

APRIL 2022

Newsletter

Official local newsletter of your local real estate neighbourhood



Real Estate is Blooming!

CHECK OUT APRIL'S MARKET ANALYSIS

So, you're thinking about buying or selling a home this spring season. Let's take a closer look at what the market is doing.

Homes are Selling Fast - Houses are continuously getting snatched up fast in 2022. The reality is that the average home is typically sold after just 16 days on the market.

What this means for Sellers - Now is a great time to sell your home, as there are plenty of buyers on the market for your home. Meaning fewer homes on the market providing less competition. Homes for sale received an average of 3.8 offers to buy.

What this means for Buyers - Buyers need to stay focused! Don't drag your feet once you find a home that fits your budget and your family because it'll likely be gone if you wait too long to commit. That's why you've got to know exactly what to look for in a home and what you can afford before you jump in.

Included in this Month's Issue:

GET YOUR HOME READY FOR SALE

Tips to help prepare your house for sale this spring

MARKET UPDATE

Look back at the last months statistics

SPRING CLEANING CHALLENGE

Simple ways to declutter and clean every inch of your home!

WHAT YOU NEED TO KNOW

About Buying A Home

01 Buy for long term

Before you agree to buy what might be your dream house, consider your long-term plans. If you aren't sure that your house will be the house for you in a few years, you may want to keep looking.

02 Don't fixate on the purchase price

Be sure to consider all of the costs associated with your potential new home. That includes the cost of insurance, homeowner association fees, and real estate taxes.

03 Look beyond paint

With your dream house, you may fantasize about changing some of the rooms. Don't give up on a house in need of a significant fix but factor in those costs if you can afford to buy.

04 Buying a house involves a contract

Contracts are meant to be negotiated. You don't have to sign a standard agreement. That's where a savvy realtor can help.



April Home Maintenance Tips

- ✓ Power-wash windows & siding
- ✓ Fertilize your lawn
- ✓ Inspect driveway and sidewalks for cracks
- ✓ Check for chipped exterior paint
- ✓ Repair or replace damaged window screens

Community Events

APR 5

Atlanta Braves vs. Tampa Bay Rays
Starts at 1:05pm,
CoolToday Park, North Port, FL

APR 13

The Wine Room Comedy Night
7:00 – 8:30 PM, The Wine Room
1544 Broadway, Fort Myers, FL

APR 14

Stars on Ice
Start at 7:00pm,
Hertz Arena · Estero, FL

APR 22

Tracy Lawrence
7:00 – 11:59 PM, The Ranch
Concert Hall & Saloon
2158 Colonial Blvd, Fort Myers, FL

Join in with some local events!

Featured Listing

12508 CHRASFIELD CHASE,
FORT MYERS, FL 33913

Luxury living in The Plantation! Gorgeous lake & golf course in a highly desired golf community, this home offers luxury features throughout- disappearing sliders in great room. Don't miss out on this!

Listed at \$875,000

 2 BATHROOMS  3 BEDROOMS

 2 CAR GARAGE  2,173 SQ, FT



Market Update

FOR LEE COUNTY

1,239

Sold
Homes

1,617

New
Listings

16

AVG Days
on Market

\$410K

Med Sale
Price

1469

Active
Inventory

\$706M

Dollar
Volume

Small Business of the Month

TOP GOLF - FORT MYERS

Top Golf in Fort Myers, FL has recently opened its doors and offer fun for beginners and experts. Combine playing golf with food & drinks, and the whole family is happy. Great place to be on the weekend, just make sure to call ahead, the wait time can be awhile.



Easter Egg Hunt

ESTERO EGGSTRAVAGANZA
SAT SATURDAY, APRIL 16TH | 8AM -
11:30M

Come and join us for a fun-filled day
in the park! Activities include:

- Refreshments
- Arts and Crafts
- Pictures with the Easter Bunny
- Easter Egg Hunt

Wishing you a very
HAPPY EASTER!

- from your local realtor!

30 DAY Spring Cleaning Challenge

Start your Spring Cleaning with this 30-Day Checklist

Tackle a few projects every day to declutter and clean every inch of your home!

- DAY 1** Dust every corner
- DAY 2** Take Inventory of Your Clothing
- DAY 3** Clean Out Your Medicine Cabinet
- DAY 4** Sort Your Shoes
- DAY 5** Clean Small Appliances
- DAY 6** Clean Your Car
- DAY 7** Deep Clean Your Fridge and Cabinets
- DAY 8** Toss Clutter in the Bathroom
- DAY 9** Wash Household Linens
- DAY 10** Clean Your Electronics
- DAY 11** Remove Junk
- DAY 12** Clean Your Oven
- DAY 13** Clean Your Windows
- DAY 14** Toss Old Papers & Newspapers
- DAY 15** Wash Your Makeup and Hair Brushes
- DAY 16** Clean Out Your Plumbing
- DAY 17** Switch Out Seasonal Decor
- DAY 18** Vacuum Furniture
- DAY 19** Clean Your Garage
- DAY 20** Clean Out Office Items
- DAY 21** Sort Your Mugs and Glasses
- DAY 22** Organize Bags
- DAY 23** Repair Broken or Damaged Clothing
- DAY 24** Organize Hobby Supplies & Other Collections
- DAY 25** Get the Kids Involved in the Cleaning
- DAY 26** Dust and Vacuum Some More
- DAY 27** Wash the Walls
- DAY 28** Wash Your Bed Linens
- DAY 29** Sell or Donate Unwanted Items
- DAY 30** Throw It Away Large Items



Tom Kiessling
REAL ESTATE AGENT

Meet Your Agent

My passion for real estate blossomed from an international move to Florida in 2012 and since then I have continued to provide this experience to others, matching them to their location and dream home.

Visit us at www.kiesslingluxuryhomes.com

INTERESTED IN WHAT YOUR HOME IS WORTH?

Call us today 941.920.1718

