

NOVEMBER 2022 NEWSLETTER



This November's Market

BUYING OR SELLING DURING THE HOLIDAY SEASON?

For Sellers: the holidays can still be profitable. Holiday home buyers are usually serious about buying quickly. The buyers are hitting open houses while the browsers are off at the mall. There is no better time to show a house than the holidays with tasteful decorations to make it feel like their future home.

For buyers: It's a great time as well! With less competition from others, buyers have more leverage to negotiate with sellers who are motivated to move quickly.

Included in this Month's Issue:

PLAN THANKSGIVING

Thanksgiving preparation tips to get you through the holidays

MARKET UPDATE

Look back at the last months statistics

SKILLET CORNBREAD RECIPE

A simple recipe for a classic Thanksgiving side!

Skillet Cornbread Recipe

MADE SIMPLE AND EASY

PREP: 15 MINS | COOK: 25 MINS | TOTAL: 40 MINS | SERVINGS: 8

INGREDIENTS

- 3 large eggs
- 2 cups buttermilk
- 2 1/4 cup all-purpose flour

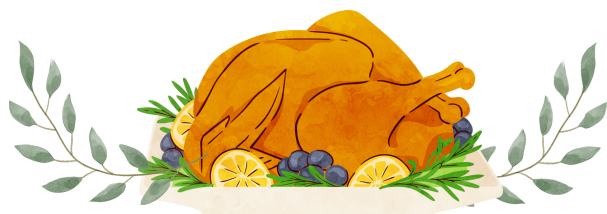
- 3 cups cornmeal
- 3 tsp salt
- 1/4 cup sugar
- 2 1/2 tsp baking powder
- 2 tsps baking soda



DIRECTIONS

Mix - Well, technically you'll first need to preheat the oven at 425 degrees F (220 degrees C) and place a large cast iron skillet in the oven while it preheats. Then in a medium bowl, whisk together the eggs and buttermilk until well combined. In a large bowl, whisk together the flour, cornmeal, salt, sugar, baking powder, and baking soda. Pour the wet ingredients into the dry ingredients and stir with a rubber spatula until just incorporated.

Bake - Carefully remove the hot skillet from the oven and add the butter. Once the butter melts, add the cornbread batter and spread in an even layer. Bake for 20-25 minutes, until golden brown on top.



Happy Thanksgiving

FROM OUR FAMILY TO YOURS!

We are so thankful to have clients like you - not just on Thanksgiving, but every day. We are counting our blessings this Thanksgiving, and working with you is one of them. We appreciate having you as a client and a friend! Happy Thanksgiving to you and yours!

November Home Maintenance Tips

- ✓ Clean the carpets
- ✓ Tune up home appliances before the holidays
- ✓ Replace batteries in smoke and carbon monoxide detectors
- ✓ Clean garbage disposal
- ✓ Remove lint from dryer exhaust vent

Small Business of the Month

SHARE THE LOVE AND SUPPORT

If you love sugar cookies, check out Sugar Llama Cookies! They are based in Sun Prairie and Neenah, WI. The cookies are made beautifully, can be completely personalized for your event, and taste delicious. Betsy and the ladies truly care about their craft and vision and ensure it all comes to life!

You can find their page on
Facebook: **Sugar Llama Cookies**
Instagram: **@sugarllamacookies**



Market Update

FOR THE LOCAL NEIGHBOURHOOD

478
Sold Homes

493
New Listings

21
AVG Days on
Market

\$434K
AVG Sale Price

\$442K
AVG Listing
Price

99%
Sales Price
Ratio

Community Events

NOV 5

2022 Madison Herb Fair
9am, Olbrich Botanical Gardens

NOV 12

Holiday Fantasy in Lights, Harley
Olin Park

NOV 24

Madison Turkey Trot |
8:30am, Alliant Energy Center

NOV 26

IBadger Bash: WI vs. MN |
Union South

NOV 27

Immersive Van Gogh Madison |
Greenway Station Shopping Center

Join in our local events!

Donation Centers

With the cold weather coming in, there are plenty of those in need of clothing and house items to keep them going throughout the holidays. Here is a list of wonderful organizations that can help distribute to those in need.

- Society of Saint Vincent de Paul
- Journey Mental Health Center
- Middleton Outreach Ministry
- Dane County Clothing Center
- Moms in Need
- Porchlight
- The Beacon
- Community Action Coalition
- Luke's Closet

Get maximum profits ON YOUR HOME SALE

Buyers want the best their money can buy!

Make your listing stand out from the competition with the 3 most popular updates that maximize value.



NEW APPLIANCES

Can update the look of most dated kitchens. This will be well received by buyers since they can repurpose them even if they decide to update the cabinetry at a later date.



NEW COUNTER TOPS

Marble style quartz brings added value through durability, and blends with most cabinet colors and styles to freshen up a kitchen space. A large rectangular or farmhouse style sink will help to complete the look. These upgrades can also offset any immediate changes a buyer may want to make.



NEW FLOORING

If your carpet is dated or worn, consider installing luxe vinyl flooring instead. It has been a huge hit with buyers for its durability with everyday living and stylish appearance. New flooring goes a long way in conveying value with buyers.



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Whether you're looking to buy or sell a home, our team of highly acclaimed realtors has over 50 years of experience in helping clients all around the Greater Madison Area achieve their goals. Our agents are fierce negotiators with a wealth of real estate market knowledge and the latest and greatest marketing and research tools at their disposal. What does that mean for you? When you work with the Cheng Real Estate Group, you know you're in good hands.

INTERESTED IN WHAT YOUR HOME IS WORTH?

CONTACT US TODAY!

📞 608.957.2683

✉️ info@chengrealestategroup.com

🌐 www.chengrealestategroup.com