

MAY 2022

Newsletter

Official local newsletter of your local real estate neighbourhood



INTERNATIONAL EXCELLENCE MEETS LOCAL EXPERTISE

Sell Your Home Right

HOME SELLING MISTAKES YOU SHOULD AVOID

You may be one of the many homeowners considering a home sale to potentially benefit from the seller's market, where buyers outnumber available properties, leading to higher prices and plenty of bidding wars. This month of May avoid making these common mistakes when the time comes to sell your home:

- Working alone
- Choose a price strategy
- Refusing to make changes
- Keeping clutter
- Opting not to neutralize
- Waiting for the home selling season
- Skipping major repairs
- Cutting costs on photography
- Hiding problems
- Being unavailable
- Being unwilling to negotiate
- Letting your emotions get the best of you

A real estate agent is key to a successful – and less stressful – home sale.

Included in this Month's Issue:

DECORATING IDEAS FOR SMALL HOMES

How to make use of small areas in your home

MARKET UPDATE

Look back at the last months statistics

HOW TO SELL YOUR HOME FASTER

Four top tips on how you can be involved in the selling process

8 BIG DECORATING IDEAS

for small spaces

1

Paint & decorate in neutral colors

Light blues, greens, & neutrals make a space appear larger, try matching curtains.

2

Add mirrors for light

Hang them vertically to make the room appear taller or horizontally for width.

3

Use Stripped patterns

Your eye will expand the room in the direction of the lines, tricking the eye.

4

Add furniture with light

A glass table or end table takes up less visual space, making the room larger.

5

Use furniture wisely

Use one large piece as a focal point & accessorize with other small objects.

6

Install floating shelves

They give you storage space, without the heavy footprint of a bookcase.

7

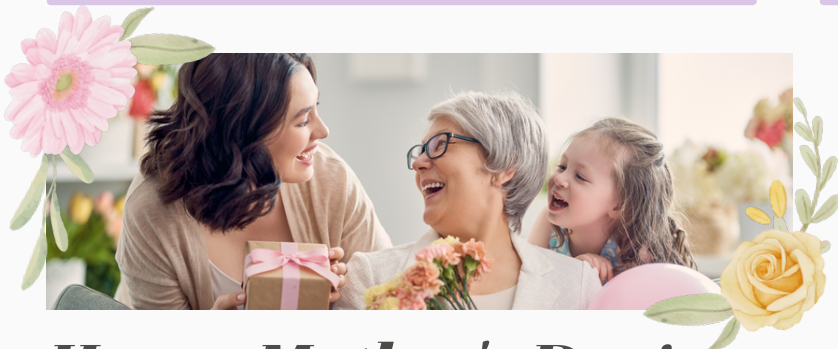
Remove the clutter

Start your annual deep clean early, as clean homes sell faster.

8

Watch your ceilings

For low ceilings, avoid tall furniture that will draw attention to it.



Happy Mother's Day!

MOTHERS MAKE A HOUSE A HOME

To all the mothers, aunts, grandmothers, sisters, and mentors, thank you for taking the time to invest in the next generation.

We hope you enjoy your special day and know that we appreciate you not just on Mother's Day, but every day.

“sending love & support”

May Home Maintenance Tips

- ✓ Remove insulation from outdoor faucets & check sprinkler heads
- ✓ Inspect chimney for damage
- ✓ Change the air-conditioner filter
- ✓ Trim trees, bushes and shrubs
- ✓ Have a professional inspect and pump the septic tank

Community Events

JOIN IN WITH SOME LOCAL EVENTS!

MAY 11

Downtown Fort Myers Music Walk! |
10pm-2am,
1400 Jackson St, Fort Myers, FL

MAY 14

Brian Kelley | 9pm-close, 2158
Colonial Blvd, Fort Myers, FL 33907

MAY 18-22

Fort Myers Film Festival | 7pm-12am
2301 First St, Fort Myers, FL 33901

MAY 27

Fort Myers Mighty Mussels |
7pm-10pm,
14400 Ben C Pratt/6 Mile Cypress
Pkwy, Fort Myers, FL 33912

Join in our local events!

Small Business of the Month

EMA MANAGEMENT SERVICES. INC

EMA Management Services is ready to help homeowners maintain their homes while they are here and away. They are dedicated to providing exceptional service to their homeowners and vacationing guests. They offer personal, friendly service, with the utmost attention to detail.



Market Update

FOR LEE COUNTY

1427

Sold
Homes

803

New
Listings

15

AVG Days
on Market

\$335K

AVG Sale
Price

1409

Active
Inventory

97%

Sales Price
Ratio

Featured Listings



Listed at \$699,999

12107 Chrasfield Chase,
Fort Myers, FL 33913

2+Den 2 2



Listed at \$19,770

11077 Butterfield DR,
Port Charlotte, FL
33953

Top 4 Tips to help SELL YOUR HOME FASTER

Take an active role in selling your home to sell faster!

Here are four ways to sell a house quickly, even in a slow market.

TIP 1 Clean & declutter

Buyers need to be able to picture themselves in the space. Give your home a thorough cleaning from top to bottom, get rid of clutter.

TIP 2 Price It to Sell

One of the most effective ways to sell your home fast is to price it competitively. Pricing your home too high means more time on the market.

TIP 3 Stage & add curb appeal

Every seller can benefit from a weekend spent sprucing up their home's interior and exterior, making a good first impression is crucial.

TIP 4 Time your sale right

The best time to list your home is in the first half of May on a Saturday. Homes listed during this time frame sold six days faster.

“
Make selling easy!
- with your local realtor!
”



Tom Kiessling
REAL ESTATE AGENT



Meet Your Agent

"When I'm not keeping busy with real estate matters, I enjoy exploring Florida's natural wonders, playing rounds of golf on a Sunday morning, and submersing myself in community events and volunteer opportunities."

Visit us at www.kiesslingluxuryhomes.com

INTERESTED IN WHAT YOUR HOME IS WORTH?

Call us today 941.920.1718

