

JULY 2026

A REAL ESTATE NEWSLETTER

BY WILLIAM GAWNE JR.



NEWS INSIDE:

BUY YOUR OWN HOME THIS 4TH OF JULY

Benefits of owning your
own home this season

LOCAL AREA MARKET UPDATE

Taking a look back at last
months statistics

PROJECTS TO BOOST YOUR HOME'S VALUE

How to boost your homes
value before the fall

BUY NOW OR WAIT?

NAVIGATING SUMMER 2026 MARKET TRENDS

Thinking about buying a home this summer? With inventory improving, many buyers are wondering: is now the time? Rates are high but steadier than last year, with stable prices and more room to negotiate.

REASONS TO BUY NOW

- Less competition and more negotiating power
- Rent is still rising—locking in a mortgage may help you save
- Start building equity sooner

REASONS TO WAIT

- Need more time to save or boost credit
- Hoping for future rate drops (though not guaranteed)

In conclusion the best time to buy depends on your goals and financial readiness

THIS INDEPENDENCE DAY PURCHASE YOUR OWN HOME

As we celebrate Independence Day and reflect on the meaning of freedom, there's one kind of independence that hits close to home—breaking free from renting and finding a place of your own. Tired of rising rent and restrictions? This summer is your chance to take control and own your future.

YOUR INDEPENDENCE STARTS HERE

► RENTING COMES WITH LIMITS

Renting may work short-term, but over time it means rising costs, limited control, and no return on your money—you're building equity, just not yours.

► OWNERSHIP = FREEDOM AND STABILITY

Buying a home isn't just a purchase—it's a move toward stability, self-reliance, and building your own future on your terms.

► BUILD EQUITY, NOT LANDLORD'S WEALTH

Every mortgage payment builds equity and grows your net worth—unlike rent, which builds your landlord's.

► MAKE THIS THE SUMMER YOU BREAK FREE

This 4th of July, celebrate independence by taking steps toward owning a home—it could be your most empowering move yet

*you can break free from renting
and step into homeownership*



HAPPY 4TH OF JULY!

This Independence Day, celebrate the freedom of building a life—and a home—on your terms. Whether you're dreaming of your first home or your next move

*here to help you
make it happen!*

SCAN FOR
FULL
RECIPE



RECIPE CORNER PARTY BROWNIES

Ingredients: 1 box brownie mix (usually 16–18 ounces), 6 tablespoons butter, 1/3 cup milk, 1 1/4 cups granulated sugar, 1 teaspoon vanilla extract, 1/2 teaspoon coarse kosher salt, 1 cup semi-sweet chocolate chips, rainbow sprinkles



SMALL BUSINESS OF THE MONTH

**THE COTTAGE MONET
ROCKVILLE, MD**

It all started with a cup of coffee. In 1997, I was an at home mother, seeking a lovely place to have a delicious perfect cup with my children, perhaps a lovely cafe like many that I enjoyed in my years of international travel. We opened The Cottage Monet to give people a place to shop and eat to their hearts content. Stop by for a cup of coffee and find that perfect gift for someone special!

JULY MAINTENANCE

- Clean and inspect your grill for safe summer cooking
- Power wash your deck, driveway, and walkways
- Wash exterior windows to let in more natural light
- Check and clean your air conditioning system
- Trim shrubs, remove weeds, and clear dead branches



◉ MARKET UPDATE ◉

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

PROPERTIES
LISTED

3,794

AVERAGE
SALE PRICE

\$540,000

AVERAGE DAYS
ON MKT

26

PROPERTIES
SOLD

2,423

AVERAGE
LISTING PRICE

\$529,000

MONTHS OF
INVENTORY

2.6

SUMMER PROJECTS TO BOOST HOME VALUE BEFORE FALL

Summer is the perfect time to tackle home upgrades—especially ones that not only improve your enjoyment now but also add value for the future.



1

MODERNIZE THE KITCHEN ON A BUDGET

Refacing cabinets, updating hardware, adding a peel-and-stick backsplash, or swapping out old faucets are easy, cost-effective upgrades that give your kitchen a fresh look.

2

UPGRADE BATHROOM DETAILS

New mirrors, faucets, drawer pulls, or even a statement light fixture can give a dated bathroom a much-needed boost without a full renovation.

3

REPLACE FLOORING IN HIGH-TRAFFIC AREAS

If you have worn carpet or scratched-up floors, consider replacing them with luxury vinyl plank (LVP), laminate, or engineered hardwood—great options for durability and value.

4

ADD A PERGOLA WITH BUILT-IN LIGHTING

A stylish pergola defines outdoor space and adds shade. Enhance it with built-in string lights, curtain panels, or climbing vines for extra charm and value.



Let's talk about which projects could make the biggest impact for your home.

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JPAR Professionals

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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