

# APRIL 2026

A REAL ESTATE NEWSLETTER

BY WILLIAM GAWNE JR.



## NEWS INSIDE:

### DIY HOME IMPROVEMENTS

How to achieve a fresh look for this spring

### LOCAL AREA MARKET UPDATE

Taking a look back at last months statistics

### MAXIMIZE YOUR HOME'S VALUE

How to prepare to sell your home before listing

## SPRING INTO A FRESH START

HOME TIPS FOR THE SPRING SEASON AHEAD!

Spring is here, and it's the perfect time to refresh your home—whether you're getting ready to sell or simply want to enjoy a brighter space! A few simple upgrades can make a big impact:

**Boost Curb Appeal** – Freshen up landscaping, paint your front door, and add colorful flowers.

**Declutter & Deep Clean** – A tidy, fresh-smelling home feels more inviting (and sells faster!).

**Lighten Up Your Space** – Swap out heavy winter décor for soft pastels, airy fabrics, and natural light.

Thinking about selling? Spring is one of the best times to list! Let's chat about how to maximize your home's value. Fresh season, fresh start—whether you're sprucing up or selling, let's make your home shine!

# DIY HOME IMPROVEMENTS FOR A FRESH SPRING LOOK

Spring is the perfect time to refresh your home with simple DIY projects that make a big impact. Whether you're preparing to sell or just want to brighten up your space, these easy upgrades will give your home a fresh, stylish look.



## REFRESH WALLS WITH A NEW PAINT COLOR

A fresh coat of paint instantly transforms a room. Choose light, neutral shades to create a bright and airy feel, or add a bold accent wall for a pop of color.

## INSTALL PEEL-AND-STICK WALLPAPER

For a trendy, affordable update, try peel-and-stick wallpaper in a fun pattern or textured design. It's easy to apply and can transform a room without a big commitment.

## REVAMP OUTDOOR SPACES

Clean up your patio or deck, add outdoor string lights, and invest in cozy seating or planters filled with colorful flowers to create an inviting space for relaxation.

## BRING THE OUTDOORS IN WITH DECOR

Swap out heavy winter décor for floral prints, botanical artwork, and fresh flowers. Try peel-and-stick wallpaper with a nature-inspired pattern for a seasonal touch.

*make your home feel light,  
fresh, and spring ready*

## HAPPY EASTER

HOP INTO YOUR DREAM HOME

Spring is in full bloom, and Easter is the perfect time to celebrate new beginnings, fresh starts, and maybe even a little house hunting!

*make this  
easter special*

## RECIPE CORNER

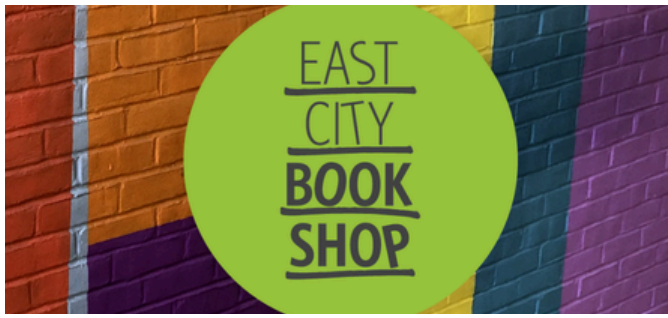
### CHEESY VEGETABLE GARDEN TART

**Ingredients:** 500g strong white flour, plus extra for dusting, 75g caster sugar, 2 tsp mixed spice, 1 tsp ground cinnamon, 1 lemon, finely grated zest only, 10g salt, 10g fast-action dried yeast, 40g butter, 300ml milk, 1 egg-beaten, 200g sultanas, 50g finely chopped mixed candied peel, oil for greasing.

**For the topping:** 75g plain flour, 2 tbsp golden syrup, for glazing

SCAN FOR  
FULL RECIPE





**SMALL BUSINESS OF THE MONTH**  
**EAST CITY BOOKSHOP**  
**WASHINGTON, D.C.**

East City Bookshop is a place to talk about books and ideas, to learn something new, or to revisit something you once knew well. By offering author events, book clubs, other community events, we want to connect you with the books and ideas you want and need... and some that maybe you didn't even know you wanted and needed. We also have a selection of toys, gifts, art supplies, and bookish items that we think would make a special treat for yourself or for someone you like a whole lot. Our mission is to provide friendly and warm service, community-oriented events, and support for the literary arts at every reading level.

# APRIL MAINTENANCE

- ▶ Test your sprinkler system check for leaks and adjust
- ▶ Fertilize and aerate lawn to promote thick, green grass
- ▶ Plant flowers and shrubs for a fresh spring look
- ▶ Seal cracks and gaps to prevent any pests
- ▶ Power wash driveways and walkways ready for spring



## MARKET UPDATE

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

PROPERTIES LISTED

3,792

PROPERTIES SOLD

1,720

AVERAGE SALE PRICE

\$511,340

AVERAGE LISTING PRICE

\$525,000

AVERAGE DAYS ON MKT

49

MONTHS OF INVENTORY

3.4

# HOW TO MAXIMIZE YOUR HOME'S VALUE BEFORE LISTING

Preparing to sell your home? A few strategic upgrades can make your property more attractive to buyers, leading to quicker offers and a higher selling price. Here's what to focus on:

## MOST COMMON MISTAKE HOME SELLERS MAKE

### NEGLECTING CURB APPEAL

Buyers judge a home before stepping inside. Try refreshing your landscaping, washing the exterior, and updating your front door



## ENHANCE CURB APPEAL

- ▶ Refreshing Landscaping - Trim bushes, add fresh mulch, and plant flowers
- ▶ Updating the Front Door - A fresh coat of paint or a new door makes a big impact.

## MAKE SMALL VALUABLE UPGRADES

- ▶ Modern Fixtures - Update light fixtures, cabinet hardware, and faucets
- ▶ Minor Kitchen & Bath Updates - Replacing outdated mirrors, adding a backsplash, or painting cabinets can elevate these spaces
- ▶ Fresh Paint - Neutral colors make rooms feel bigger and brighter

## FIX SMALL REPAIRS

- ▶ Patch up any holes and touch up paint
- ▶ Fix leaky faucets and running toilets
- ▶ Replacing broken tiles, loose handles, or worn-out caulking

*get the best price 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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