

March 2023 NEWSLETTER

OFFICIAL LOCAL NEWSLETTER OF YOUR LOCAL REAL ESTATE NEIGHBOURHOOD



NEWS INSIDE:

GET YOUR LAWN READY FOR SPRING

Helpful lawn tips to
manage your backyard

LOCAL AREA MARKET UPDATE

Taking a look back at last
months statistics

REMODELING YOUR KITCHEN

The Do's and Don'ts of
remodeling your kitchen

Time to Spring Forward!

PREPARE FOR THE HOUSING MARKET THIS SPRING

Are you thinking of entering the housing market this Spring? These tips could help you 'spring ahead of your competition.

BUYERS

- Get pre-approved - Know your budget before you start shopping. Show sellers that you are ready to buy now!
- Know your wants versus your needs. Make a list of what your new home needs & stick to that list! Don't waste your time touring homes that do not fit your needs.

SELLERS

- List now for less competition! Spring brings more buyers and sellers! List now to capitalize on buyers looking now!
- Price your house right - Home prices are still growing, but now as quickly and before! You can come to us about how to competitively price your home!

get your lawn **READY FOR THE SPRING**

Spring will be here before you know it, and the time to get your lawn ready is now. There are a couple of things you can do now that will make all the difference this spring!



USE THIS PRE-SPRING LAWN TIPS THIS MONTH

- Prepare your lawn mower and tools that have been sitting through the winter.
- The first step to prepping your lawn for spring is to clean up the leaves, twigs, and other debris that have gathered over the winter.
- Early in spring, use a combination of fertilizer, which feeds your grass, and pre-emergent: an herbicide used to prevent crabgrass.
- Mow every five days for the first six weeks of spring to ensure a thicker, fuller lawn.
- For a neat and defined yard, the final step is to edge the lawn.

March **Home Maintenance**

- ✓ Clean and repair any outdoor decking or patio
- ✓ Clean up your exterior pathways and inspect them for winter damage
- ✓ Get your garden and lawn ready for the Spring
- ✓ Refresh your entryway - replace the doormat & clear off the coat hooks

happy **ST. PATRICK'S DAY!**

IT TAKES MORE THAN A LITTLE BIT OF LUCK
TO SELL A HOME!

Let us help you with all your real estate needs. If you have been thinking about buying or selling your home, now is the right time with this Spring market!

Irish Cream Fudge Recipe

INGREDIENTS

- 1/3 cup butter
- 2 1/4 cups brown sugar
- 1/2 cup golden syrup
- 1 1/4 cups double cream
- 1 cup dark chocolate
- 1/2 cup Irish cream
- 1/3 cup white chocolate, melted

DIRECTIONS

1. In a saucepan, melt the butter, brown sugar, golden syrup, and double cream over low-medium heat and mix gently until combined.
2. Once combined, place a sugar thermometer into the saucepan and heat the mixture until it reaches 116°C (240°F), stirring every now and then.
3. Take off the heat and mix in the dark chocolate and Irish cream.
4. Pour into a baking tin and then pour the white chocolate in the middle.
5. Using a cocktail stick or the handle of a spoon, swirl the white chocolate into the dark chocolate mixture.
6. Chill in the fridge until solid. Cut into squares. Enjoy!



Market Update

FOR THE LOCAL NEIGHBOURHOOD

291

Sold
Homes

448

New
Listings

40

AVG Days
on Market

\$418K

AVG Sale
Price

\$418K

AVG Listing
Price

99.9%

Sales Price
Ratio

St. Patrick's Day Spots!

In Madison, on St. Paddy's Day, (and the weeks leading up to it) everyone gets to be Irish for the day. Here's how...

MARCH 12

Shamrock Shuffle - 600 Block of State Street (Downtown)

Bud Light Regent Street Pub Crawl - SCONNIEBAR (Downtown)

MARCH 13

Meat & Cheese Raffle at Wisconsin Brewing Company - Wisconsin Brewing Company (Verona)

MARCH 16

St. Patrick's Day Charcuterie Workshop - Camp Createability Studio (Monona)

MARCH 17

Live Music at The Cider Farm - The Cider Farm (Madison West)

MARCH 19

5th Annual Lucky's St. Patrick's Day Crawl - Red Rock Saloon (Downtown)

Community Events

JOIN IN WITH SOME LOCAL EVENTS!

MAR 1

Winter Family Night |
5-6pm, Lake Mendota

MAR 4

Dane County Farmer's Winter Night Market |
8-12PM, Garver Feed Mill

MAR 14

Pie Day for Pi Day |
8-9PM, Dane Buy Local

MAR 18

Maple Syrup Fest |
1-4PM, Aldo Leopold Nature Center

FEB 24

Bi-Annual Book Swap |
7-9pm, State Line Distillery

Join in local events!



Remodeling your KITCHEN DO'S AND DON'TS

When the day to remodel your kitchen finally comes, doing that sometimes can feel like a very, very hard task. Consider these tips when your renovations are underway.

DON'TS

NEGLECT YOUR BUDGET

Make two lists, a must-have list & a wish list to help with the cost. If you have a limited budget, simply replacing things will give the room a very fresh look, and will cost less.

FORGET ABOUT STORAGE

If you choose to make changes to your kitchen, including storage options is a MUST! You should be certain to include storage that is both stylish and functional.

PLAY IT SAFE

Adding a little personality will help your kitchen stand out from the crowd when it comes to selling your home.

DO'S

THINK ABOUT HOW YOU WILL USE IT

Consider how your family will actually use it. Maybe you need a long dining table for guests? Make sure these thoughts are part of your plan when you remodel your home.

GIVE ATTENTION TO THE LAYOUT

The layout is the most overlooked. Make sure that your new space functions the way you pictured it. Be sure to preview the layout before making any purchases.

LOTS OF LIGHTING

Adding in more lights would make your kitchen easier to function when cooking. Try and picture yourself working and where you might need more light.

Start planning now!





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INTERESTED IN WHAT YOUR HOME IS WORTH?

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