

October

NEWSLETTER

2022

at home

WITH MICHELLE GALLAGHER

TIPS FOR SELLING
THIS AUTUMN

WHAT TO FOCUS
ON WHEN BUYING
A HOME

MARKET STATS
SEPTEMBER 2022

OCTOBER HOME
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WINNING AT THE
EA MASTERS



jdg
sales & lettings

SELLING YOUR HOME THIS AUTUMN?

Are you thinking about selling your home this Autumn? Autumn can be a great time to sell. Autumn home buyers are often more motivated and serious about buying a home.

Most home buyers are out looking in the spring, so the buyers left looking for a home during the Autumn months may be relocating and people who are keener, are often motivated by a need rather than desire. There are some definite benefits and challenges with selling this time of year.

ADVANTAGES

- Fewer homes are listed this time of year, so you will have less competition.
- Buyers are more serious this time of year. They would like to be settled before the holidays.
- Autumn weather can make homes appear more warm and cosy.

CHALLENGES

- Falling leaves can make your landscaping upkeep more time-consuming.
- There aren't as many buyers out actively looking at homes in the Autumn.
- The Housing market tends to cool off in the Autumn. Make sure you are working with an agent that knows how to maximize your selling potential.

HOME SELLING TIPS THIS AUTUMN

- Hire a knowledgeable agent.
- Work with your agent to strategically set your listing price
- Have your professional edited pictures taken as soon as possible to get the best exterior photos and have the most natural light.
- Be creative with your marketing. We have some superb ideas which work.
- Make sure you finish off any little jobs
- Boost your Autumn kerb appeal with colourful autumn planting and sweep-up leaves.
- Ensure windows are clean and let in the light.
- Play up the cosiness! Turn on your fireplace, use cushions and blankets.



WHAT TO FOCUS ON WHEN BUYING A HOME

WHAT TO **FOCUS** ON WHEN BUYING A HOME

- Location, location, location! A home's location can not be changed.
- Stay within your budget
- Are there any major issues or repairs? These can be costly and push you above your budget.

WHAT TO **OVERLOOK** WHEN BUYING A HOME

- Poor landscaping. You can clean that up pretty easily.
- Clutter that may have not been cleaned up. The seller's things would not stay in the home.
- Try to imagine your things in the home, and overlook the home seller's decor and style.

A SELECTION OF NEW LISTINGS

ADDRESS	BED	BATH	LIST PRICE
SCHOOL HOUSE LANE,	2	1	£190,000
ABRAM CLOSE	3	1.5	£190,000
ARGYLE STREET	3	1	£200,000
WESTOVER STREET	3	1	£145,000
MEADOW PARK	3	1	£270,000
RUTLAND AVENUE	4	2	£320,000

MARKET STATS September 2022



SOLD LISTINGS

ADDRESS	BED	BATH	DAYS ON MARKET	LIST PRICE	SALE PRICE
HIGHMOUNT COURT	1	1	8	£105,000	£105,000
SCOTFORTH ROAD.	4	2	15	£325,000	£325,000
MACDONALD WAY	4	2.5	8	£425,000	£430,000
ST PATRICKS WALK.	3	1.5	7	£290,000	£291,000
CAVENDISH STREET	2	1	2	£175,000	£175,000
MILKING STILE LANE	4	2	9	£240,000	£240,000
GERRARD STREET	2	1	6	£135,000	£141,500

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CLIENT REVIEW

I used JDG Lancaster to recently sell my home. The service I received from beginning to end was nothing short of outstanding.

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October

MAINTENANCE CHECKLIST

- ✓ LAWN MAINTENANCE & LEAF REMOVAL
- ✓ CLEAN GUTTERS
- ✓ STORE OUTDOOR FURNITURE
- ✓ MAKE SURE YOUR BOILER HAS BEEN SERVICED
- ✓ SWEEP YOUR CHIMNEY
- ✓ MAKE SURE ANY BROKEN FENCES ARE FIXED

The Best Estate Agency Team in the UK

Did you know?

The EA Masters is the only award in the UK that every estate agent is automatically entered into. That gives every agent a winning odds of 1 in 15,000.

It's judged on marketing, customer service and results.

It's proven again we do more to achieve *you* more.

You know you are in safe hands when you choose to work with us!



Fun AUTUMN ACTIVITIES IN Lancaster

Lancaster Music Festival

THIS MONTH'S SPOTLIGHT HAS TO BE THE LANCASTER MUSIC FESTIVAL. IT IS ONE OF THE COUNTRY'S LARGEST URBAN MUSIC FESTIVALS & IS EXPECTED TO ATTRACT MORE THAN 60,000 PEOPLE THIS OCTOBER.

, TAKING PLACE FROM **OCTOBER 13-16**, THIS SUPERB EVENT INCLUDES MORE THAN 400 PERFORMANCES BY MORE THAN 200 ACTS COVERING ALL MUSICAL TASTES FROM CLASSICAL TO HEAVY ROCK AND PUNK.