

SEPTEMBER 2026

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kw | KELLER WILLIAMS
REALTY

THE REAL ESTATE *Spin*



New
Listing
Coming
Soon
in
Saddle
Creek

This incredible home has been loved by this family for 31 years. It's so warm & welcoming from the moment you walk in the door from charming front porch. Inside, the home offers a comfortable layout with four bedrooms and two-and-a-half baths, providing plenty of space for everyday living, guests, and a growing family.

The Main Level features a dining room, an eat-in kitchen (fridge remains), a greatroom with a gas fireplace, a large primary suite, and laundry room just off the kitchen. Upstairs you'll find a loft, perfect for children's play area, office, or a movie space. Plus, 3 large bedrooms (one being used as a craft room) and a full jack-n-jill bath. Downstairs is a finished flex space for anything you want to make it. The Garage has ample shelving for storing boxes, or decorations. Outside, off of the kitchen, is an open deck overlooking the large flat backyard with ample opportunities for future use.

I'm always asked...

"How's the market"?

and I always say...

"People will always move"



This one was a complete remodel, and we accepted a contract the first day on market.
SOLD



I have worked with these buyers for several years, looking for that Homewood house that fit their family's needs.
UNDER CONTRACT



This buyer looked for 9 months for the right home for her elderly mom.

SOLD



This family could not find the EXACT home in their price point, so they decided to build, with some GREAT incentives offered by the builder.
UNDER CONTRACT



My buyer had this one locked up on Day 1 on the market. It is a cute 2/2 that will be for rent soon.
UNDER CONTRACT

UPCOMING EVENTS

IN SHELBY COUNTY



SEPT

5

Little Hammies Bike Camp

Oak Mountain State Park
200 Terrace Drive
Pelham, AL 35124
9 am - 4 pm



SEPT

18

Limitless Women's Mtn. Bike Festival

Oak Mountain State Park
200 Terrace Drive
Pelham, AL 35124



SEPT

11

Paul Thorn

Shelby County Arts Council
105 West College Street
Columbiana, AL 35051
7:30 - 9:30 pm



SEPT

19

Montevallo Luau

1241 Valley Street
Montevallo, AL 35115
9 - 4 pm



SEPT

12

Birmingham Bicycle Club Annual Century

The Grande Hall
125 Walton Street
Columbiana, AL 35051



SEPT

26

Oktoberfest Helena Old Town

Helena Amphitheater
4151 Helena Road
Helena, AL 35080



If Your House were a Football Team



THE QUARTERBACK: Your kitchen. It runs the whole offense. Everyone ends up there.



THE O-LINE: Your Mudroom, laundry room, and storage. Now glamorous, but when they're missing, you take note.



THE WIDE RECEIVER: That room with the great view, beautiful windows, or great backyard. It gets all the attention



THE DEFENSE: Your roof, HVAC, windows, and foundation. You may not think about them when everything is working—but you should before you buy.



THE HOME FIELD ADVANTAGE: LOCATION You can change countertops. You can paint walls. You can't move your house.

Just like a good football team, a great home needs more than a pretty kitchen. Find the balance. Let me coach you!!

STILL WAITING *on rates?*

Let's talk **strategy** instead.



RATES ARE
TEMPORARY



REAL ESTATE
IS LONG TERM



THE RIGHT MOVE
BEATS PERFECT
TIMING

Let's create your plan.

YOUR GOALS. MY STRATEGY. YOUR HOME.



LET'S TALK

If you've been hanging back, hoping mortgage rates will drop before you make a move, you're definitely not alone. But let's chat about this: trying to perfectly "time" rates is a bit like waiting for gas prices to hit rock bottom. It rarely works out that neatly.

Sure, rates might ease a bit, but big drops usually come with broader economic changes, which can quickly bring more competition back into the market. Right now, if you jump in, you will find you've got more negotiating power, less stress, and better chances than you would in a busy spring market.

So, the real question isn't "are rates perfect?" It's "does making the move fit your life right now?" If it does, there are smart ways to handle today's rates and still come out on top.

What do you think? Let's talk.

THE MARKET REPORT

AUGUST 2026 IN SHELBY COUNTY (300K - 1M)

213

AVERAGE PRICE
PER SQ FT



28

AVERAGE DAYS ON
THE MARKET



68

SOLD PROPERTIES



561K

AVERAGE HOME
SALE PRICE



Report details here - from August 2026

AS FOR ME AND MY LITTLE CORNER OF THE WORLD...

THE VAN HAS LEFT THE COOP... AS HAS CAMERON



As Cameron heads back to Auburn for his Sophomore year, we are reminded once again that the nest is empty, nights are quiet, the pantry is less busy, and I don't lay awake until midnight worrying when he'll be home. He worked this summer at Mountain High and absolutely loved it!! Anyway, our kids are both living their best lives... one in college and one planning the wedding of her dreams!

ALAS, us old folks have made plans of our own because sitting around and wondering what to do next is not for THE HICKS! For years we have been traveling and exploring The Sprinter Van life. We rent a van from various people, in various places, and live in it for a week at a time. Sound fun?? For us, it has been the best of the things we love the most, which is mostly EACH OTHER! 😊

Two years ago, we decided to sell our home, downsize, and buy a van of our own. After months of research, Steve picked the perfect one and last week we sent it to Mesa, AZ for them to make it a 'home on wheels.' We know most people do the beach or the lake, for us it's bikes, hikes, and mountain air. Of course it has a little sleep cubby for the dogs, Aspen & Stella, because that makes our little family complete.

Check back here in about a month for our progress...

Interested in van life?? You too can rent from [Outdoorsy](#)

Michelle Lagle Hicks, REALTOR®

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