

# OCTOBER 2022 NEWSLETTER



## ***READY TO SELL YOUR HOME THIS FALL?***

### **FALL HAS SOME UNIQUE BENEFITS**

**THE HOLIDAY SEASON CAN HELP YOUR SALE!** Fall is a great time to stage a house. The use of seasonal earthy colors and decorations will give the house a homey, welcoming feel. Nothing makes someone want to buy a house more than a warm, comforting atmosphere. Not to mention all of the fall treats you can put out for potential buyers. Use the season to your advantage!

**YOU'LL STAND OUT IN THE CROWD.** With the summer behind us, there are fewer houses on the market. Excitingly, this means your listing is going to stick out to potential buyers much easier.

### ***Included in this Month's Issue:***

#### **PUMPKIN PIE RECIPE**

A simple and easy recipe to follow to get you in the seasonal spirit

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#### **MARKET UPDATE**

Look back at the last months statistics

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#### **HALLOWEEN TIPS AND TRICKS!**

Keep your spooky holiday safe and fun!

# Pumpkin Pie Recipe

## MADE SIMPLE AND EASY

PREP: 10 MINS | COOK: 50 MINS | TOTAL: 1 HR | SERVINGS: 8

### INGREDIENTS

- 1 (15 ounces) can pumpkin puree
- 1 (14 ounces) Sweetened Condensed Milk
- 2 large eggs

- 1 teaspoon ground cinnamon
- ½ teaspoon ground ginger
- ½ teaspoon ground nutmeg
- ½ teaspoon salt
- 1 (9 inch) unbaked pie crust



### DIRECTIONS

**Mix** - Well, technically you'll first need to preheat the oven at 425 degrees F (220 degrees C). Then you can start by mixing all the ingredients for your filling: pumpkin puree, sweetened condensed milk, eggs, cinnamon, ginger, nutmeg, and salt. Whisk it all together until smooth.

**Bake** - Pour mixture into pie crust (store-bought or homemade is fine). Bake in the oven for 15 mins.

**Reduce Heat and Bake Some More** - Now you'll reduce the heat to 350 degrees F (175 degrees C) and continue to bake for 35 to 40 minutes. To help to cook evenly without cracking. Once a knife inserted 1 inch from the crust comes out clean, then it's ready. The center should be just a little jiggy. Let cool & serve, refrigerate, or freeze. Really, that's it!

“ I am always ready to  
*Carve out time for you!* ”

## Happy Halloween

### NO TRICKS BUT PLENTY OF TREATS!

Buying a home doesn't need to be a scary process! We will work ourselves to the bone to help you. If you're thinking about moving and are interested in chatting more about our current real estate market get in touch.



## October Home Maintenance Tips

- ✓ Shut off exterior water supply
- ✓ Drain and winterize exterior plumbing
- ✓ Clean your dryer vents
- ✓ Dust all rooms and windows
- ✓ Store your yard furniture

# Featured Listing

**601 MAHOGANY WAY, VERONA, WI 53593**

Welcome to your charming 4 bed, 2.5 bath home in the heart of Verona's Cross Country Heights! Tons of value in this home awaits you!

- ✓ Open concept multi-level
- ✓ Fenced in backyard
- ✓ Hot tub

**LISTED AT \$415,000**

 2 BATHROOMS  4 BEDROOMS

 2 CAR GARAGE  2,316 SQ. FT.



## Market Update FOR DANE COUNTY

**677**

Sold  
Homes

**602**

New  
Listings

**20**

AVG Days  
on Market

**\$433K**

AVG Sale  
Price

**\$424K**

AVG Listing  
Price

**99.8%**

Sales Price  
Ratio

## Community Events

**OCT 9**

Fire Truck Parade |  
1pm, State Street

**OCT 14**

Science on the Square |  
4pm, Downtown Madison

**OCT 16**

Puptoberfest |  
12pm, Wisconsin Brewing Co

**OCT 26**

Downtown Family Halloween |  
3pm, Downtown Madison

**OCT 28-30**

Jurassic Quest |  
Alliant Energy Center

*Join in our local events!*

## Small Business of the Month

### WOLF CRAFT COMPANY

Shop home designed,  
hand stamped metal  
jewelry, stickers, and  
more at Wolf Craft  
Company! Order some  
goodies >here<



# *Halloween Safety Tips*

## FOR TRICK OR TREATING:

- 1 Carry glow sticks or flashlights, use reflective tape or stickers on costumes and bags, and wear light colors to help kids see and be seen by drivers.
- 2 Slow down and be alert! Kids are excited on Halloween and may dart into the street. Turn on headlights early in the day to spot kids from further away.
- 3 When selecting a costume, make sure it is the right size to prevent trips and falls. Choose face paint over masks when possible. Masks can limit children's vision.
- 4 Avoid free walking pets, not all the creatures of the night are friendly. If you do not know the animal, best to avoid them.
- 5 Inspect candy once you get home to ensure the candy is safe to consume and that it contains nothing that your kids are allergic to.




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INTERESTED IN WHAT YOUR HOME IS WORTH?

**CONTACT US TODAY!**

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