



As we embrace the month of February, love and opportunities are in the air! Whether you're considering buying, selling, or investing in real estate, we are here to guide you with our expert tips for a successful journey.

HOMES ARE SELLING FAST

The best homes are selling very quickly, sometimes within a few days.

WE HAVE VERY LOW INVENTORY

There is a high buyer demand and fewer sellers listing their homes.

WHAT IT MEANS FOR SELLERS

What a great time to sell your home! There are plenty of buyers for your home and fewer competitors!

WHAT IT MEANS FOR BUYERS

Buyers need to have a clear idea of what they want and be prepared to make an offer. Have your finances ready and be realistic with expectations.

EASY HOME IMPROVEMENT TIPS

As a homeowner, you may be wondering how you can increase the value of your home without breaking the bank. Luckily, there are a number of simple and inexpensive changes that you can make that will boost your home's value and help you to get the most out of your investment.

Here are five inexpensive ways to increase the value of your home:

Paint: A fresh coat of paint can make a huge difference in the appearance of your home. Neutral colors are a safe choice and can appeal to a wide range of buyers.

Update Hardware: Replacing outdated hardware on your doors, cabinets, and drawers can give your home a modern look and feel.

Declutter: Removing clutter from your home can make it appear larger and more spacious. Consider removing excess furniture, clearing off countertops, and organizing closets.

Landscaping: Curb appeal is important and can make a big difference in the value of your home. Simple landscaping changes such as planting flowers, trimming bushes, and mulching can make a big impact.

Clean: A clean home can make a big difference in the overall impression of your home. Consider hiring a professional cleaning service to deep clean your home or do it yourself for a quick and inexpensive refresh.

By making these simple and inexpensive changes, you can help to increase the value of your home and attract potential buyers. If you're interested in learning more about ways to increase the value of your home or are considering selling your home, please don't hesitate to contact me. I am always here to help and provide you with guidance and support throughout the process.

FINANCING INSIGHT



**100%
Financing**

**ZERO
Down Payment
Options**

**First Time Homebuyer
The Flexibility You Need**

- Robust loan options that meet your needs
- Local Lender that understands the market
- Options that accommodate sudden changes and circumstances

**Ask us about the First Savings
Home Plus Program and how you
can purchase your home with
little to no money down!**



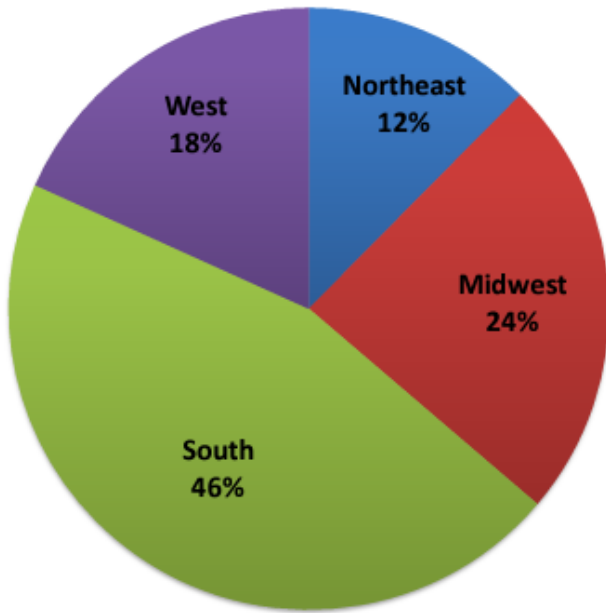
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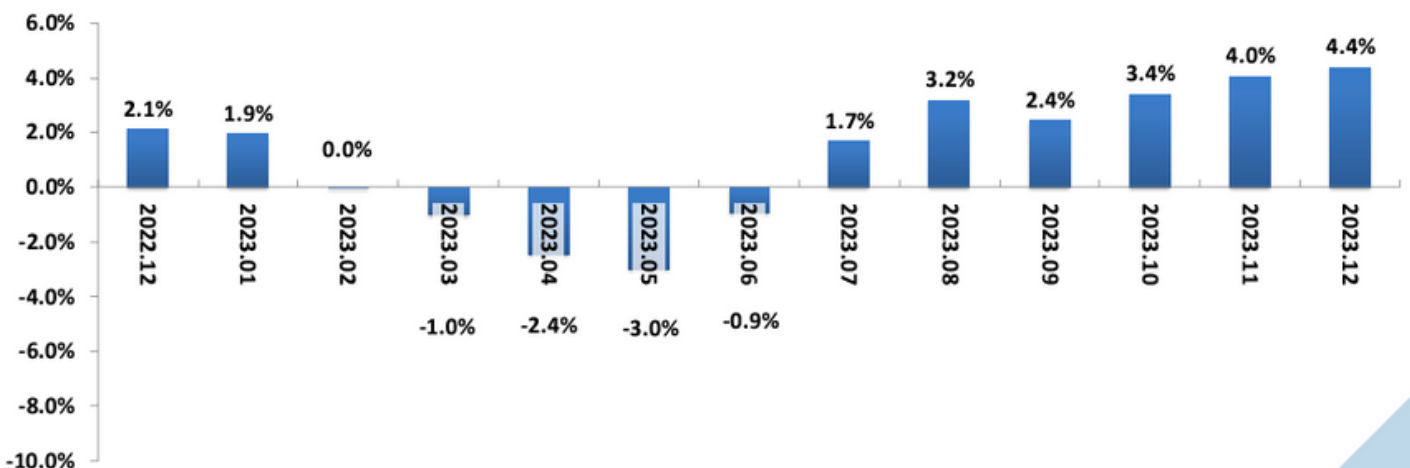
REAL ESTATE MARKET HIGHLIGHTS



Existing Home Sales by Region

% Change in Sales from 1 Year Ago						
Region	\$0-100K	\$100-250K	\$250-500K	\$500-750K	\$750K-1M	\$1M+
Northeast	-19.7%	-20.0%	-13.3%	-1.5%	9.2%	8.4%
Midwest	-17.3%	-14.0%	-3.1%	-0.5%	-2.9%	11.9%
South	-16.1%	-17.2%	-6.6%	-3.1%	10.3%	20.1%
West	-50.6%	-21.6%	-8.7%	-4.5%	1.4%	12.2%
U.S.	-18.0%	-16.6%	-7.1%	-2.9%	5.7%	14.0%

Existing Home Sales Median Price, Percent Change Year-Over-Year



RECIPE OF THE MONTH

Sweetheart Strawberry Salad with Balsamic Vinaigrette

Ingredients:

- 4 cups fresh baby spinach
- 1 cup sliced strawberries
- 1/2 cup crumbled feta cheese
- 1/4 cup chopped walnuts, toasted
- 2 tablespoons balsamic vinegar
- 1 tablespoon honey
- 1/4 cup extra-virgin olive oil
- Salt and pepper to taste

Instructions:

Prepare the Salad:

Wash the baby spinach thoroughly and pat it dry.

Hull and slice the strawberries.

In a large salad bowl, combine the baby spinach, sliced strawberries, crumbled feta cheese, and toasted walnuts.

Make the Balsamic Vinaigrette:

In a small bowl, whisk together balsamic vinegar and honey until well combined.

Slowly drizzle in the olive oil while continuing to whisk, creating an emulsion.

Season with salt and pepper to taste.

Combine and Toss:

Drizzle the balsamic vinaigrette over the salad ingredients.

Gently toss the salad to ensure that all the ingredients are coated with the vinaigrette.

Serve:

Divide the salad among serving plates or bowls.

This Sweetheart Strawberry Salad with Balsamic Vinaigrette is not only delicious but also perfect for February, adding a touch of sweetness and vibrant colors to your table. Enjoy it as a side dish or add grilled chicken or shrimp to make it a complete meal.

THANK YOU FOR YOUR BUSINESS & REFERRALS!

If you or someone you know are thinking about making a move, please contact us for a confidential conversation.



LISTING PACKET



BUYER PACKET

BE SURE TO CHECK OUT OUR REVIEWS AND FOLLOW US
ON SOCIAL MEDIA!



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SAMSON
PROPERTIES

