

JUNE 2026

A REAL ESTATE NEWSLETTER
BY WILLIAM GAWNE JR.



NEWS INSIDE:

BUDGET-FRIENDLY YARD UPGRADES

Trendy backyard upgrades
that add value in 2026

LOCAL AREA MARKET UPDATE

Taking a look back at last
months statistics

HIDDEN COSTS OF BUYING A HOME

How to plan for them
and buy with confidence

SCHOOL'S OUT, TIME TO SELL

WHY FAMILIES ARE HOUSE-HUNTING NOW

As graduation caps fly and school bells ring for the last time this year, families are eager for a fresh start — and that often means finding a new home.

For sellers, June offers a prime opportunity to connect with buyers during a naturally emotional and transitional time.

WHY JUNE MATTERS FOR SELLERS:

- Buyers are feeling a natural urge to "start fresh" over the summer.
- Parents want to give kids time to adjust to new surroundings before fall.
- There's a sense of urgency that drives quicker decisions.

POSITION YOUR HOME AS THE PERFECT FRESH START FOR A FAMILY READY TO PLANT NEW ROOTS!

BUDGET-FRIENDLY BACKYARD UPGRADES THAT PAY OFF

You don't need a major renovation to impress buyers. These small, cost-effective upgrades can boost curb appeal and increase resale value – especially in summer.

DESIGN TIP:

Buyers in 2026 want low-maintenance luxury, think clean lines, usable zones



▶ OUTDOOR SEATING AREAS

A well-designed patio or deck instantly boosts buyer appeal. Add simple furniture, a rug, and string lights for a cozy, inviting vibe. (\$150-\$300)

▶ FRESH MULCH & GARDEN BEDS

Fresh mulch and a few colorful plants make any yard look cleaner and more vibrant. It's an easy, high-impact way to improve curb appeal. (\$150)

▶ BUILD A MINI PERGOLA

A small pergola or a tensioned shade sail adds structure and purpose to an open space. (\$200-\$600)

▶ UPDATE PATIO SLABS

Swap dated concrete for large-format pavers, textured porcelain tiles, or patterned stone for a high-end, modern feel. (\$500)

▶ ADD A FAUX OR LIVING IVY WALL

Create a stunning vertical focal point with faux greenery panels or a real ivy trellis. It adds privacy, texture, and a luxury outdoor-living vibe. (\$150-\$300)

STEP INTO SUMMER!

SUMMER STARTS AT HOME

With longer days and more sunshine, there are endless opportunities to refresh your space, tackle new projects, and fully enjoy the vibrant season ahead.

Fresh start, sunny days!

RECIPE CORNER

CHEESY BACON RANCH CHICKEN

Ingredients: 4 slices thick-cut bacon, 4 boneless skinless chicken breasts (about 1 3/4 lbs.), Kosher salt, Freshly ground black pepper, 2 tsp. ranch seasoning, 1 1/2 cups shredded mozzarella, Chopped chives, for garnish

SCAN FOR
FULL
RECIPE





YIAYIA'S KITCHEN

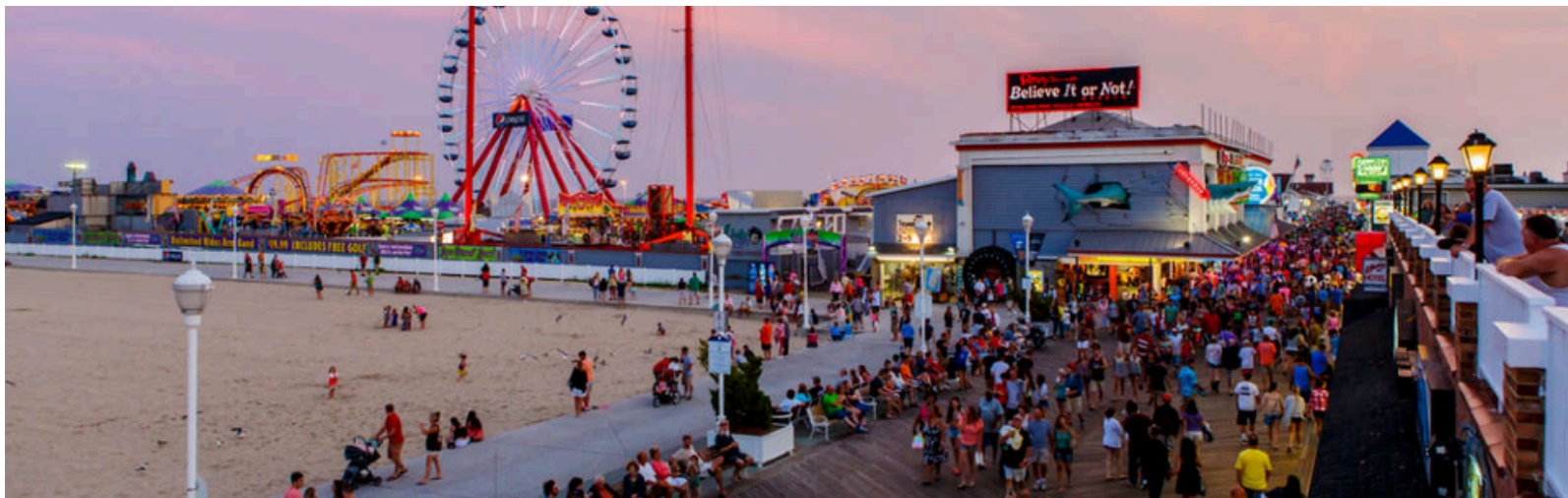
SMALL BUSINESS OF THE MONTH

**YIAYIA'S KITCHEN
BELTSVILLE, MD**

We created a neighborhood Greek Restaurant that reminds you of being at Grandma's house on Sunday. Our menu is based on simple Greek comfort food where the taste and quality stands for what our grandma (YiaYia) believed in.

JUNE MAINTENANCE

- Check sprinkler systems and adjust for summer watering
- Deep clean all outdoor furniture ready for summer use
- Service & clean air conditioning to ensure efficiency
- Trim trees and bushes away from the house
- Thoroughly clean and apply a fresh sealant to wooden decks



MARKET UPDATE

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

PROPERTIES
LISTED

4,150

PROPERTIES
SOLD

2,319

AVERAGE
SALE PRICE

\$545,000

AVERAGE
LISTING PRICE

\$530,000

AVERAGE DAYS
ON MKT

27

MONTHS OF
INVENTORY

2.8

HIDDEN COSTS OF BUYING A HOME & HOW TO PLAN FOR THEM

Buying a home is a thrilling milestone, but it's important to remember that the purchase price isn't the only cost to plan for. Here's what you should know — and how to be ready.

CLOSING COSTS

Typically 2-5% of your home's price, including loan fees, appraisals, inspections, title insurance, and taxes.

MOVING EXPENSES

Whether you're hiring professionals or doing it yourself, moving costs can add up quickly, especially in summer.

HOME MAINTENANCE AND REPAIRS

Budget at least 1% of your home's value annually for repairs and upkeep, even newer homes need attention!

INSURANCE AND PROPERTY TAXES

Your monthly mortgage isn't the whole picture — taxes and insurance can rise over time, affecting your budget.

UTILITIES AND SERVICES

New homes often mean higher costs for electricity, water, trash, internet, and more.



SAVE BEYOND THE DOWN PAYMENT

Create a "New Home Buffer Fund" with at least 3-6 months of living expenses. This helps cover unexpected repairs, moving costs, and early homeownership expenses without stress.

Know the costs and own with confidence



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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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