

The Yaccino Report

April 2018



Elliottville

Real Estate Market April 2018

HOME FOR SALE



GREAT STARTER HOME

12 McNabb Avenue Perfect home for first-time buyers. 2 beds, 1.5 baths. Newly renovated kitchen. Large, level yard. Garage. Well-landscaped. Location close to highway and local stores. This one will go quickly. Contact me today. **\$249,950**

Homes Sold

30

Days on Market

20

Median Price

\$389k

Price Trend

Up 2%

Based on Elliottville Real Estate Board statistics

ELLIOTTVILLE REAL MARKET WATCH

	Sold	Avg Price	High Price	Days on market
Detached				
2 bedroom	4	449,000	499,950	4
3 bedroom	18	599,000	624,950	18
4 bedroom	6	624,900	949,900	6
Townhome				
2 bedroom	18	123,456	324,450	22
3 bedroom	6	123,456	419,000	12
Apartment				
2 bedroom	18	160,550	190,499	38
3 bedroom	6	220,225	298,000	42
Total	30	389,000	458,000	20

For detailed information please visit www.sheilayaccino.com

HOME FOR SALE



IDEAL FOR A FAMILY

1250 Pine Court This two-year old home is presented beautifully throughout. High-end kitchen appliances, quartz countertops, 5 beds, 4 baths. Large, landscaped gardens. 3-car garage. Situated in popular Highview neighborhood, close to schools and hospital. Contact me today for a viewing of this ideal family home. **\$649,000**



ARE YOU SELLING YOUR HOME? GET MY FREE GUIDE

First impressions count. So if your home isn't looking its best, you could fail to get the best price for it.

Request the free report "Great Ideas for Quick, Easy Fixes That Will Help Your Home Sell."

Just call me at 203-555-8987 and I'll send it right out to you.

Learn the Language of Lighting to Enhance Your Living Space

A beautifully lit home is warm and welcoming. A distinctive glow can set the scene, enhance a room, highlight a detail, or make a workspace downright workable. But lighting has a language all its own.

Do you know the lingo? Flush, recessed, pendant, starbursts, pots ... the list goes on. Where should you begin?

In a recent houselogic article, columnist Emily Dunham writes, "... lighting can be a bear to understand. The world has its own language (know what lumens and Kelvins are?), and increasing costs can make decisions intimidating." Dunham notes that LED lights can cost as much as \$35, and Apple sells a new number that goes for about \$65.

But with careful planning, you can light up your life and go easy on the budget. Here's a quick lighting language lesson to get started. Kelvin is a scale of measurement for the "color" a light produces. Wattage tells you how much electricity a bulb consumes.

Lumens are the amount of light or brightness you get from a bulb. The next important lesson is lighting layers. Since every room has different lighting requirements, it's important to think in these three layers: ambient, task and accent.

Ambient is the general lighting in a room, often coming from overhead. Task lighting illuminates an area where a particular task is completed. Accent lighting highlights something to which you want to draw attention.

Think of the activities you do in each room and consider the options. For example, in the kitchen, you'll want to avoid overhead lights that create shadows on the counters. Instead, choose side lights or under-the-cabinet lights to illuminate the tasks at hand.

The size of your room also dictates the lighting you need. It's wise to use at least two types of lighting to create the ideal effect. Now that you know the basics, go shed some light!

Contact

TO FIND OUT HOW MUCH YOUR HOME IS WORTH

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Ask the Agent:

This Month's Question

Do I need to stage my home?

Home staging prepares a private residence to make it appealing to the greatest number of potential buyers.

The goal is to help the home sell as quickly as possible at the best possible price. With this in mind, it is often a good idea to stage your home.

A professional stager will recommend what items should be removed and what décor and furnishings should be added.

Staging removes distracting clutter or personal items and creates a clean, inviting atmosphere. The stager's finishing touches will help create a space that buyers can envision as their own. If your home is vacant, it may be particularly difficult for buyers to see it as livable space. The empty rooms can come across as cold and uninviting. Staging it with rented items can give your home greater appeal.

If you are considering putting your home on the market, your real estate professional can advise you on whether staging would be appropriate for your property.