

HELLO February



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The only difference between ordinary and extraordinary is that little extra.

- Jimmy Johnson



Simplifying the Process of Choosing Paint Colors

Compared to many of the ways you can update your home, new paint on the walls is one of the easiest and most affordable ways to make a big impact. A new paint color can make it a brand-new room without even changing furniture, accessories, artwork, or built-in features. In fact, the hardest part is usually picking the right color. Not to worry, we've collected some tips below to help you choose your next paint color and create a fresh new space.

Find your inspiration

You can look for inspiration anywhere – magazines, Pinterest, nature, your favorite restaurant – but the best place to find your inspiration may already be right there in your home. Start with what you have. Think of your favorite rug, those amazing throw pillows, the furniture, the tile or brick, or the artwork on your walls; what colors would go great with what you have?

Create flow

Pay attention to how the house feels as a whole, and consider whether the new living room color will look from the kitchen, etc. It's common to carry the same trim and door colors throughout the house or choose shades from a common color palette. The rooms don't need to match but try to create flow between spaces. There are several online color tools that can help you choose a palette you love.

Work with what you have

Make the most of your house by thoughtfully complimenting architectural features, cabinets, countertops, fireplaces, and built-ins. Think about the size of the room, the height of the ceilings, and the windows. Lighter colors tend to open a space and make it feel larger, while darker colors can make a space feel cozy and intimate. High contrast can make a dramatic impact and draw attention, while low contrast can feel softer and more subtle.

Color psychology

Think about how you want to feel in your room and what you'll be doing while you're in there. Social areas like the kitchen and dining room might be best served with warm, energetic colors in the yellow and red families, while private areas like the bedroom and bathroom may feel more calming and relaxing in cool blues and greens.

Lighting makes all the difference

Bring those paint chips home and look at them in the space you'll be painting. Look at them at all times of the day and in natural and artificial light. Colors appear incredibly different to us based on the light we see them in. After you've narrowed it down to a couple of choices, go the extra step and get paint samples of the finalists so you can paint a larger area and view it in your space. Using boards for this instead of your walls is a great way to view the colors in various places around your room.

Sources: [sherwin-williams.com](https://www.sherwin-williams.com) & [marthastewart.com](https://www.marthastewart.com)



North Phoenix Real Estate Market Update: January 2025

As we begin 2025, the North Phoenix real estate market reflects a mix of

opportunities and challenges. With stabilizing interest rates, an influx of new housing developments, and steady population growth, the area remains a hotspot for buyers and sellers alike. Here's an overview of the market, forecasts for the first quarter, and key insights into new communities and mortgage trends.

Current Market Conditions

The North Phoenix real estate market is showing signs of balance after a fast-paced few years. Buyer activity is consistent, and sellers are adjusting to a more moderate market environment. Homes are spending slightly more time on the market compared to recent years, but demand continues to be strong, particularly in sought-after neighborhoods and new build communities.

Expert Forecasts for Q1 2025

Experts predict that the first quarter of 2025 will see increased activity as buyers re-enter the market. Stabilizing interest rates and growing consumer confidence are expected to fuel transactions. While inventory levels remain manageable, buyers may find more opportunities for negotiation, creating a healthy dynamic between supply and demand.

New Build Communities in North Phoenix and Surrounding Areas

North Phoenix and its neighboring cities are thriving with new build opportunities, making it a prime destination for homebuyers seeking modern amenities and vibrant communities. Whether you're looking for a family-friendly neighborhood or a luxury home, there's something for everyone in North Phoenix, Surprise, Peoria, and Anthem.

North Phoenix

North Phoenix offers an array of newly built communities, each featuring unique amenities and architectural styles. A standout development is *Aster at Union Park*, which boasts resort-style living, two-story detached homes, parks, and exclusive access to community pools and recreation areas. These homes provide convenience with easy access to shopping, dining, and entertainment while offering modern designs and energy-efficient features.

Surprise, AZ

Surprise is rapidly growing, with numerous master-planned communities catering to families and professionals. Developments such as *Desert Oasis* and *Sterling Grove* showcase a variety of single-family homes and townhomes. Sterling Grove, in particular, offers luxury living with amenities like a championship golf course, clubhouse, and on-site dining. With Surprise's commitment to family-oriented living, these communities provide an excellent balance of affordability and quality.

Peoria, AZ

Peoria continues to attract homebuyers with its focus on lifestyle and outdoor activities. Communities like *Vistancia* and *Northpointe at Vistancia* are among the

most sought-after, featuring expansive floor plans, energy-efficient designs, and access to parks and hiking trails. Vistancia's golf courses and community events make it a vibrant place to live, while proximity to Lake Pleasant offers outdoor enthusiasts plenty of recreational options.

Anthem, AZ

Known for its scenic beauty and small-town charm, Anthem is home to several newer developments, including *Anthem Reserve* and *Circle Mountain Ranch*. These neighborhoods offer a mix of luxury homes and family-friendly residences, all set against the backdrop of the stunning Sonoran Desert. Anthem residents enjoy access to top-rated schools, community parks, and shopping centers, making it an ideal location for families and retirees.

With these diverse options, buyers can find their dream home in North Phoenix or nearby cities like Surprise, Peoria, and Anthem. Whether you're seeking a modern lifestyle, outdoor adventures, or a family-oriented community, these areas are ready to welcome you with open arms. Reach out to Phoenix Real Estate Group to explore these opportunities and find the perfect place to call home!



Real Estate Market Update: Zip Codes 85085, 85022, 85032, and 85050

The Phoenix real estate market continues to grow, with unique opportunities in zip codes 85085, 85022, 85032, and 85050. Here's a quick look at the latest trends:

85085: Growing North Gateway

- **Median Price:** \$575,000 | **Days on Market:** 48
- Proximity to I-17 and Loop 303 fuels growth in new communities like Fireside at Norterra. High demand keeps prices rising.

85022: Scenic Urban Living

- **Median Price:** \$460,000 | **Days on Market:** 52
- Close to the Phoenix Mountain Preserve, this area attracts buyers with affordability and natural beauty.

85032: Affordable and Central

- **Median Price:** \$430,000 | **Days on Market:** 45
- Convenient location and affordable options make this area popular among first-time buyers and investors.

85050: Luxury in Desert Ridge

- **Median Price:** \$635,000 | **Days on Market:** 40
- Home to Desert Ridge Marketplace, top schools, and new builds like Sky Crossing. Strong demand keeps it a seller's market.

Phoenix Real Estate Market Trends: Spotlight on 85085, 85022, 85032, and 85050

The real estate market in Phoenix remains strong as we head into 2025, with key zip codes 85085, 85022, 85032, and 85050 offering unique opportunities for buyers, sellers, and investors. Here's an in-depth look at what's happening in these areas.

85085: Growth and Suburban Expansion

Located near the I-17 and Loop 303, 85085 is a hotspot for new developments and family-friendly neighborhoods. Communities like Fireside at Norterra offer modern homes and amenities that cater to families and professionals. High demand has kept prices climbing, with the median home price at \$575,000. Limited inventory means competition is strong, making it a seller's market.

Trend to Watch: Continued development of master-planned communities with resort-style amenities.

85022: Affordable Living with Scenic Views

Nestled near the Phoenix Mountain Preserve, 85022 offers affordability and easy access to hiking and outdoor activities. With a median home price of \$460,000, this area appeals to first-time buyers and downsizers looking for value without sacrificing urban convenience. Homes are spending slightly longer on the market, giving buyers more time to explore options.

Trend to Watch: Increased interest from nature lovers seeking affordable homes near outdoor recreation.

85032: Central and Budget-Friendly

Known for its central location and affordability, 85032 remains a popular choice for first-time buyers and investors. The median home price is \$430,000, making it one of the more affordable zip codes in the area. Homes here sell quickly, with strong interest in move-in-ready properties.

Trend to Watch: High investor activity targeting rental properties and starter homes.

85050: Luxury and Lifestyle in Desert Ridge

85050 is one of the most sought-after zip codes in Phoenix, featuring upscale communities like Sky Crossing and proximity to the Desert Ridge Marketplace. Families and professionals are drawn to the top-rated schools, luxury homes, and vibrant lifestyle. With a median home price of \$635,000, this area remains a strong seller's market.

Trend to Watch: Continued appreciation of home values due to limited inventory and high demand.

What's Driving These Markets?

- **Demand for New Builds:** Communities in 85085 and 85050 are expanding with modern designs and family-friendly amenities.
- **Affordability:** Zip codes like 85022 and 85032 attract buyers seeking budget-friendly options.
- **Lifestyle Appeal:** Access to top schools, outdoor recreation, and shopping hubs make these areas highly desirable.



Ingredients

- 1 (15 ounce) package refrigerated pie crusts
- ¼ cup strawberry jam, divided
- 2 cups confectioners' sugar
- 2 tablespoons milk
- ½ teaspoon vanilla extract
- 1 tablespoon colored decorating sugar, or as needed

Directions

1. Preheat the oven to 425 degrees F (220 degrees C). Line 2 baking sheets with parchment paper.
2. Unroll pie crusts, place on a lightly floured work surface, and roll slightly with a rolling pin to square the edges. Cut each crust into 8 equal-sized rectangles.
3. Place about 2 teaspoons strawberry jam in the center of 8 squares. Spread jam out to within 1/4-inch of the edge. Top each with another pastry square and use a fork to crimp together, sealing in jam. Use a knife to trim pastries, if desired. Transfer filled pastries to the prepared baking sheets.
4. Bake in the preheated oven until edges are lightly golden brown, about 7 minutes. Allow to cool on the baking sheets.
5. Stir together confectioners' sugar, milk, and vanilla extract in a bowl to make a spreadable frosting. Spread cooled tarts with frosting and sprinkle with colored sugar.

Source: allrecipes.com



Start Planning a Summer Vacation Now

Dreaming up a summer vacation is the perfect way to warm up as winter wears on. Planning early will give you the best chance to find great deals, coordinate with your travel mates, and have your pick of accommodations and time off work.

Putting together your well-deserved break this winter will give you something to look forward to and starting now will make the planning much easier. Answer these questions below and you'll be well on your way to the perfect vacation!

What do you want to get from your trip? Are you focused on rest and relaxation? Connection with your friends or family? Fun? Luxury? Adventure? Romance? Entertainment? Get clear on this before you start anything else.

Who's going? Kids? Pets? Friends? Do you want to visit someone at your destination? Choose companions who will match your goals for this trip, who will match your level of activity and adventure, and who will match your desires for connection on this trip.

What? When? Where? Now that you know your priorities and who's involved, plan together to decide on location, primary activities, time frame, and budget. If connection for you and your sweetheart is your main priority, you may choose someplace quiet

with a spa. Alternatively, if the most important thing is that the vacation needs to happen between summer school and football camp, you'll want to check timing on every idea you have.

Using your priorities to guide your decisions, nail down your budget, location, time, people, and list of awesome things to do.

How are you going to do all this? The best thing about planning early is that you have a better opportunity to choose your travel and accommodations and to snag the best deals. Set your vacation time at work and book your flights, rooms, RVs, and rental cars. Make sure you check ahead of time for policies and accessibility that suit your needs. If you can, get a decent cancellation policy because life happens.

Depending on where you'll travel to, make sure your passports, IDs, vaccinations, or other travel requirements are in place well in advance of your dates.

What else? Once you have your travel and stay booked, consider purchasing tickets now to reserve your place at shows, theme parks, tours, or any special activities that may be sold out if you wait till the last minute. Research your destination, purchase travel guides or maps, and note places you may want to visit. Try to plan one or two experiences that let you really immerse yourself in your main reasons for this trip.

Arrange care for pets, house-sitting, forwarded mail, and make sure you're prepared for your time off at work. If you're going to drive your vehicle, schedule it for routine maintenance ahead of time.

Do you like lists? Even if you don't, lists are invaluable for travel. Make lists for packing, reservations and confirmation numbers, itineraries, restaurants, and anything else you can think of.



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As a valued client, we're excited to introduce you to Homebot, a cutting-edge tool designed to help you maximize your home's value and build wealth through informed homeownership.

What Is Homebot?

Homebot is an innovative platform that provides personalized, actionable insights into your property's value, equity, and market trends. By delivering monthly reports, Homebot empowers you to make informed decisions about refinancing, home equity utilization, and potential investment opportunities.

Key Features:

- **Automated Home Value Updates:** Receive accurate estimates of your home's value, updated regularly to reflect current market conditions.
- **Equity Tracking:** Monitor your home equity and explore options for leveraging it to achieve your financial goals.
- **Refinancing Scenarios:** Evaluate potential refinancing options with personalized calculations to determine possible savings.
- **Market Comparisons:** Access data on neighborhood trends to understand how your property compares within the local market.
- **Investment Opportunities:** Identify opportunities for property investments based on real-time market data.

Why Sign Up?

By enrolling in Homebot, you'll gain a deeper understanding of your home's financial potential and receive guidance tailored to your unique situation. This service is designed to keep you informed and empowered, whether you're considering selling, refinancing, or simply want to stay updated on your property's value.

How to Get Started:

Signing up for Homebot is simple and free for our clients. Click the link below to enroll and start receiving your personalized home value reports.

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We believe Homebot will be a valuable resource for you, providing insights that can lead to smarter homeownership decisions. If you have any questions or need assistance with the sign-up process, please don't hesitate to contact us.

Empower your homeownership journey with Homebot today! Use this QR Code to sign up.



Sources: neamb.com & camillestyles.com