



August VyrAl Marketing Newsletter

August 1, 2025

Here are the featured client marketing examples that worked well in July.

Class is every Monday at 3pm EST to improve your results. Nick Waldner, who runs the #1 team in DC/Maryland for his brokerage, is instructing it with me. Register at www.getvyrAl.com.

Enclosed are your two (2) suggested video topics and (1) lead generation campaign for consumers, property management, and recruiting in September. Custom topics are available.

If you're not a client, your first video is free. We interview you "talk show" style for 10 minutes using Riverside.com on your phone/webcam. We do the heavy lifting after that.

Call my cell 402.515.5438 or email me frank@getvyrAl.com with questions.

- Frank

Training Calendar

Learn how to market yourself as a consultant and trusted advisor more effectively to your existing sphere/database (MST/Arizona)

Aug 25 12:00 PM: Class #1: The System; Explained

Aug 1 12:00 PM: Class #2: Building a Permission-Based Database (Step #1)

Sep 8 12:00 PM: Class #3: The 36-Touch Marketing Plan (Step #2)

Sep 15 12:00 PM: Class #4: How to Set More Appointments (Step #3)

Sep 22 12:00 PM: Class #5: Filming Better Videos

Sep 29 12:00 PM: Class #6: Properly Marketing Your Videos

Oct 6 12:00 PM: Class #7: Generating Better Leads

Oct 13 12:00 PM: Class #8: Including Vendors to Zero Cost

Register at www.getvyrat.com/system

September 2025 Topics

Suggested topics only. Custom topics available.

Real Estate Agent

Video #1: Are we headed into a buyer's market?

Video #2: Should I get my home pre-inspected before listing it?

Lead Campaign: Join My VIP Home Buyer List

Real Estate Recruiting

Video #1: How do I present commission options to a seller?

Video #2: How do I determine the best price to list a home?

Lead Campaign: Watch My Office Tour Video

Property Management

Video #1: How do you conduct a proper mid-lease inspection?

Video #2: Do I need to get my contractor lead renovator certified?

Lead Campaign: Get a home rental price estimate

See more at www.getvyrat.com/topics

Client Interview

How John Bolos Helps His Agents Generate Listings From Their Database

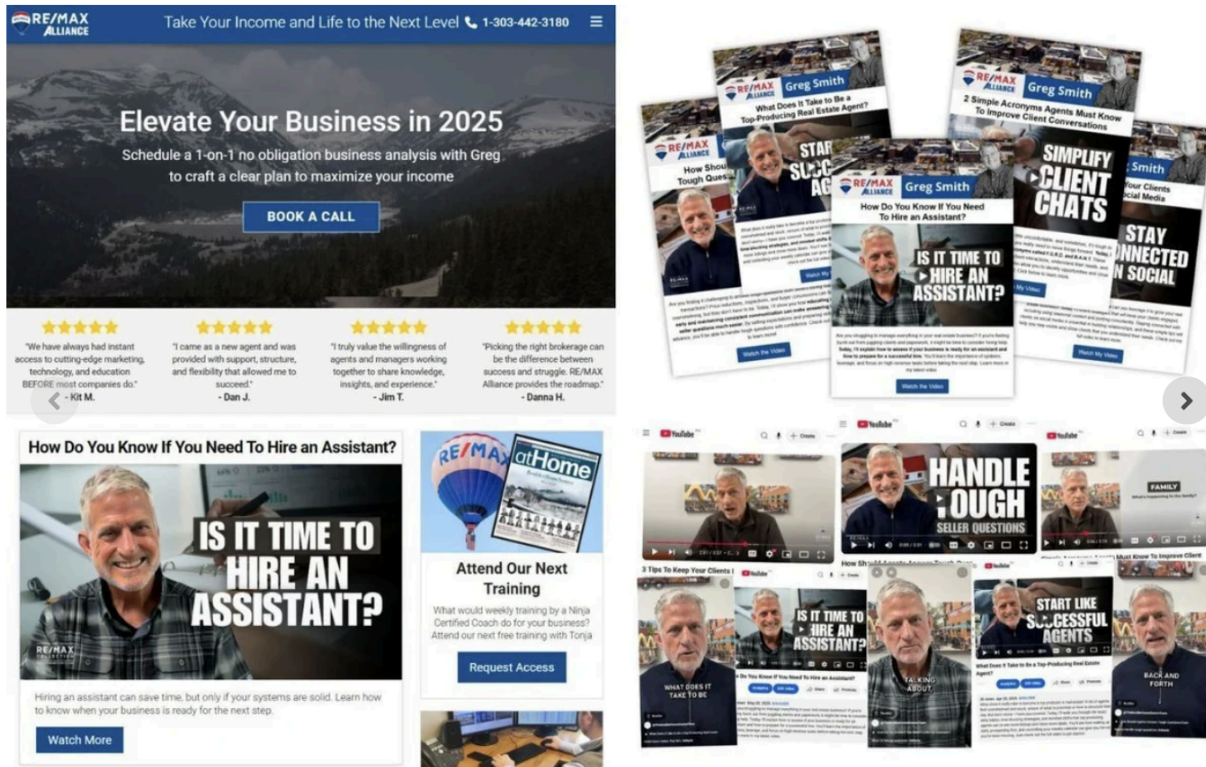


John Bolos runs a 45-agent real estate team in Charlotte, North Carolina. After one of his top agents left the team due to a lack of personal brand support, John realized he needed to offer more value to retain high performers. That insight led him to expand his work with us, not just for his own database marketing (he's a client), but to proactively provide done-for-you database video marketing for his top six agents with our **Vyrat Marketing for Teams** program. Here's an interview with John on how his team model is set up for success – you'll learn how he brings in newer agents working Zillow leads (under their strict accountability) and builds them up into successful listing agents generating their own appointments. "I want my agents to build their own brand, not mine", he says. "You guys help my experienced agents do that."

Watch with AI Notes: <https://www.getvyrat.com/blog/john-bolos>

Featured Work

Featured Work: Greg Smith



<https://coaching.boulderhomesource.com/>

Greg Smith is the broker/owner of RE/MAX Alliance in Boulder.

He hired us to help him book more perfect-fit agent recruiting appointments by publishing helpful training videos to his warm agent list [with our system](#).

We built him a [real estate agent training video blog](#) and interviewed him to create two helpful business coaching videos and one lead-generation message a month.

We put them on his YouTube, social media, and Apple podcast and promoted them with video emails, video postcards, and Facebook video retargeting ads.

Greg follows up with the email clicks, leads generated from his offers, and any agents who reach out to him to schedule agent business planning meetings.

“This has helped me get more meetings with agents”, he says. “When they show up, they know who I am and are ready to talk.”

If you would like to do the same, here are our [suggested agent recruiting topics](#).

We interview you on your mobile phone to create helpful videos and then do all the editing, optimization, and promotion work for you [for a flat rate](#).

The goal is for people to see you as a relatable, competent expert - spending time with you online - so they are more likely to call you (or take an appointment when you call).

Our typical client books 6 extra appointments from their existing database in the first 90 days. [We guarantee our work](#).

Thank you, Greg! We're shipping you a [complimentary USB condenser microphone](#) today that will improve your sound on your next shoot.

We'll also use [AI going forward](#) to make sure you maintain eye contact (even if you look away to read your script).



Top 5 Day Trips and Hidden Gems Worth Exploring in Sacramento, California



What do you really know about life near Sacramento? We moved here thinking it'd be quiet, and ended up with weekends full of paddleboarding, pie festivals, and chocolate shops. If you're wondering what living in Northern California can feel like, I'll share five of my favorite places around Sacramento. From Lake Tahoe mornings to parades on Sutter Street, these were the places that shaped our best memories. Check out my latest video to learn more.

[Watch My Video](#)

Get the Most from Your Home Sale



Start with a casual chat to craft a plan as unique as your home's story.

[Book a Call](#)

Discover Your Home's True Value



See how much and how fast you could sell based on key trends in your area.

[Get Estimate](#)

Call or text me at FL: [904-640-8000](tel:904-640-8000) | CA: [916-220-5700](tel:916-220-5700) or reply to this email to get expert answers to questions you may have.

If you were forwarded this email and would like to get my updates directly, [click here to join my mailing list](#).



Christina's Ice Cream: Serving Top Scoops in Cambridge Since 1983



Can't decide where to get ice cream in Cambridge? Most shops stick to the same basic flavors, and honestly, it gets boring fast. Today, I'll take you inside **Christina's Ice Cream in Inman Square**, where over 30 flavors, including fresh rose and Biscoff, make every visit unforgettable. You'll see why locals line up for unique scoops like "Cocovado" and "Khulfi", and how this one small shop has shaped the character of the neighborhood since 1983. Check out my video to see what makes Christina's more than just an ice cream stop.

[Watch My Video](#)

Find the Market Value of Your Home For FREE!



Get a detailed home valuation report to understand your property's current market value and make informed decisions.

[Home Valuation](#)

Looking for a Home in Cambridge, Somerville, or the Greater Boston area?



Start your home search with expert guidance and access to the latest listings tailored to your needs.

[Home Search](#)

Call or text me at [\(857\) 210-9925](tel:857-210-9925) or reply to this email to get an expert answer to questions you may have.

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Discover Handmade Treasures at The Cotton Company in Wake Forest



Ever walked into a store and instantly felt like you belonged there? Sometimes it's hard to find places that offer more than just products, but I know a place that does exactly that. **Let me tell you about The Cotton Company and why it stands out as a space that truly connects people, creativity, and community.** You'll get a look at its meaningful handcrafted finds and a space that brings people together through events and gatherings. Watch my full video to see how this local gem makes Wake Forest's community extra special.

[Watch the Video](#)



How To Sell Your Bay Area Home With Confidence This Summer



Are you feeling anxious about selling your Bay Area home in today's unpredictable market? Seller regret, market crashes, or pricing mistakes are some of the fears that keep home sellers hesitant from entering the market. **But there's a way to avoid the regret and come out ahead: with a data-driven plan, strong marketing, and expert guidance.** Learn what smart sellers are doing to win with no guesswork. Check out my latest video and turn your anxiety into multiple offers and a stress-free sale.

[Watch the Video](#)

Free Strategy Call



Book a 1-on-1 strategy call to discuss what matters most to you.

[Book a Call](#)

What's My Home Worth?



See how much you could sell for and how fast based on key trends.

[Get Estimate](#)

Free Home-buying or Home-Selling Strategy Call



Seamless selling, confident buying—Experience the difference.

[Book a Call](#)

Get Your Home's Market Value



Don't trust an automated value. Get a real-world home valuation directly from an experienced agent.

[Get Estimate](#)

Call or text me at [919-782-4503](tel:919-782-4503) or reply to this email to get expert answers to questions you may have.

If you were forwarded this email and would like to get my updates directly, [click here to join my mailing list](#).

Call or text me at [408-539-3027](tel:408-539-3027) or reply to this email to get expert answers to questions you may have.

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2025 July Housing Market Update



Why are so many homes in Seattle sitting on the market this summer? With inventory jumping nearly 10% in July, buyers have more choices and sellers are feeling the pressure. Today, I'll explain **what's behind the July slowdown and how you can stay ahead of it**. You'll see why listings priced too high are now facing weekly reductions and sitting unsold for over 25 days on average. I went over the full market update in my latest video - just click the link below to watch!

[Watch the Video](#)



What Do More Delisted Homes Mean for Your Business?



Why are so many homes getting pulled from the market? As an agent, this can be frightening—fewer homes for sale means less business to go around. I want to help you thrive in this market, not just survive, which is why I'm sharing three tips to help you be the expert your buyers and sellers need in this market. First, educate your clients about the market and lead with data. To learn more, just check out this video.

[Watch the Video](#)

Transform Your Home Sale Into a Success Story



Understand what a good agent can do to maximize your sales price.

[Free Strategy Call](#)

Free Home Value Estimate



Begin with an estimated home valuation, and we'll follow up to gather additional details to determine the exact value.

[Home Value](#)

Stop Surviving Start Thriving in Real Estate



You're one conversation, one strategy, one decision away from a completely different business.

[Attend Our Next Event](#)

Gain Clarity for Your Business



Discover the path to the business—and life—you actually want. Book a powerful strategy call to align your goals with real strategy and momentum.

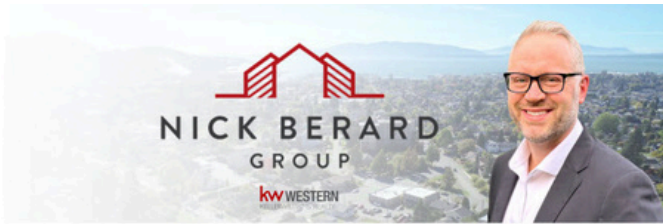
[Book a Call](#)

Call or text me at [206-940-4557](tel:206-940-4557) or reply to this email to get an expert answer to any questions you may have.

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Call or text me at [903-520-7370](tel:903-520-7370) or reply to this email to get expert answers to questions you may have.

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Will New Tariffs Make Homes More Expensive?



Are you planning to buy, build, or finance a home soon? If you are, you might be in for some bad news: President Trump's newly announced tariffs—10% on most imports and 25% on foreign vehicles—could significantly affect your plans. **Today, I'll explain how these tariffs are expected to raise construction costs, potentially keep mortgage rates higher for longer, and reduce homebuyers' purchasing power.** All these might seem daunting, but understanding these changes is key to making smart and informed decisions. To learn what steps you can take to navigate the evolving real estate landscape, just check out my video.

[Watch the Video](#)



Dig World Theme Park Opening at Grapevine Mills in 2026



What if your kids could climb into a real excavator and take the controls? Most family attractions don't offer anything this interactive or hands-on, and that's why I'm excited to share that **Dig World is opening its construction-themed park at Grapevine Mills** next year! I know you're curious to know more and when it'll open. Just check out my video to find out!

[Watch the Video](#)

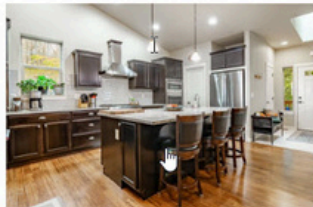
Maximize Your Experience— Sell on Your Terms



Schedule a 1-on-1 home selling strategy session to see how we can maximize your selling experience.

[Book a Call](#)

How Much is My Home Worth?



Know the value of your property and the preparation to maximize your home's value.

[Free Valuation](#)

Call or text me at **360-770-3245** or reply to this email to get expert answers to questions you may have.

If you were forwarded this email and would like to get my updates directly, [click here to join my mailing list](#).

Explore Your Stress-Free Selling Options



Schedule a free 1-on-1 session to craft a unique marketing plan.

[Book Now](#)

Free Home Value Estimate



Know what your DFW home is worth for a traditional listing or cash offer.

[Request My Value](#)

Call or text me at **214-213-7200** or reply to this email to get an expert answer to questions you may have.

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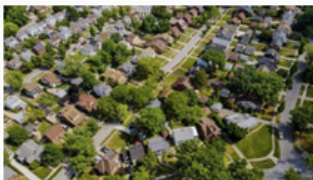
What's Causing the Real Estate Slowdown in Palm Springs Area in 2025?



Have you noticed more price reductions across Palm Springs Area lately? That's because buyers are being cautious, and sellers who stick to 2023 prices are getting left behind. **Today, I'll explain why this disconnect is growing and how it's slowing down home sales throughout the area.** You'll learn what buyers expect now and what steps sellers must take to turn interest into offers. Get the full breakdown in my latest video.

[Watch the Video](#)

What's Your Palm Springs Home Worth?



Are you thinking of selling your home or interested in learning about home prices in your neighborhood? We can help you.

[Free Home Value Report](#)

Looking for a Palm Springs Home?



Search the entire MLS for your Palm Springs home.

[Search the MLS](#)

Call or text me at [\(760\) 774-3066](tel:7607743066) or reply to this email to get an expert answer to questions you may have.

If you were forwarded this email and would like to get my updates directly, [click here to join my mailing list](#).



What's Happening in the Housing Market This Summer?



The summer 2025 housing market is full of mixed signals. In some cities, home prices are climbing fast, while others are seeing slowdowns or price drops. I'm sharing **three current housing trends using up-to-date local market data** to help you understand what's really happening in today's summer market, whether you're buying or selling. Check out my latest video to learn more!

[Watch My Video](#)

The Real Estate Experience You Deserve



Schedule a 1-on-1 discovery call to craft a winning plan for your next move.

[Book a Call](#)

What is Your Home Worth?



Don't trust an automated valuation. Get a real-world home value estimate directly from Jeff.

[Get Estimate](#)

Call or text me at [719-351-4312](tel:7193514312) or reply to this email to get expert answers to questions you may have.

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Why Indiana Agents Choose Mark Dietel Realty



Feeling stuck trying to grow your real estate business alone? Many agents hit a wall without the right support, clear direction, or steady flow of leads, and that's why I'm here. Today, I'll break down **the systems, support, and culture that my team offers agents of all levels**. You'll see how our systems and daily training turn confusion into confidence, especially for new agents needing step-by-step guidance. Check out my video to learn how we make this possible.

[Watch the Video](#)

Join Our Team



Join a team that empowers you to achieve the income you deserve.

[Apply Now](#)

Free Business Strategy Call



Book a powerful strategy call to align your goals with real strategy and momentum.

[Book a Call](#)

Call or text me at [317-732-1045](tel:317-732-1045) or reply to this email to get expert answers to questions you may have.

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Check out my latest video to learn more!

[Watch the Video](#)

Free Selling Strategy Call



Get expert guidance to sell your home confidently in today's market.

[Book a Call](#)

Free Home Price Estimate

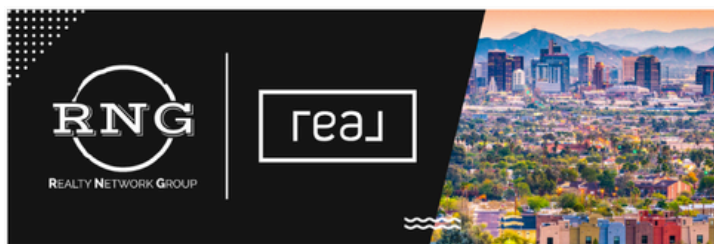


Get a real-world home value estimate that's accurate.

[Free Home Price Estimate](#)

Call or text me at [425-428-6195](tel:425-428-6195) or reply to this email to get expert answers to questions you may have.

If you were forwarded this email and would like to get my updates directly, [click here to join my mailing list](#).



What's Happening in Arizona's Housing Market This 2025?



The 2025 housing market is full of mixed signals. In some cities, home prices are climbing fast, while others are seeing slowdowns or price drops. I'm sharing three current housing trends using up-to-date local market data to help you understand what's really happening in Arizona's housing market, whether you're buying or selling. Check out my latest video to learn more!

[Watch My Video](#)

Search Homes For Sale



Search the entire MLS for your Phoenix home.

[Search Homes](#)

Get a Home Value Estimate



Are you thinking of selling your home or interested in learning about home prices in your neighborhood? We can help you.

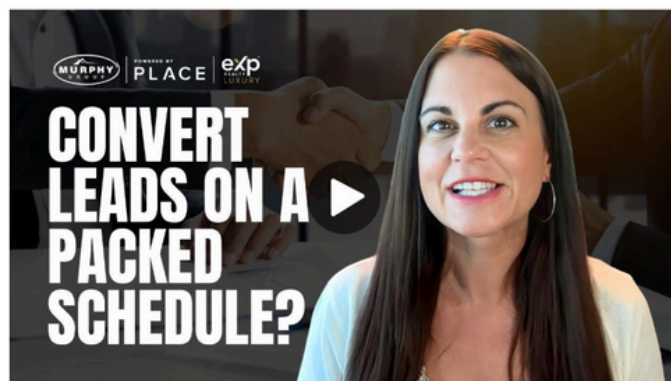
[Get Estimate](#)

Call or text my team at [602-502-6468](tel:602-502-6468) or reply to this email to get an expert answer to questions you may have.

If you were forwarded this email and would like to get my updates directly, [click here to join my mailing list](#).



Can You Still Convert Leads When Your Schedule Is Packed?



If you're feeling overwhelmed trying to keep up with follow-ups while juggling a packed schedule, you're definitely not alone. I've been there too, and I know exactly what can help. Today, I'm breaking down three simple, effective strategies to help you stay consistent with your follow-up, even when things feel chaotic. You'll learn how to quickly connect with leads using a solid opener, keep your messages short and focused, and follow up without overthinking it. If you're ready to stay sharp and keep your momentum strong this spring, check out my full video!

[Watch the Video](#)

Build Smarter, Grow Faster



Book a powerful strategy call to align your goals with real strategy and momentum.

[Book a Strategy Call](#)

Your Potential Has No Ceiling —Let's Prove it



Our agents close more transactions in their first year than the average agent. We'll put you on a plan for success.

[Apply Now](#)

Call or text me at NJ: [856-446-0601](tel:856-446-0601) or AZ: [480-944-0066](tel:480-944-0066) or reply to this email to get expert answers to questions you may have.

If you were forwarded this email and would like to get my updates directly, [click here to join my mailing list](#).



Should You Use AI To Price Your Home?



Are you planning to sell your home and thinking about using AI to price it? Relying on tools like Zillow might seem helpful, but these estimates often miss key details like upgrades, buyer demand, and neighborhood trends. **Today, I'll walk you through when AI works, when it doesn't, and how to avoid losing money by trusting the wrong data.** You'll also hear a real story where AI undervalued a home by \$45,000 and how we corrected it with a smarter pricing strategy. Learn more in my latest video.

[Watch My Video](#)

What Is Your Home Really Worth?



Discover your home's value, equity, recent market trends, and connect with buyers actively searching for a home like yours!

[Get Estimate](#)

Find Your Dream Home



Search with confidence knowing your local agent has the latest listings with pictures, pricing, and comparable data.

[Start Your Search](#)

Call or text me at [678-804-4733](tel:678-804-4733) or reply to this email to get an expert answer to any questions you may have.

If you were forwarded this email and would like to get my updates directly, [click here to join my mailing list.](#)



What's the Best Way To Find Out Your Home's True Value?



Are you curious about what your home is actually worth? Whether you're looking to sell in the near future, are considering refinancing, or just want to know how much equity you have, your real estate plans should start with an accurate home valuation. I've helped countless homeowners find out their property's true value, which is why today, I'm sharing three ways to find out what your house is worth. **I'll go over quick methods, like online home estimates, and share more involved ways you can get a better valuation. Click the link below to learn more.**

[Watch the Video](#)

Looking to Sell Your Home?



Are you thinking about listing your home? We can help you get an accurate home valuation based on current market trends.

[Home Value Report](#)

Looking to Buy a Home?



Use our full MLS search with virtual tours, directions to listings, schools, and more all on an interactive map with detailed listing information.

[Search All Homes](#)

Call me at [443-472-4474](tel:443-472-4474) or reply to this email to get an expert answer to questions you may have.

If you were forwarded this email and would like to get my updates directly, [click here to join my mailing list.](#)



4 Ways To Make Moving & Showings Easier for Your San Antonio Clients



Have you ever wondered why clients seem so stressed during showings? Even simple tasks like getting out of the house or managing pets can become major headaches. **Let me walk you through what sellers are really dealing with and how we, as agents, can empathize and make it easier for them.** I'll share practical tips like starting the packing early, planning a staycation, and having a go-to strategy for last-minute showings. Watch my full video by clicking the link below.

[Watch the Video](#)

Let's Talk Real Estate



Meet with an agent to talk through the selling process.

[Contact Us Anytime](#)

Home Valuation



How much is your home really worth?

[Home Value Estimate](#)

Call or text me at [\(210\)-940-0708](tel:(210)940-0708) or reply to this email to get an expert answer to questions you may have.

If you were forwarded this email and would like to get my updates directly, [click here to join my mailing list](#).



How to Successfully Buy a Home with a Contingent Offer



Contingent offers are making a comeback, but getting them accepted can still feel challenging. Sellers often hesitate, worrying that their home might not sell quickly enough or that the deal could fall through halfway. I'm here to share three proven ways to make your contingent offer more attractive. **By clearly showing your serious intent and structuring strategic terms, your contingent offer can stand out and win over skeptical sellers.** Check out my latest video to discover how to craft a contingent offer that gets accepted.

[Watch My Video](#)

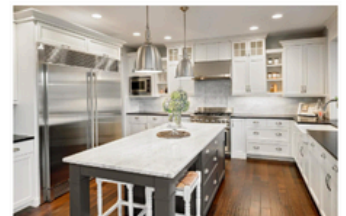
Find your dream home



Finding your dream home starts here

[Search All Homes for Sale](#)

Instant home value



Find your home's value

[Get a Home Value Estimate](#)

Call or text my team at [\(651\)-998-9829](tel:(651)998-9829) or reply to this email to get an expert answer to any questions you may have.

If you were forwarded this email and would like to get our updates directly, [click here to join my mailing list](#).



CONVERSATION WITH: GREG HARRELSON

Real Estate Coach - Entrepreneur

From Clicks to Contracts: Mastering Online Seller Leads



Are your Myrtle Beach seller leads sitting in your CRM with no real traction? It can be discouraging to generate interest from home value tools and landing pages, only to hit a wall when it comes to conversion. If you're at a dead end, I'm sharing with you **three strategies that can help you turn those cold leads into hot listings**. It's time to stop guessing and start doing it right with a smarter and more intentional approach.

Click the link below to learn how.

[Watch My Video](#)

Free Strategy Call



I'll listen to your needs and goals and give you some insight and direction to make progress.

[Book a Phone Call](#)

Business Planning Workshop



I teach workshops from time to time to share everything I'm doing to sell homes. You can attend for free.

[Sign Up Now](#)

Call or text me at [\(843\) 457-7816](tel:8434577816) or reply to this email to get an expert answer to questions you may have,

If you were forwarded this email and would like to get my updates directly, [click here to join my mailing list](#).



mistySoldteam

CHANGING LIVES THROUGH REAL ESTATE

MISTY DARLING

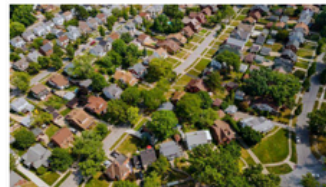
How To Hire the Right Real Estate Agent in 2025



Are you unsure how to hire the right real estate agent in 2025? With new rules in place, the process has changed and left many buyers and sellers with questions. **Today, I'll reveal what you need to know so you can approach your next move with confidence.** I'll also explain why today's agents must offer a clear strategy and how you can tell if they're the right fit for your goals. I'm here to help make your next real estate decision a smart one - just check out my video to learn more!

[Watch the Video](#)

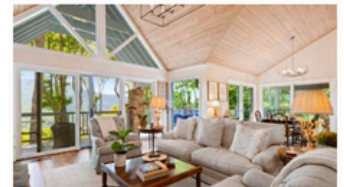
What's Your Central Iowa Home Worth?



Are you thinking of selling your home or interested in learning about home prices in your neighborhood? We can help you.

[Free Home Value Report](#)

Looking for a Central Iowa Home?



Search the entire MLS for your Central Iowa home.

[Search the MLS](#)

Call or text me at [\(515\) 346-6204](tel:5153466204) or reply to this email to get an expert answer to questions you may have.

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Float Spa Review: My Experience at Gray Matter



Are you searching for an investment that offers more than just financial returns, one that genuinely improves people's lives? It's not easy to find a business that balances profitability with real impact. **Today, I'm sharing my personal experience at Grey Matter Float Spa, and I experienced first-hand why float therapy is a booming niche in the wellness industry.** This investment offers both a valuable service and significant potential returns. Check out my latest video for a virtual tour of the spa!

[Watch My Video](#)

Looking to Buy a Home?



Use our full MLS search with virtual tours, directions to listings, schools, and more all on an interactive map with detailed listing information.

[Search All Homes for Sale](#)

Looking to Sell Your Home?



Are you thinking about listing your home? We can help you get an accurate home valuation based on current market trends.

[Get a Home Value Estimate](#)

Call or text my team at [\(505\) 603-2435](tel:5056032435) or reply to this email to get an expert answer to question you may have.

If you were forwarded this email and would like to get my updates directly, [click here to join my mailing list.](#)



Will a Recession Crash the Housing Market in 2025?



Are you worried that a recession might crash the housing market? That's a common misconception. I'm here to **explain what really happens to home values and mortgage rates during a recession.** A recession doesn't automatically mean your home's value will drop. Stick around to learn what these shifts mean and how they may affect you in my latest video!

[Watch My Video](#)

Looking to Buy a Home?



Use our full MLS search with virtual tours, directions to listings, schools, and more all on an interactive map with detailed listing information.

[Search All Homes for Sale](#)

Looking to Sell Your Home?



Are you thinking about listing your home? We can help you get an accurate home valuation based on current market trends.

[Get a Home Value Estimate](#)

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If you were forwarded this email and would like to get my updates directly, [click here to join my mailing list.](#)



What Should You Expect When Selling Your Home This Summer?



Are you thinking about selling your home in summer 2025? If so, you need to know that in today's market, buyers are taking their time and comparing more options, making it more challenging for sellers who want to sell quickly and for the best price. I'll walk you through the **three most important things you can do to prepare your home to stand out and sell faster**. From small repairs to smart staging and showing strategies, these tips will help you make a strong impression. Check out my video for more!

[Watch the Video](#)

Looking to Sell Your Home?



We can help you get an accurate home valuation based on current market trends.

[Home Value Report](#)

Looking to Buy a Home?



Tell us your needs, and we'll connect you with homes that are a perfect match for you.

[Search All Homes](#)

Call or text me at [305-898-6224](tel:305-898-6224) or reply to this email to get an expert answer to questions you may have.

If you were forwarded this email and would like to get my updates directly, [click here to join my mailing list](#).



What's Happening in the Housing Market This Summer?



The summer 2025 housing market is full of mixed signals. In some cities, home prices are climbing fast, while others are seeing slowdowns or price drops. I'm sharing **three current housing trends using up-to-date local market data to help you understand what's really happening in today's summer market, whether you're buying or selling**. Check out my latest video to learn more!

[Watch My Video](#)

Know All The Options to Sell Your Home



Schedule a 1-on-1 no obligation call to discuss your needs.

[Schedule a Call](#)

What is Your Home Worth?



Get the most up-to-date and accurate estimate of your home's current market value based on comparables, local trends, and other market data.

[Discover Your Home's Value](#)

Call or text me at [720-364-8214](tel:720-364-8214) or reply to this email to get an expert answer to questions you may have.

If you were forwarded this email and would like to get my updates directly, [click here to join my mailing list](#).



2025 July Central Arkansas Real Estate Market Update



Why are homes under \$300K flying off the market while higher-end listings sit for months? If you're confused by the current real estate trends, you're not alone—it's a tough market to read. This **July 2025 housing market update breaks down what's happening in Central Arkansas across every price point**. Homes between \$700K and \$800K are taking over five months to sell, while contingent offers are finally being accepted again. See how your price range is performing in the link below!

[Watch the Video](#)

Before You Make a Move, Know the Numbers



See the full picture. Discover exactly how your home is positioned in today's market.

[Get Estimate](#)

Sell Your Home Fast, On Your Terms



Get a no-obligation cash offer with no showings, no repairs, and no hassle.

[Get Cash Offer](#)

Call or text me at [501-725-1227](tel:501-725-1227) or reply to this email to get expert answers to questions you may have.

If you were forwarded this email and would like to get my updates directly, [click here to join my mailing list](#).



Why Isn't Your Arizona Home Selling in Today's Market?



Is your home sitting on the market longer than expected? Most sellers are facing the same challenge as buyer behavior shifts and old strategies stop delivering results. If you're afraid your home won't sell, I'll explain what's really happening in today's market and how to adjust your approach to sell successfully. From pricing correctly to staying flexible with negotiations, you'll learn how to attract serious buyers who are ready to make strong offers. Click the link below to learn more!

[Watch My Video](#)

Looking to Buy a Home?



Finding your dream home starts right here.

[Search All Homes](#)

Looking to Sell Your Home?



Find out what your home is worth in today's market.

[Home Value Estimate](#)

Call or text me at [\(480\) 415-1341](tel:480-415-1341) or reply to this email to get an expert answer to questions you may have.

If you were forwarded this email and would like to get my updates directly, [click here to join my mailing list](#).



Kandie Frederick
DRE# 01358589
805.878.2225
kandie@countryrealestate.com
www.countryrealestate.com

Should You Use AI To Price Your Home in 2025?



AI-powered home value tools are everywhere in 2025, but how accurate are they? If you're relying on an algorithm to price your biggest asset, it might be undervalued. Today, I'll break down when AI gets it right, when it misses the mark, and why working with a local agent still makes all the difference when it's time to sell. I'll tell you this: it's great at giving you a quick home estimate, but it won't be able to account for home upgrades that might give your home value a boost. Check out my latest video to learn more.

[Watch the Video](#)

Looking to Sell Your Home?



Are you thinking about listing your home? We can help you get an accurate home valuation based on current market trends.

[Home Value Report](#)

Looking to Buy a Home?



Use our full MLS search with virtual tours, directions to listings, schools, and more all on an interactive map with detailed listing information.

[Search All Homes](#)

Call or text me at [\(805\) 878-2225](tel:8058782225) or reply to this email to get an expert answer to questions you may have.

If you were forwarded this email and would like to get my updates directly, [click here to join my mailing list](#).



Good Company
Real Estate

480-267-9368
Office@GoodCompanyRE.com

How To Spot a Great Deal on a Phoenix Home



How do you know if a Phoenix home is really a good deal? Trendy finishes may catch your eye, but these could be hiding costly maintenance issues beneath the surface. I'll show you how to spot true value in a listing by focusing on systems and features that can save you money in the long run. Plus, we'll also look at how cosmetic updates can boost your investment. Get the full details by watching my video - just click the link below.

[Watch the Video](#)

Looking to Buy a Home?



Use our full MLS search with virtual tours, directions to listings, schools, and more all on an interactive map with detailed listing information.

[Search All Homes for Sale](#)

Looking to Sell Your Home?



Are you thinking about listing your home? We can help you get an accurate home valuation based on current market trends.

[Get a Home Value Estimate](#)

Call or text me at [480-267-9368](tel:4802679368) or reply to this email to get an expert answer to questions you may have.

If you were forwarded this email and would like to get my updates directly, [click here to join my mailing list](#).



How Do You Get Approved for a Mortgage When You're Self-Employed?



Are you a self-employed buyer tired of hearing "no" from lenders? Standard loan programs often don't account for how business income works, especially when deductions lower your taxable income. **Today, I'll walk you through how to qualify for a mortgage using bank statements or credit-based loans instead of tax documents.** These options are built for business owners like you and can lead to fast approval and smooth closings. Want to learn more? Just check out my video!

[Watch the Video](#)

Looking to Buy a Home?



Use our full MLS search with virtual tours, directions to listings, schools, and more all on an interactive map with detailed listing information.

[Search All Homes for Sale](#)

Looking to Sell Your Home?



Are you thinking about listing your home? We can help you get an accurate home valuation based on current market trends.

[Get a Home Value Estimate](#)

Call or text me at [616-532-7200](tel:616-532-7200) or reply to this email to get an expert answer to any questions you may have.

If you were forwarded this email and would like to get my updates directly, [click here to join my mailing list.](#)



Why Your Home's Value Isn't Appreciating



Are you depending on appreciation to grow your home's value? If so, you could be setting yourself up for disappointment when it's time to sell. Today, I'll **break down what really drives appreciation and why skipping updates or over-customizing your home can cost you.** You'll learn how to keep your property competitive in any market and avoid renovation mistakes that hurt your value. Get the full breakdown in my latest video.

[Watch the Video](#)

What's Your Home Worth?



Are you thinking of selling your home or interested in learning about home prices in your neighborhood? We can help you.

[Home Value Report](#)

Book a Strategy Call



Get personalized guidance to reach your real estate goals—book your free strategy call today.

[Book a Call](#)

Call or text me at [307-772-1184](tel:307-772-1184) or reply to this email to get an expert answer to questions you may have.

If you were forwarded this email and would like to get my updates directly, [click here to join my mailing list.](#)



How the Right Agent Helped a New Jersey Seller Get \$1M More



Can the real estate agent you choose really impact how much your home sells for in New Jersey? Most sellers don't realize it, but choosing the wrong agent can end up costing you a huge amount. Not all agents are built the same, and one agent in particular helped a seller get \$1M more for their home sale. **Let me walk you through how hiring the right agent can significantly increase your final sale price.** You'll come away with a better understanding of what to ask, what to look for, and how to make a more informed choice when hiring an agent. Click the link below to watch my full video.

[Watch the Video](#)

Knowledge Is Power



Schedule a 1-on-1 strategy call to discuss what matters most to you.

[Book a Call](#)

What Is Your Home Really Worth?



Trusting Zillow? Discover your home's true value by requesting an estimate from one of the nation's most experienced agents.

[Request Your Value](#)

Call or text me at **973-224-4605** or reply to this email to get expert answers to questions you may have.

If you were forwarded this email and would like to get my updates directly, [click here to join my mailing list](#).



The #1 Reason Your Home Isn't Selling



Is your home sitting on the market longer than expected? In today's market, most unsold homes have one thing in common: poor marketing. That's why today, I'll **break down the most common listing mistakes agents make and explain what effective marketing really looks like.** You'll see how professional media, paid ads, and targeted strategies help sellers generate stronger offers in less time. Get the full details in my latest video.

[Watch the Video](#)

Free Home-Selling Strategy Call



Be prepared and do your homework when selling your home. Diane can help you learn how to sell your home fast and keep equity in your pocket.

[Schedule a Call](#)

How Much Is Your Home Worth?



Enter your address and get access to professional-grade reports that agents use.

[Get an Estimate](#)

Call or text me at **215-669-6285** or reply to this email to get an expert answer to questions you may have.

If you were forwarded this email and would like to get my updates directly, [click here to join my mailing list](#).



Is Solar Power a Good Investment in Arizona?



Is your Arizona roof ready for solar panels this summer? While the energy savings make it sound like a good investment, there are some downsides you need to know about, especially if you're planning to sell in the future. **Today, I'll walk you through what to consider before installing solar panels in Arizona.** By the end of this video, you'll know what to check before switching to solar.

[Watch the Video](#)

Arizona's Strongest Cash Offers



Skip the stress, showings, and open houses. Get a top-dollar guaranteed offer on your home today.

[Get Your Strongest Cash Offer](#)

How Much is Your Home Worth?



Get a home value estimate to see how much you could sell for and how fast based on key trends happening in your area.

[Home Value](#)

Call or text me at [602-750-0755](tel:602-750-0755) or reply to this email to get an expert answer to questions you may have.

If you were forwarded this email and would like to get my updates directly, [click here to join my mailing list.](#)



How Real Estate Contingencies Work



Are stacked contingencies slowing down your deal or adding stress to your plans? From financing approvals to inspection deadlines to home sale conditions, today's real estate contracts are more complex than ever. **That's why today, we'll show you how these contingencies work, why they often overlap, and what you can do to avoid surprises.** You'll learn how to protect your earnest money and keep things on track.

Get the full breakdown in our latest video.

[Watch the Video](#)

Looking to Buy a Home?



Use our full MLS search with virtual tours, directions to listings, schools, and more all on an interactive map with detailed listing information.

[Search All Homes for Sale](#)

Looking to Sell Your Home?



Are you thinking about listing your home? We can help you get an accurate home valuation based on current market trends.

[Get a Home Value Estimate](#)

Call or text me at [952-212-3597](tel:952-212-3597) or reply to this email to get an expert answer to any questions you may have.

If you were forwarded this email and would like to get my updates directly, [click here to join my mailing list.](#)



Selling Your Home? Get Professional Green Exterior Photos For 2026 at No Upfront Cost



Are you planning to sell your home in 2026? Most lawns don't look their best in February, even though that's when the spring market begins. Today, I'll explain **why professional green exterior photos for 2026 listings can help your home stand out early** and attract more buyers. And the best thing is, I'm offering it for **free**. I'll also walk through how you can get these photos taken now at no cost and give yourself more time to prepare your interior. Get all the details in my latest video.

[Watch the Video](#)



How Can Real Estate Investors Increase Profits in 2025?



Did you struggle to handle all of your investment properties in 2024? Managing properties is often easier said than done, and if your investment portfolio has expanded recently, you might need to streamline your process to stay on top of everything. That's why today, I'm **sharing three tips to improve your efficiency in 2025**. First, using advanced property management software, predictive maintenance systems, and on-demand service providers can help landlords address maintenance needs proactively. To learn more, just check out my short video.

[Watch the Video](#)

Search All Twin Cities Homes for Sale



Use our full MLS search with virtual tours, directions to listings, schools, and more all on an interactive map with detailed listing information.

[Search All Homes](#)

What's Your Twin Cities Home Worth?



Are you thinking about listing your home? We can help you get an accurate home valuation based on current market trends.

[Home Value Estimate](#)

Looking to Buy a Home?



Use our full MLS search with virtual tours, directions to listings, schools, and more all on an interactive map with detailed listing information.

[Search All Homes](#)

Looking to Sell Your Home?



Are you thinking about listing your home? We can help you get an accurate home valuation based on current market trends.

[Free Home Value Report](#)

Call or text me at [952-222-9000](tel:952-222-9000) or reply to this email to get an expert answer to question you may have.

If you were forwarded this email and would like to get my updates directly, [click here to join my mailing list](#).

Call or text me at [940-704-7058](tel:940-704-7058) or reply to this email to get an expert answer to questions you may have.

If you were forwarded this email and would like to get my updates directly, [click here to join my mailing list](#).



Elevate Your Home's Appeal With Marketing That Sells

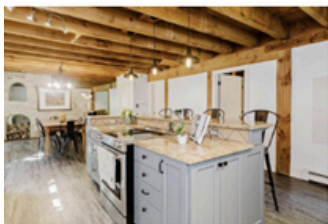


When homebuyers scroll through listings, they make snap judgments, often in just seconds. What they see shapes their interest and perception of your home's worth.

That's why we treat every listing, whether a starter home or a luxury property, with the same goal: showcasing it in its best light, both visually and emotionally. A great example of this is our Maine home tour, where we emphasize subtle pacing and natural light, avoiding flashy edits or overhyped walkthroughs. Check out our video tour to see how we attract not just more views, but competitive offers.

[Watch the Video](#)

The Advantage You Deserve in Today's Market



Schedule a free 1-on-1 consultation to create your plan for what matters most.

[Let's Talk Strategy](#)

How Much Equity Is In My Home?



Discover what your home will sell for in today's market based on recent comparable data.

[Get Estimate](#)

Call or text me at [207-344-3230](tel:207-344-3230) or reply to this email to get expert answers to questions you may have.

If you were forwarded this email and would like to get my updates directly, [click here to join my mailing list](#).



How Can You Sell a Home With a Property Line Dispute in LA?



A property line dispute feels like an instant deal-breaker for your Los Angeles home.

But what if it's not? In this video, I'll **cut through the confusion and share the effective strategies that allow you to sell your home successfully**, even with a boundary issue. You'll learn how proper disclosure isn't a liability; it's your greatest tool for building buyer trust and closing the deal smoothly. Click below to hear the rest!

[Watch My Video](#)

Looking to Buy a Home?



Use our full MLS search with virtual tours, directions to listings, schools, and more all on an interactive map with detailed listing information.

[Search All Homes](#)

Looking to Sell a Home?



Find out what your home is really worth based on our detailed analysis.

[Free Home Value Estimate](#)

Call or text me at [\(626\) 408-2890](tel:626-408-2890) or reply to this email to get an expert answer to any questions you may have.

If you were forwarded this email and would like to get my updates directly, [click here to join my mailing list](#).



How Soon Can I Sell My Home This Summer?



"How soon can I sell my home?" This is the most common question I get from home sellers. This summer, with buyers being more selective and interest rates still high, the answer isn't always clear. **Today, I'll break down what's really happening in the summer market and what steps you can take to sell faster.** From smart pricing to simple prep, I'll show you exactly how to position your home so it stands out and attracts serious buyers. Just click the link below to learn more.

Watch the Video

Service Beyond Expectation



Start with a casual chat to craft a plan as unique as your home's story.

Schedule a Chat

Discover Your Home's True Value



Don't trust a Zestimate. Get a personalized home valuation.

Get Estimate

Call or text me at [972-825-3672](tel:972-825-3672) or reply to this email to get expert answers to questions you may have.

If you were forwarded this email and would like to get my updates directly, [click here to join my mailing list.](#)



How Should Sellers Prepare for a Home Inspection in Portland?



Are you stressing out about your upcoming home inspection? Figuring out what to fix is not that easy, and that's what professionals are here for. Today, I'm sharing some tips on how to prepare your home for inspection. **I'll show you the pros and cons of pre-inspections and how a great agent can help you focus on what really matters to buyers and negotiate effectively.** Let's turn that home inspection from a hurdle into a smooth part of your sale. Before you waste money on fixes that don't really matter, check this video out first.

Watch My Video

Search All Homes



Search with confidence knowing your local agent has the latest listings

Home Search

Home Value Report



Get a home value estimate to see how much you could sell for in your area.

Home Value

Call or text me at [503.522.0090](tel:503.522.0090) or reply to this email to get an expert answer to questions you may have

If you were forwarded this email and would like to get my updates directly, [click here to join my mailing list.](#)



How much could your Central Pennsylvania home sell for this summer?

Find out what your home could list for in today's market

Enter your home address to see what buyers might pay today.

Thinking about selling your home this summer? I'd love to give you a personalized home value estimate based on real, local market data. Home prices in Central Pennsylvania are climbing, and many homeowners are surprised by what their property could sell for right now.

There's a real demand for homes this season, especially ones that are well cared for and priced appropriately. If you're wondering what your home might be worth in today's market, I can take a close look at recent nearby sales and adjust for your home's unique features, like any updates you've made, its condition, and layout.

If you'd like to get a clearer idea of what buyers today would be willing to pay for your home, just enter your address and a few quick details below.

[Enter your home address here to find out what your home is worth.](#)

If you'd like a more accurate estimate, feel free to send a few photos. I'll factor in the details that online tools miss, like finishes, layout, and overall style.

If a summer move is something you're thinking about, I'd be happy to help you explore your options. This season is a great time to sell. Buyers are active, and homes that show well tend to get strong attention.

Depending on your timeline and goals, we can look at different paths, like:

- Selling quickly to an investor with a cash offer
- Listing on the market to get the best possible price
- Making light updates to boost appeal
- Finding your next home first with a bridge loan

Let's make the most of the summer market—call or text me at [\(717\) 409-5588](tel:7174095588), or reply to this email.

I'll help you figure out the right list price to get moving.

Joy Daniels



Free Home Price Estimate

Get a real-world home value estimate that's accurate

Find out what your home is worth based on our detailed analysis. You'll receive an accurate value based on current market trends with 6 simple questions.

Enter your full address*

Please include your city and state.

2020 Shamrock Plaza Suite #201, Omaha, NE 68154, United States

Are you thinking of selling soon?*

- ASAP ☐
- 1-3 Months ☐
- 3-6 Months ☐
- 6-12 Months ☒
- 12+ Months ☐
- Not planning to sell ☐

What is the condition of your home?*

- Needs nothing ☐
- Needs a little work ☐
- Needs significant work ☐
- Tear down ☐

Get Estimate

Upon your submission, you agree to our Privacy Policy and that we may contact you.



Free Property Management Consultation for San Antonio Landlords

Learn what expert property management can do for you

[Schedule a free consultation](#)

More rental owners are stepping back from self-managing. With many stationed overseas, working full-time, or dealing with constant tenant issues, they've decided the stress just isn't worth it anymore.

Handling everything yourself can really feel like a second job. From chasing down rent to dealing with maintenance problems and staying on top of Texas regulations, it's easy to get overwhelmed (and even easier to burn out).

That's why I'm here. I started Cornerstone Property Management to help landlords keep their investments running smoothly without having to manage the day-to-day. If you're ready to step back, I'm here to step in.

To give you an idea of what property management services can do for your business and your peace of mind, I'm offering a free property management consultation. We'll go over how we provide the best service to our clients, such as:

- Timely rent collection—no awkward reminders
- Quick, professional responses to tenant issues
- Clear updates so you're never out of the loop
- Full compliance with Texas rental laws
- A team that treats your property like it's our own

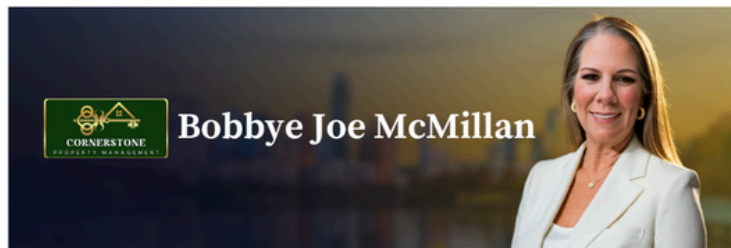
[Click here to schedule a free consultation](#)

I've spent the last 30+ years helping San Antonio landlords hand off the stress while keeping the income. Some are managing from overseas, while others are local but too busy to stay on top of everything. They all had one thing in common: they needed a reliable property manager they could trust. That's exactly what we provide.

If you're ready to stop managing all the moving parts yourself, let's talk. I'll learn more about your rental and walk you through how we can help. Schedule a free consultation today. Don't worry—this is absolutely free and there's no pressure or obligation to hire me.

Let's talk soon,

Bobby Joe McMillan



Get a Free Property Management Consultation

Learn what expert property management can do for you.

Curious how much easier life could be with a professional managing your rental? Fill out the form below to schedule a free property management consultation. We'll walk through your property goals, identify potential savings, and show you how expert management can reduce stress, improve tenant quality, and boost your ROI.

Email*

social@getvyr.com

First Name*

Vyr

Last Name*

Marketing

Phone*

+1 (180) 032-3997

[Submit](#)

Upon your submission, you agree to our [Privacy Policy](#) and that we may contact you.



Get a Free Mortgage Rate Estimate

Pre-qualify now and be prepared before rates drop

[Click here to start a free loan application](#)

Are you considering buying a home or refinancing your current mortgage?

We're offering a **free mortgage rate quote** to help you understand your best loan options and see how low your payments could be, so you're ready to act if market conditions shift this fall.

While most forecasts suggest mortgage rates will remain in the mid-6% range for the rest of 2025, some experts anticipate a gradual decline by year's end. If that happens, competition could increase quickly. **Getting pre-qualified now gives you a head start if rates do fall.**

It's quick and easy; just provide some details, and we'll get back to you with real rate comparisons from our trusted lender network. Don't worry—this has no impact on your credit.

[Click here to start a free loan application](#)

We'll also walk you through all your loan options and help you avoid the extra fees lenders don't always mention. Once you apply, we'll take a close look and send back personalized recommendations that make the most sense for your situation.

If you have any questions, just reply to this email or call us at [928-250-0557](tel:928-250-0557).

Best,

Ed Sexton



Get Pre-Qualified Now

See how low your payments could be

Fill out the information below to schedule a free personalized rate quote with no fees or credit impact. Whether you're buying, refinancing, or exploring options, I'll help you see how low your payment could be and find the best terms available.

Email*

social@getvyr.com

First Name*

Vyr

Last Name*

Marketing

Phone*

+1 (180) 032-3997

Submit

Upon your submission, you agree to our Privacy Policy and that we may contact you.



Want to know what your Portland home is worth in 2025?

We'll tell you what your home would sell for today.

[Enter your home address to find out what your home is worth](#)

We wanted to reach out and offer you a personalized home value estimate, especially if you're thinking about selling in 2025. Even with mortgage rates hovering around 7%, home prices in Portland are still holding strong compared to this time last year.

We're still in a housing shortage, and well-priced homes in good condition are selling in about 50 days or less. Knowing what price to list your home is the most important first step. We'll look at nearby recent sales and adjust for your home's unique features, whether it's upgrades, condition, or layout.

If you'd like to know what your home is really worth and what a modern buyer would pay for it right now, just enter your address and a few details below:

[Enter your home address to find out what your home is worth](#)

If you send us a few photos of your home, we'll factor in what the algorithms can't and give you a more accurate suggested listing price.

If you're considering selling, we're here to help. We speak with buyers every day and know exactly what they're looking for—and what they're willing to pay. We'll also walk you through all your options, from:

- ✓ Taking a cash offer from an investor
- ✓ Listing traditionally for top dollar
- ✓ Renovating before selling
- ✓ Buying your next home first using a bridge loan

Feel free to call or text us directly at [503-806-9773](tel:503-806-9773), or reply to this email with any questions.

It all starts with knowing what price to list your home on the MLS. We'll tell you for free.

Tony Apa & Courtney Clarke



Free Home Price Estimate

Find out what your home is worth based on our detailed analysis. You'll receive an accurate value based on current market trends with 6 simple questions.

Get a real-world home value estimate that's accurate.

Enter your full address*

Please include your city and state.

12020 Shamrock Plaza Suite #201, Omaha, NE 68154, United States

Are you thinking of selling soon?*

- ASAP ☐
- 1-3 Months ☐
- 3-6 Months ☒**
- 6-12 Months ☐
- 12+ Months ☐
- Not planning to sell ☐

What is the condition of your home?*

- Needs nothing ☐
- Needs a little work ☐
- Needs significant work ☐
- Tear down ☐

Get Estimate



Download My Free Step-by-Step Mortgage Guide

A comprehensive guide to understanding the mortgage process.

Download my step-by-step mortgage guide

Friends and clients,

Mortgage rates are holding steady at 7.07% (30-year fixed), but here's the twist: Buyers aren't just watching—they're jumping in. April's new home sales spiked 11%, hitting a 3-year high as sidelined buyers finally make their move, encouraged by stabilizing rates, builder incentives, and a fear of missing the next shift. If you've been waiting for a sign, this might be it.

But let's be honest: if you haven't been through the mortgage process recently (or ever), it can feel overwhelming. There's a lot to consider—from loan options and down payments to closing costs and credit requirements.

That's why I created a free, step-by-step mortgage guide to walk you through it all.

[Download my step-by-step mortgage guide.](#)

This guide covers:

- How to prepare financially before applying
- The pros and cons of different loan types
- What lenders are really looking for
- Common mistakes to avoid
- How to stay confident and in control at every step

Whether you're a first-time buyer or just need a refresher, this guide will help you feel more prepared—and more empowered—before you start house hunting or talking to lenders.

I've helped many buyers navigate this exact process, and I've packed this guide with what I've learned so you don't have to guess your way through it. And yes—it's 100% free, whether or not you choose to work with me.

Let me know if you have any questions after reading it. I'm here to help.

Michael Durr



Download My Step-By-Step Mortgage Guide

Learn how to navigate the mortgage process the easy way

Download my mortgage guide and learn about your loan options, how to keep up with payments, and more.

Full Name*

Vyral Marketing

Email*

social@getvyral.com

Phone*

+1 (180) 032-3997

Download My Guide

Upon your submission, you agree to our [Privacy Policy](#) and that we may contact you.