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TOP RESOLUTIONS FOR A SUCCESSFUL HOME SALE THIS YEAR

Ready to make a move this year? Selling your home can be a complex process, but with the right preparation and guidance, it can be a smooth and rewarding experience. Here are some New Year's resolutions to help you achieve a successful home sale:

• **Declutter and Depersonalize:** Start by decluttering each room and removing personal items like family photos and mementos. This helps potential buyers envision themselves living in the space without distractions.

• **Stage for Success:** Consider staging your home to highlight its best features and create an inviting atmosphere. A professional stager can help you maximize your home's appeal and make it stand out from the competition.

• **Pre-Listing Inspection:** A pre-listing inspection can identify any potential issues before they become deal-breakers during negotiations. Addressing repairs upfront can save you time and hassle in the long run.

• **Price it Right:** Work with your real estate agent to determine a competitive and realistic listing price based on recent market data and comparable sales. Pricing your home correctly from the start can attract more buyers and lead to a quicker sale.

• **Market Like a Pro:** Utilize high-quality photos, virtual tours, and targeted marketing strategies to reach potential buyers. In today's digital age, online presence is crucial for showcasing your home to a wider audience.

By following these resolutions, you'll be well on your way to a successful and stress-free home sale this year!

January MAINTENANCE CHECKLIST

- ✓ INSPECT DRYER VENT
- ✓ SEAL AIR LEAKS
- ✓ TEST SUMP PUMP
- ✓ INSPECT ROOF
- ✓ CHECK FOR DRAFTS

IS IT TIME TO MAKE A MOVE? WHY IT MAY MAKE SENSE!

While many people press pause on their home search during the holidays, the winter season can actually be a great time to buy. Here's why:

•**Less Competition:** Fewer buyers are actively searching, which means less competition for you and a better chance of finding the perfect home without getting into bidding wars.

•**Motivated Sellers:** Sellers who list their homes during the winter are often highly motivated and more open to negotiation. This can work in your favor when making an offer.

•**Potential for Deals:** You might be able to snag a great deal as sellers are eager to close before the year ends or may be more willing to offer concessions.

Don't let the cold weather deter you! Bundle up and get a jump start on your home search this winter. You might be surprised at the opportunities you find.

FEATURED LISTING



LISTED AT: \$995,900

2297 DIXIE LEE COURT
ST. JAMES CITY, FL 33956



\$2,635.39



2,044 SQFT



3 BEDS



2 BATHS

MARKET UPDATE

JAN. 2024-JAN. 2025

386



NEW LISTINGS

159



SOLD LISTINGS

79



DAYS ON MARKET

\$550K



AVG. SALE PRICE

\$412



PRICE PER SQ.FT

93.4%

%

SALE PRICE RATIO

pine island LOCAL EVENTS

JAN. 11TH

CALUSA TRAIL 5K RUN
@ 8:00AM 14261 CLUBHOUSE DR

JAN. 12TH

WOODSTOCK ON PINE ISLAND
@ 1:00PM 3300 4TH AVE

JAN. 25TH

ISLAND MARKET
@ 9:00AM 10360 STRINGFELLOW RD

JAN. 25TH

"LET'S FLAMINGLE" HOME EXPO
@ 10:00AM 3366 STRINGFELLOW RD

JAN. 26TH

STONE CRAB FEST
@ 11:00AM 9940 STRINGFELLOW RD

HEARTY VEGETABLE SOUP

This flavorful vegetable soup is packed with fresh vegetables. It's perfect for cold winter days.

INGREDIENTS INCLUDE:

This delicious soup features olive oil, onion, carrots, celery, sweet potatoes (or your favorite seasonal veggies!), garlic, diced tomatoes, and vegetable broth.



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