



NEWS LETTER

2025



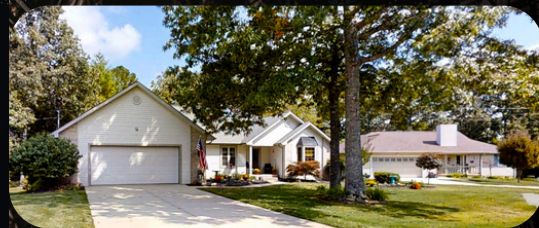
PERSONAL MESSAGE FROM VICTORIA CARMACK

As we step into 2025, we're excited for all the good things ahead. At 1 Source, we're proud to serve our neighbors with honesty, faith, and a heart for helping people find their perfect place. Whether buying, selling, or dreaming, we'd be honored to walk alongside you this year and create a path that MOVES you on YOUR timeline. Let's make 2025 a year to remember—give us a call!

FEATURED LISTINGS

13 WINDSOR POINT, CROSSVILLE, TN

3 bedrooms | 2.5 bathrooms | 2,050 sq. ft.
Price: \$575,000



3551 TOLBERT DR, COOKEVILLE TN 38506-5599

3 bedrooms | 2.5 bathrooms | 2,050 sq. ft.
Price: \$575,000



13 WESSEX COURT, CROSSVILLE, TN

3 bedrooms | 2 bathrooms
Deck of luxurious Brazilian teak tiles
Price: \$425,000



SUCCESS STORIES AND TESTIMONIALS

Karen Wehrfritz

"Victoria and Danielle were so accommodating and helpful on our long journey to find a home in Tennessee. Responsive and professional and answered all our questions. I would highly recommend them."

Charol Tuggle

"Victoria is amazing! I can't say enough about her dedication and amazing work. She helped turn our dreams into reality and doesn't stop. Just adore her."

Abbie Peters

"Victoria has been incredible. She's worked diligently to get my house sold and helped me find a new home. 10/10."



Your stories of success and trust inspire us every day—thank you for letting
1 Source Team be part of your journey!



WHAT'S YOUR HOME WORTH?

Curious about your home's value? Use our free home valuation tool to see how much your home is worth in today's market. [Find Out Here](#)





BUYER SELLER TIPS

TIPS FOR SELLERS

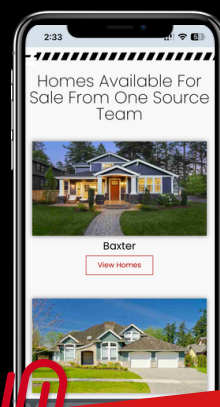
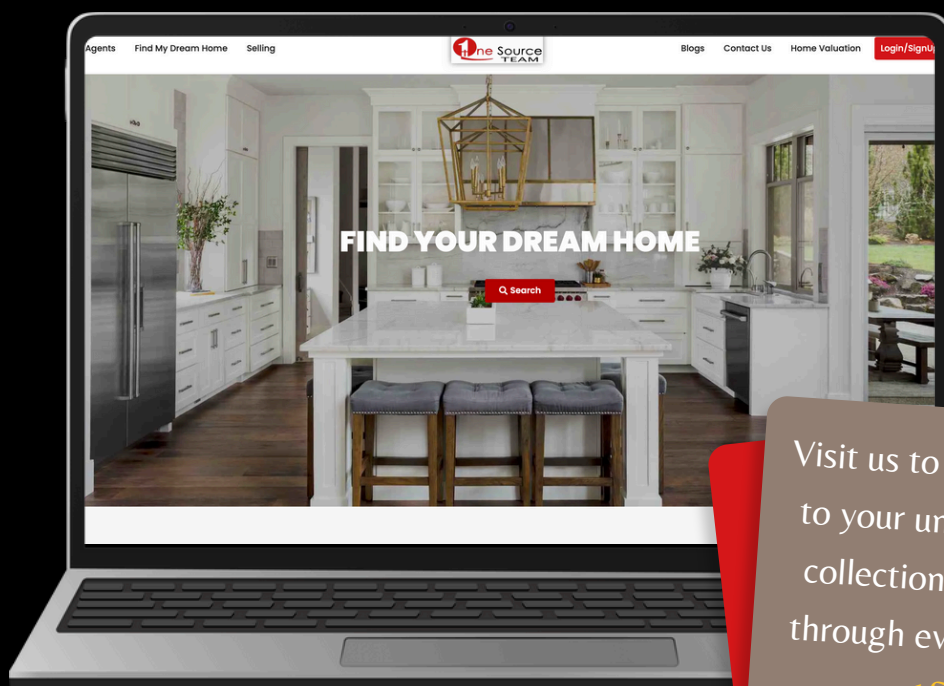
- Stage your home to showcase its best features and attract buyers.
- Collaborate with a real estate agent to set a competitive price based on market trends.
- Market aggressively using high-quality photos, virtual tours, and social media for wider reach.

TIPS FOR BUYERS

- Get Pre-Approved: Secure your financing before you start house hunting to streamline the buying process.
- Know Your Must-Haves: Make a list of your non-negotiable features to help narrow down your search.
- Think Long-Term: Consider future needs, such as school districts and potential resale value.

NEW TECHNOLOGY, NEW WEBSITE

Streamlined platforms that make finding your dream home quicker and easier



Visit us to avail services tailored to your unique needs with new collection of tools to help you through every step of the way.

[1Source.Team](https://www.1Source.Team)





NEW YEAR, NEW HOME RESOLUTION

- **Declutter and Organize:** Start the year fresh by decluttering and organizing your living space.
- **Energy Efficiency:** Consider upgrading to energy-efficient appliances and fixtures to reduce your utility bills.
- **Home Maintenance:** Schedule regular maintenance to keep your home in top condition and prevent costly repairs.

MARKET TRENDS

Home Prices: Experts forecast a moderate increase of 0.5% to 4.4%, with an average estimate of about 2.5%.

Mortgage Rates: Anticipated to stabilize around 6%, making financing more accessible and attracting more buyers.

Lawrence Yun

"We expect a notable increase in home sales, with a projected 9% rise in 2025 and 13% in 2026"

Mike Miedler, CEO of Century 21 Real Estate

"Homebuyers are increasingly focused on community and connectivity, driving demand for homes in family-friendly neighborhoods".

EXPERT OPINIONS

Ready to make 2025 the year you find your dream home or sell your current one? [Contact us](#) today at [1 Source Team](#) Realty to get started. Whether you're buying, selling, or just exploring your options, we're here to help every step of the way.



VISIT WEBSITE

CALL US NOW



We sincerely thank you for being a valued community member and look forward to working with you on your real estate goals in 2025. Wishing you a Happy New Year!

*Happy
New Year
2025*



Warm regards,
Victoria Carmack
Owner, 1 Source Team