

NOVEMBER



2024

SUSAN GORDEN RYAN

Community Newsletter



Plymouth County Stats

There were a total of 417 active listings on the market (up 26.4% YOY), 412 homes were sold (up 14.4% YOY), the average median sales price is \$650,000 (up 8.3% YOY) and the total days on the market are an average of 38 days (up 15.2%).

SEPTEMBER 2024 STATS PROVIDED BY THE MASSACHUSETTS ASSOCIATION OF REALTORS®



Welcome to Our November Newsletter!

As the vibrant hues of fall give way to the crisp chill of November, we enter a season filled with gratitude, warmth, and community spirit. This month, our newsletter is packed with practical tips, local highlights, and opportunities to give back—perfect for making the most of this special time of year. Whether you're preparing your home for sale, cozying up with loved ones, or looking for ways to make a difference in your community, we've got you covered. Enjoy these inspiring articles and discover new ways to celebrate the season.



Understanding Current Real Estate Market Trends

Whether you're buying or selling, knowing the current real estate market trends is essential to making informed decisions. Picture being equipped with the knowledge to navigate a dynamic market—understanding inventory levels helps sellers gauge competition and set realistic prices. Buyers benefit from tracking mortgage rates, which can fluctuate and impact their purchasing power. Staying updated on buyer demand can inform sellers when it's the best time to list their home or adjust their strategy. Consulting a real estate professional provides tailored insights and ensures you're prepared, making every move strategic and confident.

Preparing Your Home for the Fall Market

Selling your home in the fall can be an exciting opportunity to showcase its charm. The cooler weather and warm colors create a unique ambiance that, when paired with thoughtful preparation, can attract serious buyers. Enhancing curb appeal isn't just about aesthetics; it's the first impression that invites buyers to envision themselves living there.

Picture a cozy porch with pumpkins, vibrant mums, and neatly raked leaves setting a welcoming tone. Inside, warm lighting and tasteful autumnal decor help create an environment that evokes comfort and family memories. Seasonal maintenance, like clearing gutters and ensuring the heating system runs efficiently, signals to buyers that the home is well-cared for, giving them peace of mind.



Here is a Local
Market Update
on the
SouthCoast
Market

Essential Home Maintenance Tips for November

November is the time to ensure your home is prepared for the winter season ahead. Picture this: a cozy, warm house where you don't have to worry about sudden repairs on a freezing night. As temperatures drop, it's crucial to prepare your home for the winter months:

- **Inspect Heating Systems:** Picture yourself enjoying a warm home without surprises. Schedule a professional inspection to ensure your heating system is efficient.
- **Seal Windows and Doors:** Check for drafts and apply weather stripping where necessary, keeping cold air out and warmth in.
- **Clean Gutters:** Visualize clear gutters preventing water damage from late autumn rains.

Regular maintenance can prevent costly repairs and keep your home comfortable throughout the season.



Quick Quiz

What is the primary benefit of a pre-approval letter?

- A) Determines your credit score
- B) Shows sellers you're a serious buyer
- C) Locks in your interest rate

Which home improvement typically offers the highest return on investment?

- A) Kitchen remodel
- B) Swimming pool installation
- C) New paint

Recipe of the Month: Classic Cranberry Sauce

The SouthCoast is known for its rich cranberry heritage, and what better way to celebrate it than by incorporating fresh, local cranberries into your holiday meals? Picture a sauce that balances sweet and tangy flavors, complementing turkey and stuffing perfectly. This simple recipe connects tradition with taste:

Ingredients:

- 4 cups fresh cranberries
- 1 cup sugar
- 1 cup water
- zest of one orange

Instructions: In a saucepan, combine water and sugar, bringing to a boil. Add cranberries and orange zest, cooking until the cranberries burst (about 10 minutes). Let cool before serving.

This cranberry sauce doesn't just add flavor; it brings a touch of local history and nostalgia to your Thanksgiving table, reminding everyone of the SouthCoast's natural treasures.



Should You Buy a Home During the Holidays

Buying a home during the holiday season may not be conventional, but it comes with unique benefits. Imagine fewer buyers in the market, giving you more room to negotiate and potentially secure a better deal. Sellers who list during the holidays are often motivated, aiming to close before year-end due to new year plans or financial incentives, which can work in your favor.

Additionally, closing before December 31st might provide you with valuable tax deductions, adding to the financial benefits of purchasing at this time. Weighing these advantages with the help of a real estate professional ensures you make an informed decision that aligns with your goals.

- **Motivated Sellers:** Some sellers are eager to close deals before year-end, creating opportunities for buyers.
- **Less Competition:** Fewer buyers can mean better negotiating power.
- **Tax Benefits:** Closing before December 31st may provide valuable tax deductions.





Fine Foods, Catering & More

On The Go offers the local community a local market to shop and find only the freshest in homemade soups, salads, specialty deli sandwiches to-die-for, like Grandma's Turkey Dinner and Big Ben, wraps, phenomenal pizza, premium meats, Boar's Head Deli Meats, produce and more. They also carry amazing prepared meals, provide top shelf catering services & party platters.



LET US DO THE COOKING THIS THANKSGIVING

To order, click above before
November 22nd at 5:00 pm!

50 Marion Rd (RT 6)
Mattapoisett, Massachusetts 02739
508.758.9922 or 508.758.9923
corey@onthegotakeout.com

Celebrating Thanksgiving in the Community

Thanksgiving is more than just a holiday; it's a time for community, connection, and gratitude. Attending local events can deepen your ties to the community and create lasting memories.

- **Mattapoisett Turkey Trot:** Join the annual 5K run to support local charities. Location: 10 Water St., Mattapoisett, MA. Contact: (508) 758-4100.
- **Marion Thanksgiving Farmers Market:** Enjoy fresh produce and artisanal goods. Location: 44 Main St., Marion, MA. Contact: (508) 748-1281.
- **Wareham Community Potluck:** Share a meal with neighbors at this inclusive event. Location: 54 Marion Rd., Wareham, MA. Contact: (508) 291-3100.



Giving Back: Local Volunteer Opportunities

The holiday season is an ideal time to reflect on gratitude and take action to give back. Volunteering not only helps those in need but fosters a strong sense of community and connection.

- **Bourne Friends Food Pantry:** Assist in distributing food to those in need. Location: 20 Commerce Park Rd., Pocasset, MA. Contact: (508) 759-3351.
- **Fairhaven Senior Center:** Volunteer to deliver meals to homebound seniors. Location: 229 Huttleston Ave., Fairhaven, MA. Contact: (508) 979-4029.
- **Rochester Animal Shelter:** Help care for animals awaiting adoption. Location: 65 Dexter Ln., Rochester, MA. Contact: (508) 763-5112.

These volunteer opportunities enrich both the giver and the receiver, reinforcing that small acts of kindness can have lasting impacts.

Preparing Your Home for Winter with Pets

Our furry friends are part of the family, and ensuring their comfort during winter is essential. These simple steps will help ensure your pets enjoy the season safely and happily, adding to the warmth of your home.

Ensure your pets are comfortable and safe as the weather changes:

- **Warm Bedding:** Provide cozy sleeping areas away from drafts.
- **Outdoor Safety:** Limit exposure to cold temperatures and use pet-safe ice melt on walkways.
- **Holiday Hazards:** Keep decorations and festive foods out of reach to prevent accidents.



Ripe From the Vine:

508-810-0115

4 Church St Ext,

Mattapoisett, MA 02739

[BOOK NOW](#)

Savor the Spread:

978-763-5980

4 Church St Ext,

Mattapoisett, MA 02739

[BOOK NOW](#)

Fieldstone Farm Market:

774-553-5094

2806 Mill St,

Marion, MA 02738

[BOOK NOW](#)

143 Market:

508-758-8356

143 Fairhaven Road

Mattapoisett, MA 02739

[BOOK NOW](#)

On The Go:

508-758-9922

50 Marion Road

Mattapoisett, MA 02739

[BOOK NOW](#)



SUSAN GORDEN RYAN

REAL ESTATE

Wishing you a warm and joyous November. If you're considering buying or selling a home this season, feel free to reach out for personalized insights.

508-208-1927

Susan@BOLDRealtors.com

Susan first joined BOLD in 2016 when seeking to be closer to home so she could provide care for her family. Susan is formerly a senior strategist, director, and program manager for industry leading global financial services institutions. The skills and capabilities built over 35 years are in direct alignment with the ability to provide outstanding service to her real estate clients.

From meticulous attention to detail, advocating for client's best interests, to tracking and managing the multi-faceted elements of each transaction, Susan is there for you with compassion and the utmost diligence.



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