

February 2023 NEWSLETTER

OFFICIAL LOCAL NEWSLETTER OF YOUR LOCAL REAL ESTATE NEIGHBOURHOOD



NEWS INSIDE:

NEWLYWED HOME ESSENTIALS

Home essentials for every newlywed couple

LOCAL AREA MARKET UPDATE

Taking a look back at last months statistics

GET YOUR HOME SPRING READY

How to decorate with fresh cut flowers

First-Time Buyer Priorities

ARE YOU A FIRST-TIME HOME BUYER?

Being a first-time home buyer can be challenging. But being fully prepared can help guarantee success.

FIRST - Start by knowing your financials inside out and backward. Get pre-approved by a mortgage lender and formulate a budget that will work for you.

SECOND - Take the time to understand your mortgage options fully. Eligibility and payments can vary significantly, you want to find the right mortgage program to fit your circumstances.

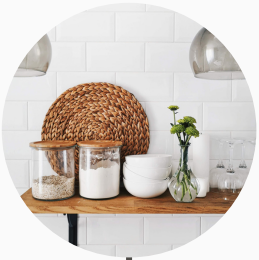
LAST - Make informed decisions. Partner with the right real estate agent, mortgage broker, & home inspector. They can be a trusted advisor when it comes to making those tough decisions.

When it comes to buying your first home, you get out of it what you put into it. Happy house hunting!!



home essentials FOR NEWLYWED COUPLES

Most newly married couples find themselves quite surprised at the number of items that are needed for a comfortable home. Here are a few home essentials for every newlywed couple.



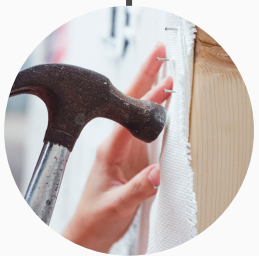
1. ADDITIONAL KITCHEN STORAGE

If both of you love to cook, then you know how chaotic things can get in the kitchen. This is why you want to keep things as tidy as possible and invest in some additional storage. One of the simplest things that you can buy is a spice rack, that will not take up too much space on the counter.



2. A NICE MATTRESS

Know that your bedroom will play a very important role in your life as a couple, and you'd be surprised at the number of marriages that were ruined because of poor sleeping arrangements or habits. This is why you need to invest in a good mattress, but one that is specifically good for couples.



3. SET OF TOOLS

If you bought your home, you have to be ready for things to break down. Or you may want to make some adjustments. In this case, you will need to invest in some tools.

February Home Maintenance

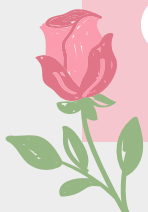
- ✓ Clean your entryway floors from over the cold winter months.
- ✓ Stay toasty and save on energy bills by blocking drafty doors with door sweeps & rugs
- ✓ Prolong your mattress's life by rotating or flipping it.
- ✓ Keep your home in top shape and remove those scuff marks & touch up the paint.



SHOPPING FOR YOUR DREAM
HOME THIS

valentine's day?

We would love to help you find your forever home this valentine's day. Let's have a heart-to-heart about your real estate needs!



Valentine's Day Red Velvet Truffles

INGREDIENTS

- 1 box red velvet cake mix, prepared according to instructions
- 8 oz cream cheese, softened
- 16 oz white chocolate chips
- topping of your choice

DIRECTIONS

1. Prepare red velvet cake according to the instructions on the box.
2. In a bowl, crumble the red velvet cake.
3. Mix in cream cheese until smooth.
4. Roll into 1- to 2-Tbsp.-sized balls, and chill.
5. Melt the white chocolate.
6. Roll the balls in the chocolate to coat them evenly. Set aside.
7. Decorate! Let the chocolate harden before serving.



Market Update

FOR THE LOCAL NEIGHBOURHOOD

270

Sold
Homes

397

New
Listings

33

AVG Days
on Market

\$430K

AVG Sale
Price

\$435K

AVG Listing
Price

99%

Sales Price
Ratio

Valentine's Day Spots!

Madison area restaurants and specialty shops have come together to make Valentine's Day extraordinary for you and your loved ones. Take your pick from take and bake meals, fancy dine-in deals, sweet treats for your honey, gifts for the Galentine's. And plenty to choose from to treat yourself, too.

1. A Pig In a Fur Coat
2. Bar Corallini
3. Eno Vino
4. Essen Haus
5. L'Etoile
6. The Statehouse
7. Cafe Hollander
8. Campo di Bella

Community Events

JOIN IN WITH SOME LOCAL EVENTS!

FEB 4

Frozen Assets Festival |
10-3pm, The Edgewater

FEB 6

Winter Carnival |
Memorial Union

FEB 11

Cave After Dark: Love on the Rocks
5:30-9pm, Cave of the Mounds

FEB 12

Garver Valentine Craftacular | 11-
4pm, Garver Feed Mill

FEB 24

Madison Fishing Expo |
9-2pm, Alliant Energy Center

Join in local events!

Fresh cut flowers **TO GET SPRING READY**

Now is as good a time as ever to start the process of slowly adding spring touches to our interior decor. What better way to decorate for spring than adding fresh-cut flowers? The great thing is, that they can double as Valentine's day decor or gifts!



1

LAYER FLORALS ON OTHER DECOR

Florals mixed in with various other decor items will add another layer to your space that will make it that much more interesting.



2

ADD FLAIR TO YOUR SIDE TABLES

Make your side tables a centerpiece in your room by decorating them with smaller floral arrangements. "Add a couple of decorative vases for beautiful bunches of flowers and scatter them around your various side tables



3

BRIGHTEN YOUR BATHROOM

Flowers can also make a great addition to your bathroom or vanity space. Instead of opting for long-stemmed florals and tall vases, consider cutting your flowers within a few inches of height and putting them in a jar on a vanity tray



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INTERESTED IN WHAT YOUR HOME IS WORTH?

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