



# YOUR SEPTEMBER

REAL ESTATE & OTHER THINGS

*newsletter*



Happy First Day of Fall! As the leaves change and cooler weather sets in, it's the perfect time to cozy up at home – and stay in the know with the latest real estate updates, seasonal tips, and community fun. If you know me, you know I love Halloween, and my two little dogs are already enjoying their fall walks through the crunchy leaves. Whether you're thinking of buying, selling, or just enjoying your space, I'm here to help make every step smooth and stress-free.

## *This season...*

### TIPS FOR PREPPING YOUR HOME FOR FALL

- Clean gutters & downspouts
- Seal gaps around windows & doors
- Inspect roof & shingles
- Test smoke & CO detectors
- Book a furnace tune-up
- Drain hoses & shut off outdoor taps
- Rake leaves & prep lawn for spring

## MARKET *stats*

Market Snapshot (August 2025)

- Average residential sale price: **\$456,726**
- Average condo sale price: **\$281,261**

Thinking of selling?  
Curious about your value?  
Let's chat.

Buying?  
Fall is a great time to shop without spring's  
competition

## COMMON QUESTION

"Do I need to get pre-approved before I start house hunting

Yes! A pre-approval not only shows what you can comfortably afford, but also strengthens your offer when you find the right home.

Need a trusted mortgage broker to walk you through the process? I'd be happy to connect you with one of my go-to professionals.

# MYTH *busters*

& THE MANY THINGS YOU MAY THINK YOU **HAVE** TO DO WHEN PURCHASING OR SELLING A HOME

**Myth** I will save money if I don't use a buyer's agent.

**Truth** Having your own agent costs you nothing and gives you expert guidance every step of the way. In most cases, the seller pays the commission.

## fall *simmer pot*

Keep your home smelling like a delicious apple pie, all day long!

On your stove top:

- Fill a pot with ½ water
- Two teaspoons vanilla
- Three cinnamon sticks
- One apple, cut up

Bring to a boil, then keep on simmer for the rest of the day. Add water periodically if evaporating.



## Paws for a Cause

When I'm not selling homes, you'll often find me volunteering with Grateful Friends Animal Rescue.

We're looking for **Freedom Flyers** — travelers who can help bring rescue animals to their new homes.

**Showing tip:** We love pets, but during showings it's best to give them a little break — it keeps them happy and helps buyers focus on your home.

 **moniquegreenrealtor**