



August RATE Newsletter

August 1, 2025

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

These are clients getting maximum impact with their radio talk show, endorsement, and vendor programs.

Class is every Monday at 3pm EST to improve your results. Nick Waldner who owns the #1 Maryland/DC team for his brokerage is teaching it with me this month. Register at www.getvyral.com.

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

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

Frank

Training Calendar

Learn how to market yourself as a homeownership 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.getviral.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.getviral.com/topics



Why Top Agents in San Diego, CA Are Joining Our Real Estate Team



You're good at what you do. So why spend hours on things that don't move the needle? We offer genuine support and steady opportunities, handling the busy work so you can focus on clients and closing deals. This means you'll work smarter, not harder, and finally scale your business in a way that truly brings you freedom and increased income. Interested in joining our team? Find out more in our latest video.

[Watch the Video](#)

Start Your Home Search



Search with Confidence Knowing Your Local Agent has the Latest Listings

[Home Search](#)

Get Your Home's Worth



Find out your home value, home equity, refinance and mortgage reduction.

[Home Value](#)

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Are Cash Offers Better Than a Traditional Home Sale?



Selling your home doesn't have to mean endless showings, repairs, or stress. These days, some sellers are choosing a simpler route: getting cash offers upfront. **Today, I will explain what a cash offer is and its advantages and disadvantages when compared to traditional selling.** If your priority is speed, convenience, or avoiding the usual hassle, this could be a great choice for you. Check out my latest video to help you choose what's right for your next move.

[Watch the Video](#)

Start Your Home Search



Search with Confidence Knowing Your Local Agent has the Latest Listings

[Home Search](#)

Get Your Home's Worth



Find out your home value, home equity, refinance and mortgage reduction.

[Home Value](#)

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ROB KITTLE



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 blog for more!

[Learn More](#)



ROB KITTLE



The Easiest Way To Find a Reliable Realtor Anywhere in the U.S.



Do you know someone who is moving out of state and is unsure about how to find a good agent? Most people rely on online searches, which can lead to poor service and unnecessary stress. That's why today, I'll explain the easiest way to connect your friends or family with a trusted, high-performing agent anywhere in the U.S. I've helped dozens of families avoid uncertainty by personally matching them with proven professionals who genuinely care. Get the full details in my latest video.

[Watch My Video](#)



Your Home Sold... Guaranteed

Receive a cash offer on your home and close in as little as 59 days. Skip the hassle of showings, prepping, staging, and all the uncertainty of selling.

[Sell Your Home](#)



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Receive a cash offer on your home and close in as little as 59 days. Skip the hassle of showings, prepping, staging, and all the uncertainty of selling.

[Sell Your Home](#)

Looking to Sell a 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](#)

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We're here if you have any home-buying and/or selling questions as well:

- If you are looking to buy, tap to call us directly at [970-218-9200](tel:970-218-9200).
- If you are looking to sell, tap to call us directly at [970-305-3572](tel:970-305-3572).

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Your Guide to the 4 Best Summer Events in Louisville 2025



Wondering what fun activities to do this summer in Louisville? If you aren't planning to attend these events yet, you're missing out big time. **Today, I'll share the four best standout events that highlight the best of Louisville's summer scene.** You'll get a preview of local favorites like outdoor festivals, street food celebrations, and riverfront gatherings that bring people together. Learn more about them in my video!

[Watch the Video](#)

Tune In to My Radio Show Every Sunday From 8:30 to 9:00 AM on WHAS 840



On his radio show, I discuss a wide range of real estate topics, including market trends, tips for buying and selling homes, financing, and home improvement advice. I often feature guests from the real estate industry and local businesses, offering listeners valuable insights and practical tips for navigating the real estate market. Available on AM Radio or you can click the link below to tune in via iHeart Radio!

[Listen to The Show on iHeart Radio](#)

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Are You Renovating Your First Home the Right Way?



Imagine spending thousands to prepare your home for sale, only to find buyers uninterested. That can be discouraging, especially when time and effort have gone into the wrong upgrades. **In this video, I'll share five specific home improvements that offer the best return on investment in Salt Lake City.** These include kitchen updates, bathroom improvements, curb appeal enhancements, new flooring, and modern lighting. By the end, you'll know which upgrades can help your home stand out. Click the link to check it out!

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5 High ROI Home Upgrades To Boost Your Sale Price in Salt Lake City



Imagine spending thousands to prepare your home for sale, only to find buyers uninterested. That can be discouraging, especially when time and effort have gone into the wrong upgrades. **In this video, I'll share five specific home improvements that offer the best return on investment in Salt Lake City.** These include kitchen updates, bathroom improvements, curb appeal enhancements, new flooring, and modern lighting. By the end, you'll know which upgrades can help your home stand out. Click the link to check it out!

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How Should You Respond to a Lowball Offer on Your Home?



Imagine investing hundreds of thousands into your home, only to receive a lowball offer that undervalues everything you've put into it. Not only is that frustrating, but it can feel disrespectful, and many sellers go through this process. In this video, I'll walk you through the key strategies for handling lowball offers without losing momentum or making rash decisions. **We'll cover how to verify your home's value, how to counter, and how to negotiate better terms that protect your position.** Check out my latest video to approach lowball offers with clarity and confidence.

[Watch the Video](#)

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5 Things You Need To Know Before Buying a New Construction Home in Northwest Ohio



Are you considering building or buying a new home in Northwest Ohio? With fewer builders, rising costs, and limited inventory, today's new construction market poses real challenges for buyers. **Today, I'll walk you through five essential things to know before moving forward with any new build.** From understanding specific home restrictions to navigating pricing risks, I'll help you make a more confident and informed decision. Before you commit, check out my video.

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JOHN SCHUSTER



Top 5 Affordable Outdoor Projects That Significantly Boost Home Value



If you're planning to sell your home, here's something you need to know: not all outdoor improvements add value. I've seen many homeowners spend thousands on projects that don't impress buyers or raise their equity. **Today, I'm breaking down the top five outdoor upgrades that work, including new paint, lawn care, and patio additions.**

These are the projects I recommend most to homeowners who want results without overspending. Watch the full breakdown in my latest video.

[Watch the Video](#)

[Download Our 2024 Twin Cities Annual Housing Report](#)



JOHN SCHUSTER



Top 5 Tips To Maximize Your Home's Sale Price



Are you planning to sell your home soon and want to get the best price? Without the right strategy, you risk attracting weak offers. **Today, I will reveal the five best ways to maximize your home's sale price in today's market.** You'll learn how expert planning, strong marketing, and accurate pricing work and get a preview of practical strategies, from working with the right agent to knowing how and when to launch your listing. By the end of this video, you'll learn how to set your home up for a strong and profitable sale.

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How To Prepare Your Home for Sale in 2025's Shifting Market



Are you tired of feeling like you're losing leverage in your home sale? Outdated pricing and a lack of understanding about current buyer demands can keep your property from selling. **We'll break down the critical factors influencing today's sales, from the correct pricing to preparing your home and team that can help you sell.** You'll learn how to price your home right and attract the right buyers, even when the market feels uncertain. Check our latest video to hear more.

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Join over 300,000 homeowners in finding your home's value.

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Instant Cash Offer



Provide details about your home and get a no obligation cash offer.

[Sell Your Home For More Money.](#)

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sellwithronandeva.com



How To Handle Multiple Offers on Your Home



Are you receiving multiple offers on your home and unsure which one to choose? While this sounds ideal, it can lead to confusion if you don't know what to prioritize. Today, I'll break down how to evaluate competing offers, handle buyer agent fee requests, and focus on your net proceeds. I'll also share why the highest price isn't always the best offer and how to avoid common mistakes. Get the full breakdown in my latest video.

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Join over 300,000 homeowners in finding your home's value.

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How To Use Your Tax Refund To Save Up for a Home



Having a hard time saving enough to buy a home? Upfront costs like the down payment and closing fees can make the process feel out of reach. In today's video, I'll show you **how your tax refund can help cover those key expenses and move you closer to homeownership.** You'll see how even a 3% down payment, help with closing costs, or buying down your interest rate can make a real difference. Get the full details in my latest video.

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

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Take a look at our featured listing:



[4100 Joshane Street Springfield, OH 45502-8926](#)

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2025 Dayton Housing Market Updates You Need To Know



Is it still a good time to sell your home in Dayton? With home sales dropping over 18% but prices rising nearly 3.5%, many sellers feel unsure about what to do next. In today's video, I'll break down **the latest 2025 Dayton housing market data** and explain what it means for you. You'll see why fewer listings and steady demand are creating a strong advantage for homeowners thinking about selling. By the end, you'll know exactly how this market shift can work in your favor. Watch the full video to see if now is the right time to list your home.

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Take a look at our featured listing:



[6958 Wembley Circle Dayton, OH 45459](#)

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3 Essential Tips To Sell Your Home Faster and for Top Dollar



If you see other homes getting more offers than yours, the reason may be more common than you think. I put this video together to walk you through exactly why that happens and what to do about it. You'll learn the **three core reasons homes sell quickly in today's market** — pricing, prep, and exposure — and how to apply each to your home and attract serious buyers, even as the market cools.

[Watch My Video](#)

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See who "Shark Tank" Star Barbara Corcoran Trusts in Albany



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Simple Home Updates That Attract More Buyers



Are you thinking of repainting or replacing your roof before selling? Many homesellers make the mistake of investing in big-ticket repairs like furnaces or windows, only to find out buyers don't value them as much as a freshly painted interior or updated kitchen. In my latest video, I'll walk you through which **simple cosmetic updates can help you sell faster and for a higher price**. Something as easy as adding a coat of paint and installing new bathroom fixtures can instantly make your home feel move-in ready. Check out the full video to know more about getting your home market-ready.

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Voting Ends Soon – Vote for Us in 4 Simply the Best Categories Today!



Remember Harrisburg Magazine's Simply the Best awards? We're thrilled to be nominated in four major real estate categories, but time is running out to cast your vote!

Voting closes June 15, and we're asking for your help one last time to bring home these incredible awards. Please take a moment today to vote for Joy Daniels Real Estate Group— every vote counts, and you can only vote once. Check out this video for more information!

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Central Pennsylvania Homeowners: How Do You Protect Your Home Before Traveling?



How secure is your home in Central PA while you're on vacation? Before you leave, it's important to take a few precautions to make sure your property stays protected. I'll walk you through five simple safety steps to help you prep your home before heading out, like securing entry points and enabling your security system. These tips can give you real peace of mind while you're away. Just click the link below to watch my full video.

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Joy Daniels | CEO / Broker / Realtor
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Are You Making These Organizing Mistakes?



Are you making common organizing mistakes? **In this video, I'll share seven things professional organizers wish you wouldn't do when trying to declutter your home.** From avoiding flimsy storage solutions to not letting guilt dictate what you keep, these tips will help you create a more organized and efficient living space. To get started, check out our video here.

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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.

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The 7 Hottest Summer Home Trends Buyers Can't Resist



Are you thinking of updating your home but don't know where to start? With so many new styles trending, it's easy to waste time and money on looks that won't last or don't fit your space. **In this video, I'll walk you through 7 summer home trends that are popular right now and easy to add to your home.** From Japandi style and reading nooks to wellness spaces and bold paint, these ideas can bring fresh energy and comfort without a full remodel. Check out the video to see which updates are worth trying this season.

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2024 vs 2025 Housing Market Comparison: Burbank, North Hollywood, & Glendale



What's going on in Burbank, Glendale, North Hollywood, and Los Angeles real estate? With fewer homes selling in some areas but prices still rising compared to last year, it's challenging to know the right time to act. I'll **break down the comparative data and trends for 2024 and 2025 in these specific markets, including lower interest rates and year-over-year shifts in activity and pricing.** You'll get a clear picture of how the market is behaving this summer and what that means for buyers and sellers. Click the link below for the full update.

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Why Now May Be Your Clients' Best Chance To Buy a Home in Burbank



Is now a good time to buy a home in Burbank? Your clients might be asking, especially with prices shifting and inventory looking different than it did a year ago. That's why today, I'm sharing **what's really happening in the Burbank market so you can guide your buyers with confidence.** I'll cover where we're seeing multiple offers, where prices are softening, and which lead sources brought in the most business last month. Watch my full video for more local insights.

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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 blog for more!

[Read My Blog](#)

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Virtual Tour: Your Private 18.9-Acre Pondside Getaway in Blenheim



Is your idea of home a place where you can fish, grill, and simply breathe? It's often tough to find a property that's move-in ready and offers extensive outdoor amenities. **Take a virtual tour of this property in 5627 SC-38, a special Blenheim, SC home on 18.9 acres with a 7.9-acre stocked pond.** Whether it's grilling on the porch, casting a line, or catching up with friends, this property offers space, privacy, and Southern charm, all in one. Don't miss out—check out my full video tour now!

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Our Journey to Top Agent Status in AZ



They told us we wouldn't make it in Flagstaff. We were new in town, had no network, and not a single lead to start with. But we didn't let that stop us. We hired a coach and assistant and followed a solid plan. **Today, we're proud to be #1 with eXp Realty in Arizona and ranked #6 nationwide, and now, we're looking for new partners.** If you've got just two hours a day and the fire to succeed, we'll provide the tools and support you need to build your business from the ground up. Check out my latest video to learn more about our journey in real estate.

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How PLACE Helped Me Turn My Real Estate Hustle Into a Scalable Team



Are you still trying to juggle everything in your real estate business alone? I was closing 70 deals a year but missing time, freedom, and opportunities. **In this video, I share why I finally shifted to building a team and how PLACE gave me the tools to do it right.** You'll hear how this approach helped me protect my future, support other agents, and reclaim my time. If you're ready to grow without giving up everything else, check out my video.

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Welcome to our latest newsletter! We've got something truly eye-opening for you this week, especially if Charleston is on your radar. Whether you're dreaming of a coastal lifestyle or just love staying ahead of the curve, this is a must-read! We're diving into some key insights that could shape your next move, and trust us, you won't want to miss it. Let's dive in and explore together!



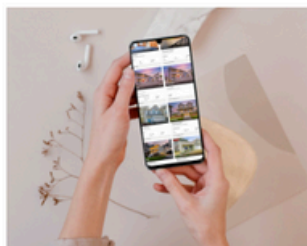
7 Historic Charleston Spots You Must See Before Buying a Home



Have you ever visited a city without really understanding what makes it special? It's easy to fall for the charm of Charleston without knowing the stories behind its most iconic places. Today, I'll walk you through **seven must-see historic sites that reveal Charleston's true character** before you decide to buy a home here. You'll discover where the city actually began in 1670, how George Washington left his mark, and why Fort Sumter still matters today. Check out the full video to learn more.

[WATCH MY VIDEO](#)

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

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Welcome to our latest newsletter! We've got something truly eye-opening for you this week, especially if Charleston is on your radar. Whether you're dreaming of a coastal lifestyle or just love staying ahead of the curve, this is a must-read! We're diving into some key insights that could shape your next move, and trust us, you won't want to miss it. Let's dive in and explore together!



Top 5 Charleston Beaches: Locals Spill the Truth!



A friend recently told me they were overwhelmed trying to choose the right Charleston beach to visit, or maybe even move near. It's something I hear all the time, especially from people who want more than just a pretty shoreline. That's why I put this video together breaking down **Charleston's top five beaches**, from laid-back surf spots to quiet upscale escapes. You'll get a clear picture of what makes each beach unique, who it's best for, and what to expect if you're planning a trip or looking to buy. Check out the full video in the link below!

[WATCH MY VIDEO](#)

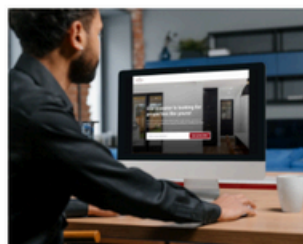
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The 3 Riskiest Offers Sellers Can Get and How To Avoid Them



A client recently asked me, "What kinds of offers should sellers be most cautious about?" It's a great question, so I put together a quick video that breaks down the three riskiest offers you can receive and how to avoid them. In this video, you'll learn what makes certain offers fall apart, how to spot red flags early, and what steps you can take to protect your sale. By the end, you'll know how to navigate sight-unseen buyers, contingencies, and inexperienced agents with confidence.

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How Can You Improve Your Credit to Get a Mortgage?



What to buy a home but are worried your credit score is too low? Most people don't think about their credit scores every day, but when it comes time to buy a home, it's crucial you get yours as high as possible to qualify for a better loan. That's why today, I'm sharing three tips to help you find out your credit score and improve it so you can buy a home. First, you need to know what sort of things affect your score. To learn more, check out this video.

[Watch My Video](#)

Meet Our Mortgage Banker, Janice Lake



Janice Lake

BRANCH MANAGER | NMLS# 240568
I am licensed in MT, ID, KY, OH, OR, WA

C: (406) 270-8525
Janice.Lake@envoymortgage.com
Envoymortgage.com/Janice-Lake



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How Accurate Is Your Montana Home's Value? Find Out Today



Your home is your biggest investment; are you tracking its value? We obsess over stock apps, yet most homeowners have no idea how much equity they really have. That's why we offer a free, no-strings-attached home equity review using real MLS data, no guessing, no sales pitch. In Montana, sold data can only be accessed by Realtors, and we're here to help you discover your home's true value. Don't miss out on timing opportunities as the market cools. Check out my latest video to learn more!

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Will New Tariffs Keep Mortgage Rates High in 2025?



I have big news—new tariffs just dropped, and they could cost you \$10,000 more when buying or building a home. Rising material costs, higher mortgage rates, and shrinking budgets make homeownership harder than ever. By acting now, you can secure better financing options before tariffs increase prices. I'll help you understand your loan choices and create a strategy tailored to this shifting market. Click on the link below to learn more.

[Watch My Video](#)

Meet Our Mortgage Banker, Janice Lake



Janice Lake

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I am licensed in MT, ID, KY, OH, OR, WA

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You're Invited To Join Our Hawaii Real Estate Career Night on July 7!



Are you curious if a career in real estate is worth exploring? **Join our Hawaii Career Night on July 7 from 6:00 p.m. to 7:00 p.m. at our headquarters in Honolulu.** Get clear answers about licensing, cost, and how much you can actually earn as a real estate agent. Whether you're simply curious or ready to dive in, this is your chance to ask questions, get answers, and see if a real estate career is the right fit for you. Check our latest video to learn more about the event and how to register.

[Watch Video](#)



Cleaning Your AC Filter Helps Sell Your Home—Here's Why



Does your home look show-ready for buyers... but hard to breathe in? Don't let your home feel stuffy or outdated! It's easy to focus on the big staging elements and overlook the smaller details that matter when selling your home. That's why I'll **share three easy steps to clean your air conditioning filter to instantly improve airflow and make your home feel fresher to potential buyers.** This simple task shows that your property is well cared for. Check out my latest video to learn more.

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How Is the Real Estate Market Right Now?



If you're planning on buying or selling a home in 2025, you need to be informed. There are a lot of misconceptions about the market right now; some people think the market is still as fast-paced as it was during the pandemic, while others believe a crash is right around the corner. That's why today, I'm going over how our current housing market is doing and what it means for buyers and sellers. I'll discuss supply, prices, what buyers are looking for, and more. Just check out the link below to learn more.

[Watch the Video](#)

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See You at Our Annual Home Seller Seminar Tomorrow



See You at Our Annual Home Seller Seminar Tomorrow



Are you ready to discover how to successfully sell your home? Join our Annual Home Seller Seminar tomorrow from 11:00 a.m. to 2:00 p.m. located at the Keller Williams Building at 3035 C Street. Whether you're a first-time buyer or have sold a house before, you'll gain valuable insights on how to sell your home effectively. By the end of the seminar, you'll have a better understanding of the market and feel more confident in your selling journey. Check out my latest video for some helpful reminders about tomorrow's event.

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...The 2025 market isn't one-size-fits-all—some trends could help you, while others could cost you.

This summer, mortgage rates are still high, inventory is growing, and local markets are shifting fast. Whether you're buying or selling, strategy matters more than ever.

Click below to see what's really happening—and what it means for you:



- Mortgage rates are hovering between 6.8% and 7.1%.
- Some areas are still seeing bidding wars—others are cooling off.
- More listings mean more competition (and opportunity).
- Small details can make your home stand out to picky buyers.

[👉 Watch the Full Update Now](#)

This isn't the same market we saw a year ago. Buyers are careful and budget-conscious, while sellers face new challenges—and new opportunities.

If you're thinking about making a move, having the right plan is essential. Let's connect and create a strategy that works for you.

[👉 Watch the Video and Get in Touch](#)

Need help deciding how much staging makes sense for your home and budget?

Let's talk.

📱 DM me, visit JonSellsDMV.com, or just Google me and start packing.

No need to renovate your entire house just to sell for top dollar.

💡 If you're thinking about putting your home on the market, here's something that can make a big difference — without a big spend.

A recent study revealed that buyers care most about *three key rooms* when deciding whether to make an offer.



- ✅ Living Room
- ✅ Kitchen
- ✅ Primary Bedroom

These are the spaces where people imagine living their lives — and a little bit of effort here goes a long way.

In fact, just decluttering, rearranging, or adding a few finishing touches can help your home sell faster *and* for more money.

🗣️ I put together a short video breaking it down — and revealing the **#1 most important room** to stage if you want to make the biggest impact:

[👉 Watch the video here!](#)

Need help deciding how much staging makes sense for your home and budget?

Let's talk.

📱 DM me, visit JonSellsDMV.com, or just Google me and start packing.

Hey, Friends!

I wanted to reach out and share a quick update on some exciting things we have planned. Real estate is constantly evolving, and so are we. In recent years, buyers have navigated high prices, rising rates, and tight inventory, while sellers have held back, clinging to low mortgage rates. But things are changing every day in real estate. **This change brings opportunity, and staying informed has never been more important!**

To keep you one step ahead in this fast-moving market, I'll be dropping two power-packed videos every month. These will address a range of topics, from market trends in Eastern North Carolina to new strategies that are winning right now in today's market. Whether it's advice on repairs to maximize your property's value, or how to find the best deal on a new home, my goal is to provide transparent insights on the questions I get most from my clients, empowering you throughout your home-buying or selling experience.

If these videos aren't for you, no worries—You can easily unsubscribe using the link at the bottom of this email. *-But you'll be missing out!* 😊

That said, if you have any questions, **feel free to call me at [910-934-1174](tel:910-934-1174) or reply to this email.**

Thanks for your time, and be sure to keep an eye out for my first video!

I want to be your answer to real estate,



Christi Hill

The Christi Hill Real Estate Team of Keller Williams Innovate

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June Market Update: Myrtle Beach Homes & Condos



🔥 Myrtle Beach Market Update: Major Shifts You Can't Miss!

Buyer activity is picking up, interest rates are easing, and some sellers are walking away from six figures without realizing it.

Here's what's happening right now:

📋 **Weekly contracts are up** with 543 properties going under contract this week, showing serious buyer demand.

🏠 **Single-family prices dipped** 4.7% last month, landing at \$386,000, but the average price jumped nearly 11% in just two months.

🏢 **Condo sales fell** 18.3%, but prices held steady. With inventory up 35%, buyers have more options, making standout marketing even more important.

📢 **Marketing is the GAME CHANGER** right now. Listings with strong promotion get noticed and sell faster. If your home isn't getting attention, it's time to rethink your strategy!

👥 Here's the reality: Buyers are active but selective. The right strategy combined with powerful marketing is what sells homes quickly and for the best price.

🏠 Want to know what your home is really worth right now? Get a free, instant valuation here:

[GET YOUR HOME'S VALUE NOW](#)

Got questions? Feel free to reach out to me anytime.

Blake Sloan

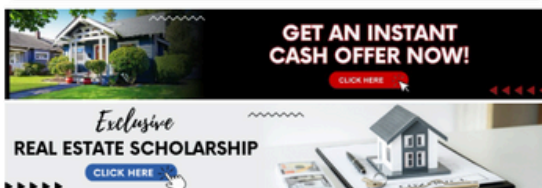
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Take a look at all the homes for sale in the Myrtle Beach area!



Click here to get a free home value report!



Let's Connect



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Marlene - your realtor / Not Out with Your Realtor™

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Myrtle Beach Real Estate: Summer 2025 Breakdown



Myrtle Beach Market Shake-Up: Why Listings Are Failing and What You Need To Do NOW!

Prices are slipping, inventory is rising fast, and a surprising number of homes aren't selling at all, even after months on the market.

Here's what you need to know right now:

📉 **Listing activity is slowing down:** Many listings are expiring without offers, and homes that do sell are sitting longer than they were last year.

👁️ **Showings remain low across the board:** Most sellers aren't getting enough showings to attract offers, and condos are getting hit even harder.

🏢 **Condos are struggling even more:** Most listings get just 1.9 showings over six months, take nearly 4 months to sell, and only half are closing.

👤 **Buyers are active but more selective:** Buyer demand is still there, but they're being selective. If your home isn't standing out, it won't move.

📢 **Marketing drives results in this market:** Listings with little exposure are stalling, while strategic promotion gets results.

🔍 **REALITY CHECK!** Homes aren't selling themselves in this market. The right strategy and strong marketing are what make the difference.

Curious what your home could sell for today? Get a free, real-time home value report here:

[GET YOUR HOME'S VALUE NOW](#)

If you need any help, I'm here when you need me.

Blake Sloan

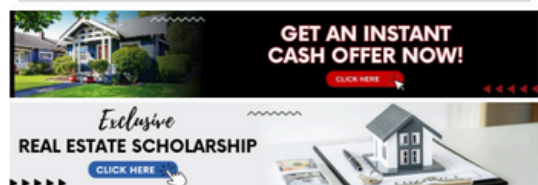
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Take a look at all the homes for sale in the Myrtle Beach area!



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Should We Make Repairs Before Listing Our Home?



Are you planning to sell your home soon? Despite the current market conditions, you can still secure a great deal—but a little prep work may be needed first. With higher interest rates and home prices, buyers have less wiggle room for repairs, making it more important than ever to address any issues before listing. **In this video, we'll walk you through how to prepare your home for the market, highlight which repairs matter most, and explain why fixing things upfront can pay off.** Watch the video to learn more!

[Watch The Video](#)

A New Expert Joins The Hodgkins Homes Team



We're so excited for you to meet the newest member of the Hodgkins Homes team! Taylor Kanavy brings years of experience and a strong background in customer service. Watch Taylor share how he's already making an impact with local buyers. **You'll see what makes him a valuable addition to the team and how he's helping clients meet their goals.** Take a minute to meet Taylor and see what he can do for your real estate journey.

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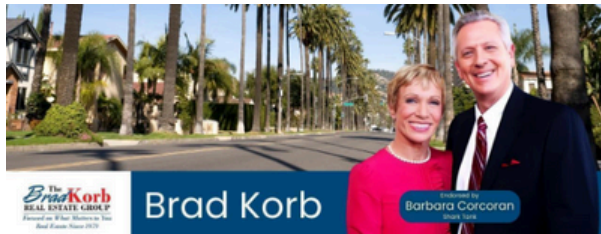
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Get Exclusive Access to Below-Market Value Foreclosures

Dear friends and clients,

Are you waiting for the right time to buy a home? With prices still high and competition cooling only slightly, it's been tough to find homes that actually feel like a deal. That's why I'm sharing a fresh list of foreclosed homes across Los Angeles County that are priced well below market value. See the promising deals in places like West Hollywood and Pasadena, and secure them at a significant discount. Check our list to get started.

Here's a sneak peek of foreclosed homes:

FORECLOSED HOMES		
STREET	CITY	PRICE
4804 EXCELENTE DRIVE	WOODLAND HILLS	\$1,700,000
704 E 103RD PLACE	LOS ANGELES	\$679,900
1447 1/4 N MARTEL AVENUE	LOS ANGELES	\$1,095,000
424 E 60TH STREET	LOS ANGELES	\$500,000
1194 S LUCERNE BOULEVARD	LOS ANGELES	\$1,190,000
1536 WOLLACOTT STREET	REDONDO BEACH	\$1,399,900
423 NEWTON STREET	SAN FERNANDO	\$589,000
510 S HEWITT STREET #102	LOS ANGELES	\$1,199,000
27571 CARAWAY LANE	SAUGUS	\$829,900
11587 SUNSHINE TERRACE	STUDIO CITY	\$2,495,000
24756 EILAT STREET	WOODLAND HILLS	\$1,900,900
11411 DECENTE COURT	STUDIO CITY	\$1,999,900
1541 N STANLEY AVENUE	LOS ANGELES	\$2,199,000
1853 HORIZON LANE	LANCASTER	\$324,900
100 S ALAMEDA STREET #162	LOS ANGELES	\$472,500

If you'd like the complete list or want to explore one of these homes in person, just reply to this email or give us a call.

Warmest regards,

Brad Korb

Looking to Buy a Home?



Finding your dream home starts right here.

[Search All Homes for Sale](#)

Looking to Sell Your Home?



Find your home value in today's market, for free.

[Get a Home Value Estimate](#)

Call me at [\(818\) 953-5300](tel:8189535300) 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](#).



Want to know what your home is worth in 2025?

I'll tell you what price you could list your home for in today's market.

Enter your home address to find out what your home is worth

I 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 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. I'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 here to find out what your home is worth.](#)

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

If you're considering selling, I'm here to help. I speak with buyers every day and know exactly what they're looking for—and what they're willing to pay. I'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 me or reply to this email with any questions.

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

We're here if you have any home-buying and/or selling questions as well:

- If you are looking to buy, tap to call us directly at [970-218-9200](tel:970-218-9200)
- If you are looking to sell, tap to call us directly at [970-305-3572](tel:970-305-3572)

Rob Kittle



I'll notify you when your dream home is for sale in Central Texas

Just reply to this email and tell me what you're looking for.

Even with rates still high and inventory tight, I'm seeing more sellers test the waters this summer, hoping the right buyer will come along before they list publicly.

Many of these homes aren't on the MLS yet. Through my local network, I often hear about "coming soon" listings or quiet sellers open to offers, but only if it's the right fit.

If you're even thinking about buying, now's the time to tell me what you want. I'll keep an eye out and let you know if something hits the market that matches your criteria.

If you're thinking about buying a new home, please reply to this email and let me know.

Just reply with a quick description of your ideal home:

- Neighborhood or part of town
- Price range
- Beds, baths, square footage
- Must-have features (yard, garage, open kitchen, etc.)
- Ideal move-in date
- I'll create a private search file for you and personally keep you updated. You might even get a shot at a deal before it ever goes live.

If you have questions about the market, I'm happy to share everything I know to help you make a smart move.

Just reply to this email—it goes straight to me.

If you know anyone thinking about buying, send them my way — I'd love to help them out with our expertise.

Looking forward to hearing from you,

Jean Shine



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

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

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

I 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 Louisville 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. I'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 here to find out what your home is worth.](#)

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- ☒ 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 me directly at [502-376-5483](tel:502-376-5483), or reply to this email with any questions.

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

Bob Sokoler



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



Want to know what your Twin Cities home is worth in 2025?

I'll tell you what price you could list your home for in today's market.

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

I 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 the Twin Cities 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. I'll look at nearby recent sales and adjust for your home's unique features, whether it's upgrades, condition, or layout.

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- ☒ Renovating before selling
- ☒ Buying your next home first using a bridge loan

Feel free to call or text me directly at [952-222-9000](tel:952-222-9000), or reply to this email with any questions.

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

John Schuster



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.

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Please include your city and state.

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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](#)



I'll notify you when your dream home is for sale in Northwest Ohio

Just reply to this email and tell me what you're looking for.

Even with rates still high and inventory tight, I'm seeing more sellers test the waters this summer, hoping the right buyer will come along before they list publicly.

Many of these homes aren't on the MLS yet. Through my local network, I often hear about "coming soon" listings or quiet sellers open to offers, but only if it's the right fit.

If you're even thinking about buying, now's the time to tell me what you want. I'll keep an eye out and let you know if something hits the market that matches your criteria.

If you're thinking about buying a new home, please reply to this email and let me know.

Just reply with a quick description of your ideal home:

- Neighborhood or part of town
- Price range
- Beds, baths, square footage
- Must-have features (yard, garage, open kitchen, etc.)
- Ideal move-in date
- I'll create a private search file for you and personally keep you updated. You might even get a shot at a deal before it ever goes live.

If you have questions about the market, I'm happy to share everything I know to help you make a smart move.

Just reply to this email—it goes straight to me.

Looking forward to hearing from you,

Jon Modene

REAL EXPERTS. GUARANTEED RESULTS.™



Are you thinking about buying or selling a home this year?

I'm offering a free buying or selling strategy call

Tap to call me directly at (843) 222-9265

Are you thinking about buying or selling a home this year in Myrtle Beach? If so, I'd love to speak on the phone with you to give you the expert guidance that you need.

Call me directly at (843) 222-9265 or reply to this email with your specific goal.

I've been closing deals in Myrtle Beach for over 20 years now with over 7,000 homes, \$1.5 Billion sold. I know exactly what modern buyers want, what your home is worth, and expert strategies to get the best price on your next home.

You can watch my Q&A video updates here: <https://www.sloanrealtygroup.net/blog/>

Want to know where you stand in today's market? Get an instant home valuation here:

Click Here To Get Your Home Value Instantly

I'm happy to answer any questions you have about buying or selling a home in 2025, free of charge. I only get paid if you choose to hire me, and my commission is flexible.

With shifting interest rates, fluctuating home prices, changing loan qualifications, and new rules on real estate agent commissions, it's normal for buyers and sellers to feel uncertain.

I can help you navigate all that. I will answer the most common questions I get asked, which are:

- Should I accept a cash investor offer?
- What's my home's true market value?
- How do I price my home?
- When's the best time to list my home?
- How long will it take to sell my home?
- How do I get a lower mortgage rate?
- How do I see all homes for sale?
- Where are the best places to buy a home?
- What renovations should I make before selling?
- Is your commission negotiable?

Tell me your specific situation and what your goals are, and I'll give you a personalized analysis for your buying or selling plans. Don't worry—**there is zero obligation or pressure to hire me.** I also offer complimentary second opinions if you're already working with another real estate agent.

Just share your needs, what you're looking for, why you're moving, your budget, and as many details as you can about your home. A few photos and videos will help me factor in its unique features so I can give you an accurate estimate of how much it will sell for in today's market.

If you're thinking about buying or selling, I'm here to help. **Call me directly at (843) 222-9265 or reply to this email to schedule a free home selling or buying strategy call.**

Click Here To Get Your Home Value Instantly

I look forward to getting to know you better and providing you with expert knowledge and guidance to get the best home deal.

Blake Sloan



We'll notify you when your dream home is for sale

Just reply to this email and tell us what you're looking for.

With rates not coming down as much as we would like and inventory tight, we're seeing more sellers test the waters this summer, hoping the right buyer will come along before they list publicly.

Many of these homes aren't on the MLS yet. Through our local network, we often hear about "coming soon" listings or quiet sellers open to offers, but only if it's the right fit.

If you're even thinking about buying, now's the time to tell me what you want. We'll keep an eye out and let you know if something hits the market that matches your criteria.

If you're thinking about buying a new home, please reply to this email and let us know.

Just reply with a quick description of your ideal home:

- Neighborhood or part of town
- Price range
- Beds, baths, square footage
- Must-have features (yard, garage, open kitchen, etc.)
- Ideal move-in date

We'll create a private search file for you and personally keep you updated. You might even get a shot at a deal before it ever goes live.

If you have questions about the market, we're happy to share everything we know to help you make a smart move.

Just reply to this email—it goes straight to us.

Looking forward to hearing from you,

Eva Cedillo



We'll notify you when your dream home is for sale in Dayton, Cincinnati & surrounding areas

[Just reply to this email and tell us what you're looking for.](#)

Even with rates still high and inventory tight, we're seeing more sellers test the waters this summer, hoping the right buyer will come along before they list publicly.

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- Neighborhood or part of town
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- Must-have features (yard, garage, open kitchen, etc.)
- Ideal move-in date

We'll create a private search file for you and personally keep you updated. You might even get a shot at a deal before it ever goes live.

If you have questions about the market, we're happy to share everything we know to help you make a smart move.

[Just reply to this email—it goes straight to us.](#)

Looking forward to hearing from you,

Tami Holmes Realty



I'll notify you when your dream home is for sale in Albany

[Just reply to this email and tell me what you're looking for.](#)

Even with rates still high and inventory tight, I'm seeing more sellers test the waters this summer, hoping the right buyer will come along before they list publicly.

Many of these homes aren't on the MLS yet. Through my local network, I often hear about "coming soon" listings or quiet sellers open to offers, but only if it's the right fit.

If you're even thinking about buying, now's the time to tell me what you want. I'll keep an eye out and let you know if something hits the market that matches your criteria.

If you're thinking about buying a new home, please reply to this email and let me know.

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- Beds, baths, square footage
- Must-have features (yard, garage, open kitchen, etc.)
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I'll create a private search file for you and personally keep you updated. You might even get a shot at a deal before it ever goes live.

If you have questions about the market, I'm happy to share everything I know to help you make a smart move.

[Just reply to this email—it goes straight to me.](#)

Looking forward to hearing from you,

Kevin Clancy



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.

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

☐

Get Estimate

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



Want to know what your Des Moines home is worth in 2025?

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

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

I 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 Des Moines 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. I'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 me a few photos of your home, I'll factor in what the algorithms can't and give you a more accurate suggested listing price.

If you're considering selling, I'm here to help. I speak with buyers every day and know exactly what they're looking for—and what they're willing to pay. I'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 me directly at [515-346-6803](tel:515-346-6803), or reply to this email with any questions.

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

Misty Darling



Want to know what your Western Montana home is worth in 2025?

I'll tell you what price you could list your home for in today's market.

Enter your home address to find out what your home is worth

Clients and friends -

I 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%, the real shift right now is inventory. We're seeing [more homes hit the market](#) than we've seen in recent years.

That means buyers have more choices, and sellers have to price strategically if they want their home to stand out. Homes that are well-prepared and well-priced are still moving—but overpricing in this environment can lead to long days on market and price cuts down the line.

That's where I come in. I'll look at nearby recent sales and adjust for your home's unique features, whether it's upgrades, condition, or layout.

Want to know what your home is really worth—and what a modern buyer would likely pay right now? Just enter your address and a few details below:

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

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

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- Renovating before selling
- Buying your next home first using a bridge loan

Feel free to call or text me directly at [\(406\) 552-4443](tel:4065524443), or reply to this email with any questions.

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

Sincerely,

Jason Baker, Rise Realty

Jason Baker Team - Broker



We Want to Learn More About You

Help us understand your goals so we can offer the best recommendations for you.

Tell us a bit about your situation so we can understand your needs and offer the best advice. Once we have your details, we'll get in touch with personalized recommendations to help you move forward.

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 ☐

Get Estimate

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



I'll notify you when your dream home is for sale in Florence

Just reply to this email and tell me what you're looking for.

Even with rates still high and inventory tight, I'm seeing more sellers test the waters this summer, hoping the right buyer will come along before they list publicly.

Many of these homes aren't on the MLS yet. Through my local network, I often hear about "coming soon" listings or quiet sellers open to offers, but only if it's the right fit.

If you're even thinking about buying, now's the time to tell me what you want. I'll keep an eye out and let you know if something hits the market that matches your criteria.

If you're thinking about buying a new home, please reply to this email and let me know.

Just reply with a quick description of your ideal home:

- Neighborhood or part of town
- Price range
- Beds, baths, square footage
- Must-have features (yard, garage, open kitchen, etc.)
- Ideal move-in date

I'll create a private search file for you and personally keep you updated. You might even get a shot at a deal before it ever goes live.

If you have questions about the market, I'm happy to share everything I know to help you make a smart move.

Just reply to this email—it goes straight to me.

Looking forward to hearing from you,

Adam Crosson



We'll notify you when your dream home is for sale in Charleston

[Just reply to this email and tell us what you're looking for.](#)

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[Just reply to this email—it goes straight to us.](#)

Looking forward to hearing from you,

Matt O'Neill



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

I'll tell you what price you could list your home for in today's market.

Enter your home address to find out what your home is worth

I 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 Arizona 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. I'll look at nearby recent sales and adjust for your home's unique features, whether it's upgrades, condition, or layout.

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Feel free to call or text me directly at [928-606-6749](tel:928-606-6749), or reply to this email with any questions.

Kelly Broaddus



Free Home Price Estimate

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Please include your city and state.

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ASAP



1-3 Months



3-6 Months



6-12 Months



12+ Months



Not planning to sell



Get Estimate

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Would you like to know what your Eastern North Carolina home is worth?

I'll tell you what price to list it for sale in 2025

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

I'm writing to let you know I can tell you what your home is currently worth if you're thinking of selling it in 2025. **Home prices here in Eastern North Carolina are still up since this time last year**, even as 30-year mortgage rates are hovering around 7%. There's still a housing shortage.

If you put your home on the market for about 58 days now, in good condition, and at the right price, it will sell. The key is to know what price to list your home. This depends on what comparable homes next to you have sold for while factoring in your home's unique features.

If you'd like to know what your home is worth (more specifically, what a modern buyer will pay for it right now in 2025), just enter your address and a few more details about your home below.

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

If you also want to send me a few photos of your home, **I can factor in what the algorithms can't** and give you a more accurate suggested listing price.

The bottom line is if you're considering selling, I'm here. Ask me anything; I talk to buyers all day and know exactly what they want and what they are willing to pay. Call me on my cell phone at [910-934-1174](tel:910-934-1174), or you can reply to this email. I'll help you understand all your selling options: from taking an investor's cash offer, to listing traditionally, to making renovations before selling, or even how to secure a bridge loan to buy your next home before you sell.

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

Christi Hill



Free Home Price Estimate

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Please include your city and state.

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- 3-6 Months ☐
- 6-12 Months ☐
- 12+ Months ☐
- Not planning to sell ☐

Get Estimate



Your Home Deserves Better Marketing

It takes more than a sign in the yard—here's how to attract serious buyers.

[Tell Me About Your Home](#)

Thinking about selling your home? It's more than just putting a "For Sale" sign in the yard—today's buyers are savvy, and if you want top dollar, your home needs to stand out online and in person. 🏠 That starts with great marketing. The goal is to create buzz and make buyers feel something the moment they see your listing!

This is where working with an experienced Realtor makes a big difference. 🏡

I've helped homeowners just like you prepare their homes to stand out in any market, and I'd be happy to walk you through the process step by step.

Here are a few quick tips to get you started:

- 🌟 First impressions matter—declutter and boost curb appeal
- 🧼 Deep clean like a pro (especially kitchens and bathrooms!)
- 📊 Know your local market—timing and pricing are everything

When you partner with me, you're not just getting someone to list your home—you're getting a full-service marketing partner. I use proven strategies to spotlight your home's best features, attract the right buyers, and negotiate strong offers. From pricing it right the first time to creating eye-catching marketing materials and leveraging our local network, I'm here to make your home the one everyone wants.

If you're serious about getting the most from your sale (and avoiding costly mistakes), let's connect. 📞 [Tell Me About Your Home](#)

And if you're curious, I can also share tips to boost your home's value before listing. Let's make sure your next move is a smart and profitable one.

Chris Heller

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Your Home Deserves Better Marketing

It takes more than a sign in the yard—here's how to attract serious buyers

Enter your full name*

Enter your email address*

Best phone number*

+1 (xxx) xxx-xxxx

What's your home address?

[Submit](#)



We'll notify you when your dream home is for sale

Just reply to this email and tell us what you're looking for.

Even with rates still high and inventory tight, we're seeing more sellers test the waters this summer, hoping the right buyer will come along before they list publicly.

Many of these homes aren't on the MLS yet. Through our local network, we often hear about "coming soon" listings or quiet sellers open to offers, but only if it's the right fit.

If you're even thinking about buying, now's the time to tell me what you want. We'll keep an eye out and let you know if something hits the market that matches your criteria.

If you're thinking about buying a new home, please reply to this email and let us know.

Just reply with a quick description of your ideal home:

- Neighborhood or part of town
- Price range
- Beds, baths, square footage
- Must-have features (yard, garage, open kitchen, etc.)
- Ideal move-in date

We'll create a private search file for you and personally keep you updated. You might even get a shot at a deal before it ever goes live.

If you have questions about the market, we're happy to share everything we know to help you make a smart move.

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Looking forward to hearing from you,

Dar Walden



Get Our Listing Presentation Today for Free

Discover what modern sellers expect and how to deliver.

[Download our full listing presentation](#)

You're invited to download the full seller listing presentation we use during in-person meetings or over Zoom. **This is the exact presentation we teach to every agent in our office.** It walks sellers through all their options—from accepting a lower-priced investor cash offer (often the best terms) to choosing a full-service traditional listing (typically for the highest price).

[You can download our full listing presentation here.](#)

But the secret isn't in the presentation—it's in *the relationship you build before presenting*. We conduct an in-depth seller interview to learn their needs, then quickly get up-to-date on neighborhood comparables and specific market insights. We also research the seller online.

This way, you can tailor the presentation to their needs. Don't just show up and deliver it blindly. The selling process has four key steps—trust, need, help, and urgency. Don't skip the "trust" and "need" parts before diving into the presentation and pushing for urgency at the close.

When you work in our office, **We'll teach you how to deliver this presentation and even bring you along to my listings so you can see it in action.** But most importantly, you'll learn how we prepare because sellers often have already made up their minds before we even arrive.

The truth is that before you meet a seller, they've been Googling you, checking your social media, and figuring out if you're someone they can rely on for a successful home sale.

But if your leads come through referrals, you should win every time. If they come from cold calling or advertising, aim to win one out of three while still getting the fee you ask for by clearly articulating your competence. If you're struggling with any of this, let us know—We're here to help.

Once you build trust and identify needs, you'll deliver real solutions with your listing presentation, and that's exactly what ours does. Feel free to use it!

Let us know if you have any questions about it. Enjoy!



Download Our Listing Presentation

You'll learn how to meet the needs of the modern seller

We'd like to invite you to download the complete listing presentation we deliver at the kitchen table or even over a Zoom meeting from time to time. This is the presentation we teach to every agent at our office and it's how we deliver real solutions to solve a home seller's problem in today's market.

Email*

[Download it Now](#)

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

Want to know what your DMV Area home is worth in 2025?

I'll tell you what price you could list your home for in today's market.

Enter your home address to find out what your home is worth

I 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 DMV Area 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. I'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 here to find out what your home is worth.](#)

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

If you're considering selling, I'm here to help. I speak with buyers every day and know exactly what they're looking for—and what they're willing to pay. I'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 me directly at [\(301\) 215-2183](tel:301-215-2183), or reply to this email with any questions.

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

Jon Lahey



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.

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



Get Estimate

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



2025 Free Salt Lake City Home Selling Guide

Learn how to price, market, and prepare your home for sale, as well as successfully navigate the closing process, with this free eBook.

[You can download your free home selling guide here. \(PDF\)](#)

Clients and friends,

Are you thinking about selling your Salt Lake City home soon?

Home prices are still high, and rates are still tough for most homebuyers. The days of listing a home on the market and it "flying off the shelf" are behind us.

If you're thinking about putting your home on the market this year, I invite you to download my latest home-selling guide that's been updated for our 2025 real estate market.

[You can download your free home selling guide here. \(PDF\)](#)


I'll explain everything you need to know to sell your home for the most money with the least stress.

You'll learn:

- Preparing & staging your home for sale
- Pricing your home with current market trends
- Repairs to make before selling
- How to find out how much your home is worth
- How to get professional photos for marketing

You may also wonder if prices are projected to rise or fall... or how much competition you may be facing in your market. The free eGuide will answer many of your questions and likely bring up a few things you haven't even thought about yet.

We put these strategies in place for a client and here's what they said...

**Deep Gupta**
3 reviews

★★★★★ 2 months ago

Our home-selling experience with Stephanie Grable at the Stern Team was exceptional. We highly valued her exceptional communication skills, as she was readily available via phone call to address any inquiries we may have. Her prompt and detailed responses were invaluable. Stephanie's unwavering dedication to connecting with us was truly remarkable. We wholeheartedly recommend her services to anyone seeking a highly skilled realtor. We are deeply appreciative of her exceptional efforts in facilitating our home sale.

If you have any questions about selling or buying a house or what's happening now in our Salt Lake City real estate market, just call or email me.

Enjoy the free guide!

The Stern Team



We'll notify you when your dream home is for sale in Central New York

Just reply to this email and tell us what you're looking for.

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Looking forward to hearing from you,

Hodgkins Homes Team



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