SPHERE OF INFLUENCE NEWSLETTER

COMMUNITY HOMES AND LIFESTYLES

Building Relationships, Educating & Empowering

MARKET UPDATE

OCTOBER

Anne Arundel County

Austin, TX

2387 Units Closed

2320 Under Contract

10, 235 Active

Click Here for your
Current Property Value
It may be more than you think!

LOOKING TO DO A REAL ESTATE TRANSACTION NEXT YEAR?

LET'S GET STARTED NOW!

SET AN APPOINTMENT WITH ME

FOR SALE

402 Brookhaven Trail,
Austin, TX 78746

4 Beds **5 Baths** **4186 sqft**

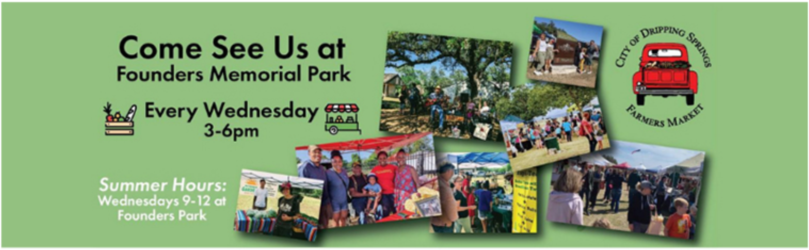
Click Here for Details

FOR SALE

8509 Ganttcrest Drive,
Austin, TX 78749

4 Beds **2 Baths** **2027 sqft**

Click Here for Details



Farmers Market

Fresh - Local - Drippin' with Flavor!

Join us as at our new location in Founders Park between the Pound House Museum and

Founders Pool. Our new location creates a deeper connection between the iconic weekly Farmers Market and the heritage of the city, while at the same time provides more room for vendors, activities, and future growth!

Founders Memorial Park is located off Founders Park Road and can be accessed via Ranch Road 12 North or via Rob Shelton Boulevard off 290.

LINK TO REGISTER

STARSHIP
4000

FOUNDERS DAY
FESTIVAL
DRIPPING SPRINGS ★ TEXAS

Thousands of people will gather in Dripping Springs' historic downtown district on April 26-28, 2024, for a festive celebration of heritage and pioneer spirit.

The Annual Founders Day Festival honors and celebrates the founding of the Dripping Springs community in 1850 by the Moss, Wallace, and Pound families. The three-day jubilee promotes cooperation and volunteerism in the community and generates community spirit and recreation.

LINK TO KNOW MORE

Chris Hurley has been in the real estate industry for more than 22 years. Beginning his real estate career in the home inspection industry, Chris has inspected over 3000 homes. Chris came into the sales side of real estate in 2008 and has helped thousands of families since.

Chris has a direct no-nonsense approach to understanding the market and helping his clients achieve their goals. Chris is licensed in both the state of North Carolina and Texas.

Chris Hurley

REALTOR®

☎ (555) 555-5555

✉ youremail@realestate.com

kw
KELLERWILLIAMS

BUYER NEWSLETTER

RELOCATING TO TEXAS?
READ THIS!

Are you considering a move?

Whether you're looking for a change of scenery, new job opportunities, or simply a fresh start, Texas is a great place to call home. But before you start packing your bags, there are a few things you should know.

One of the most important steps in the home-buying process is finding the right real estate agent. With so many agents out there, it can be overwhelming to choose the right one.

But fear not, we're here to help!

First and foremost, do your research.

Look up real estate agents in the area you're interested in and read reviews from past clients. This will give you an idea of their level of expertise and professionalism. Don't be afraid to ask for referrals from friends or family who have recently bought or sold a home.

Once you have a few potential agents in mind,

It's time to start asking questions.

Ask about their experience in the industry, their knowledge of the local market, and their approach to helping clients find their dream homes.

A good real estate agent will listen to your needs and work tirelessly to find the perfect home for you and your family.

Texas has a diverse range of neighborhoods and communities

A knowledgeable real estate agent will help you narrow down your search based on your budget, lifestyle, and preferences.

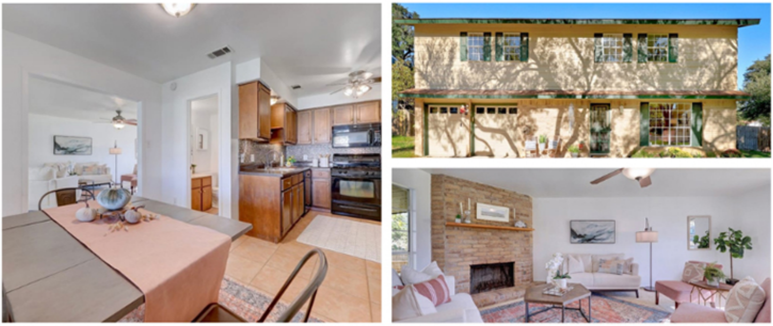
Finally,

Make sure you feel comfortable with your chosen agent. Home buying can be a stressful process, so it's important to work with someone you trust and who has your best interests at heart.

At the end of the day,

Finding the right real estate agent is key to a successful and stress-free home-buying experience. So take your time, do your research, and find the perfect agent to help you make Texas your new home.

FEATURED HOMES



11710 Sterlinghill Drive, Austin, TX 78758

Bedrooms: 4

Baths: 3

Living Area: 1944 sq ft

CLICK TO SEE MORE

12103 Mill Hollow Cove,
Austin, TX 78750

Bedrooms: 2 Baths: 2 Living Area: 1240 sq ft

CLICK TO SEE MORE

LISTINGS

2505 Bluebonnet Avenue

Austin, TX 78704

$979,000

3 Beds **3 Baths** **2073 sq ft**

CLICK HERE FOR DETAILS

9613 Heathermill Lane

Raleigh, NC, 27617, US

$795,000

3 Beds	**3 Baths**	**3229 sqft**

CLICK HERE FOR DETAILS

Chris Hurley

(555) 555-5555

youremail@realestate.com

www.yourwebsite.com

RE/MAX

SELLER NEWSLETTER

Selling Sunshine

WHAT'S HAPPENING IN THE

COMMUNITY

SEPTEMBER 2023

EVERY WEDNESDAY —

Farmers Market

TIME: 3:00 PM - 6:00 PM

Founders Memorial Park is located off Founders Park Road and can be accessed via Ranch Road 12 North or via Rob Shelton Boulevard off 290

LINK TO REGISTER

26TH-28TH APRIL, 2024

Annual Founders Day Festival

The Annual Founders Day Festival honors and celebrates the founding of the Dripping Springs community in 1850 by the Moss, Wallace, and Pound families.

LINK TO KNOW MORE

TEXAS REAL ESTATE
MARKET UPDATE
SEPTEMBER 2023

AN OVERVIEW

6,221
HOMES FOR SALE

$460,000
MEDIAN

39 Days
DAYS ON

LISTING HOME PRICE
MARKET

The housing market trends in Texas paint a positive picture of escalating prices, indicative of robust demand and enhanced value. While there's a decrease in sales volume and an elongated median time on the market, these aspects hint at a market that's thoughtfully balanced and potentially foster a more thoughtful decision-making process.

These trends, shaped by an interplay of economic conditions, the ebb and flow of supply and demand, and the evolving behaviors of consumers, underscore the need for both buyers and sellers to embrace a well-rounded perspective.

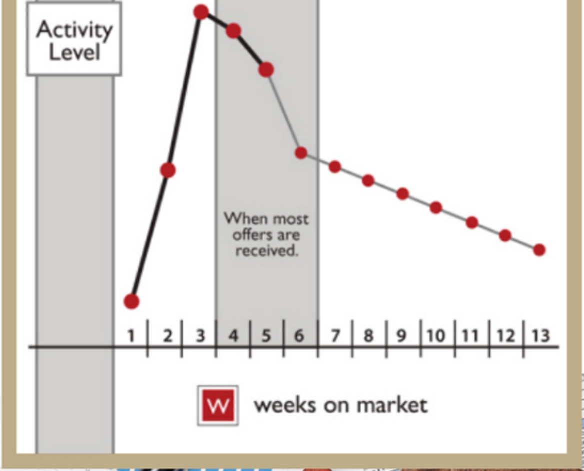
With prices on the rise and market dynamics in flux, this juncture offers an exciting opportunity for buyers and sellers to navigate the market with optimism, diligence, and the wisdom to harness the potential presented by these trends.

A GUIDE TO SELLING YOUR HOME

The First 30 Days Are Critical

THE RIGHT PRICE IS IMPORTANT!

- A property generates the most interest when it first hits the market.
- The number of showings is greatest during this time if it is priced at a realistic market value.
- Starting too high and dropping the price later misses the excitement and fails to generate strong activity.
- Many homes that start high end up selling below market value.

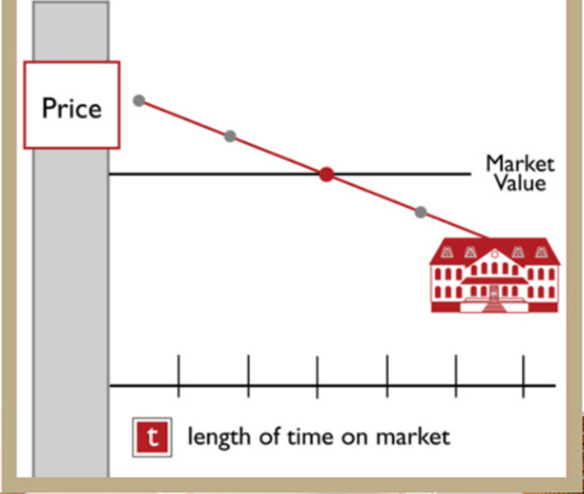


A GUIDE TO SELLING YOUR HOME

Your Days on the Market Works Against You Price the Home RIGHT!

IF YOU WANT TO COMPETE, BE COMPETITIVE!

- The buying market has a short attention span
- Pricing your home right the first time is key
- Proper pricing attracts buyers
- An overpriced home will not sell. It will continue to sit on the market.
- We want to generate offers before the market moves on to newer listings.



FEATURED
LISTINGS
SEPTEMBER 2023

4317 Twin Rock Road

402 Brookhaven Trail, Austin, TX 78746

$2,695,000

4 Beds
5 Baths
4186 sqft

CLICK HERE FOR DETAILS

9613 Heathermill Lane

8509 Ganttcrest Drive, Austin, TX 78749

$635,000

- 4 Beds
- 2 Baths
- 2027 sqft

CLICK HERE FOR DETAILS