MA, has had an annual parade to honor the Stars and Stripes since 1952 and claims it is the longest-running event of its kind in America. The largest Flag Day parade is held every year in Troy, NY, which bases its parade on the Quincy gathering and typically draws in excess of 50,000 people. In addition, the Three Oaks, MI, event is on the weekend of Flag Day and is a three-day event.

Information also found at <http://usflag.org/history/flagday.html>

*Douglas Grant is a Realtor at Neighbors Real Estate Group and a veteran of the United States Air Force. He served from 1970 until 1978 and is a Vietnam-war veteran.*

## Just SOLD

5 MCKEEVER LANE  
BELLA VISTA



NEIGHBORS REAL ESTATE GROUP

12 MONTGOMERY LN  
BELLA VISTA



NEIGHBORS REAL ESTATE GROUP

3070 LAUREL CIRCLE  
BELLA VISTA



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# Bella Vista Real Estate Market

## Real Estate Marketing Activity Table

Bella Vista Residential - Resale & New Construction  
MAY 2019 (November 16, 2018 - May 15, 2019)

Price Range	Current Listings	Pending Listings	6 Month Sold	Sold / Month	Mos Supply	DOMC Average	SP / LP Average	\$ / SqFt Average
0-99	4	2	41	7.17	0	77	92%	\$64.29
100-149	6	11	114	20.83	0	79	97%	\$93.99
150-199	38	31	177	34.67	1	75	98%	\$100.11
200-249	39	16	98	19.00	2	79	97%	\$107.76
250-299	25	9	53	10.33	2	87	99%	\$110.70
300-349	11	4	23	4.50	2	81	97%	\$111.41
350-399	6	3	15	3.00	2	91	99%	\$113.41
400-449	3	0	7	1.17	2	100	97%	\$130.81
450-499	4	2	3	0.83	4	88	96%	\$142.89
500-599	3	1	3	0.67	4	72	96%	\$146.61
600-699	3	0	1	0.17	18	50	100%	\$136.46
700-799	1	1	0	0.17	6	~	~	~
800-899	0	1	0	0.17	0	~	~	~
900-999	0	0	0	0.00	0	~	~	~
1,000 +	0	0	0	0.00	0	~	~	~
Whole Market	143	81	535	102.67	1	80	97%	114

### YEAR AGO

Whole Market	222	~	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

Please note: If you live outside of Bella Vista, please reach out to us and we will send you the Market data for your price range in your city.

**FREE Market Analysis**

**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.



**JULIE HULL**  
479-876-3379

[juliehullnwerealtor@gmail.com](mailto:juliehullnwerealtor@gmail.com)

[www.neighborsrealestategroup.com](http://www.neighborsrealestategroup.com)



If your property is listed with a real estate broker, please disregard. It is not our intention to solicit the offerings of other real estate brokers. We are happy to work with them and cooperate fully. Commission Discount not offered with Relocation services. Neighbors Real Estate Group fully supports the principles of the Fair Housing Act and the Equal Opportunity Act. Offer Expires December 31, 2019.

## Happy Home Anniversary!

DAN & SHARON  
HAPPY 3 YEAR!



SCOTT & GWEN  
HAPPY 5 YEAR!



AUSTIN & COURTNEY  
HAPPY 2 YEAR!



LANNY, PETRA &  
BARBARA  
HAPPY 2 YEAR!



ROBERT & SHERRY  
HAPPY 2 YEAR!



STEVEN & PAULA  
HAPPY 3 YEAR!



# Homes For Sale

5 APPLECROSS PLACE  
BELLA VISTA



NEIGHBORS REAL ESTATE GROUP  
MLS 1115523  
LIST PRICE: \$575,000.00

3 SKELTON DRIVE  
BELLA VISTA



NEIGHBORS REAL ESTATE GROUP  
MLS 1104818  
LIST PRICE: \$210,000.00

58 WALNEY DRIVE  
BELLA VISTA



NEIGHBORS REAL ESTATE GROUP  
MLS 1107779  
LIST PRICE: \$179,000.00

WYNCOMBE LANE  
BELLA VISTA



NEIGHBORS REAL ESTATE GROUP  
MLS 1107841  
LIST PRICE: \$9,900.00

coming soon >>>

4<sup>th</sup> of July Patriots Parade

Allen's Food Parking Lot

9:00 AM Pre parade-entertainment. / 10:00 AM Parade

One of my favorite events all year is the 4<sup>th</sup> of July Parade honoring our veterans, military, and all things patriotic!

Being a Navy family, we have been known to stick to our Navy themed floats over the years. Our whole family gets involved in the process of planning, collecting materials, framing, bending boxes, painting, and final touches. It is usually a several week process in which we try or best to keep our float under wraps in our garage for as long as possible. I love building the float because it is good “unplugged” time with my boys. There is just something fabulous about being paint covered and knee deep in the project with them!

Our tradion will change this year. We are still building our float as a family, but the boys will now drive down the parade route on their own. (Tim and I are now co-chairs for the parade so we will not be going down the parade route ourselves) The boys are totally excited about this new responsibility to carry on our family float and I know they won't miss a beat as they are pros after all these years. When I see them pass this year, it will be bitter sweet, my boys are turning into young men and beginning to carry the touch into the next generation!

