

FEBRUARY 2026

A REAL ESTATE NEWSLETTER

BY WILLIAM GAWNE JR.



NEWS INSIDE:

HOW TO CREATE A INVITING KITCHEN
Creating and upgrading the heart of your home

MARKET UPDATE & LOCAL SPOTLIGHTS
Get a quick look at this month's market, home prices, and local business

SIGNS IT'S TIME FOR YOU TO MOVE HOME
Is moving the right decision for you?

LOVE YOUR NEIGHBORHOOD CHOOSING THE RIGHT COMMUNITY MATTERS

When it comes to finding your dream home, the neighborhood is as important as the house itself. After all, a beautiful home can lose its charm if it's not surrounded by a community you love.

THINK ABOUT YOUR DAILY LIFESTYLE

Do you enjoy quiet streets or a bustling urban vibe? Are top-rated schools, parks, or local shops a priority? Researching the area is key. Take a stroll through potential neighborhoods, visit at different times of the day, and chat with locals to get a feel for the community.

WHEN HOUSE HUNTING REMEMBER - it's not just about finding the perfect property—it's about finding the perfect place to call home.

THE 'HEART' OF THE HOME CREATING AN INVITING KITCHEN

The kitchen is the heart of the home, where meals, conversations, and memories come together. A warm, inviting kitchen transforms your home into a welcoming space for all.



- ▶ **DESIGN FOR COMFORT AND FUNCTIONALITY**
A well-designed kitchen is functional and comfortable, with an efficient layout, ergonomic features, and inviting touches like cushioned seating.
- ▶ **CREATE COZY GATHERING AREAS**
Designate a space for gathering, like a breakfast nook or kitchen island with seating, perfect for meals or chats. In smaller kitchens, a bistro table can create an intimate corner. Add soft textiles, pillows, or cozy rug for comfort.
- ▶ **INCORPORATE PERSONAL TOUCHES**
Make your kitchen feel welcoming by displaying items like cookbooks, or family photos. Open shelving can showcase unique dishes or cherished mementos, adding character to the space.
- ▶ **CHOOSE A WELCOMING COLOR PALETTE**
Warm tones like cream or terracotta create coziness, while neutral palettes with colorful accents add modern charm. A bold statement wall or backsplash adds personality without overwhelming the space.

RECIPE CORNER

SALTED BROWN BUTTER CHOCOLATE CHIP COOKIE BARS.

Ingredients; unsalted butter, light brown sugar, eggs, vanilla extract, all-purpose flour, baking soda, salt, milk chocolate chips, dark chocolate chips, flaked salt



SCAN FOR FULL RECIPE

HAVE A HAPPY

VALENTINE'S DAY

As we celebrate love this month, remember that your home is more than a building—it's the heart of your story.

*Love where you live
this february*



LABYRINTH
games & puzzles

**SMALL BUSINESS OF
THE MONTH**

**LABYRINTH GAMES & PUZZLES
WASHINGTON D.C.**

Labyrinth is a puzzle and tabletop game haven in the heart of DC! They aim to inspire a happier, more connected, and thoughtful community through play! For more than a decade, Labyrinth has been a place where bonds are forged and imaginations run wild.

**FEBRUARY
MAINTENANCE**

- ▶ Check for window and door drafts and seal any gaps
- ▶ Replace air filters in your HVAC system
- ▶ Clean your gutters to remove debris and prevent clogs
- ▶ Deep clean your carpets to remove stains and allergens
- ▶ Inspect your plumbing for any leaks or frozen pipes



MARKET UPDATE

JANUARY 2026 | PRINCE GEORGE'S, ANNE ARUNDEL AND MONTGOMERY COUNTY

PROPERTIES LISTED

2,526

AVERAGE SALE PRICE

\$501,000

AVERAGE DAYS ON MKT

43

PROPERTIES SOLD

1,258

AVERAGE LISTING PRICE

\$499,000

MONTHS OF INVENTORY

2.1

BREAKING UP WITH YOUR HOUSE: SIGNS IT'S TIME TO MOVE ON

Is it time to say goodbye to your current home? While moving can be a tough decision, there are clear signs that it might be time to move on and find a new place to fall in love with.

- 1 SPACE NO LONGER FITS YOUR NEEDS**
If your family is growing or your lifestyle has changed, your home may no longer fit your needs. Cramped rooms or outdated layouts could mean it's time for an upgrade.
- 2 YOUR NEIGHBORHOOD ISN'T WORKING FOR YOU**
If your neighborhood no longer suits your lifestyle, it may be time to explore new areas that feel more like home.
- 3 CONSTANT REPAIR COSTS**
Constant repairs can be financially and mentally draining. If maintenance feels overwhelming, it might be time to move.
- 4 YOU'RE EMOTIONALLY DETACHED**
If your home no longer excites you or feels like a haven, it may be time to move. A house should make you happy & settled.
- 5 YOU'VE OUTGROWN YOUR SPACE**
If your home feels cramped or you've been dreaming of more storage, bigger rooms, or better functionality, it might be time to look for a new space that better suits your future.

ready to make a move? let's talk



If any of these signs resonate with you, it may be time to break up with your house and start the search for a new!



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Realtor® since 2020, licensed in Maryland and Washington, D.C. Based in Bowie, MD, I proudly help buyers and sellers navigate every step of the real estate process with confidence.

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