



February Newsletter



SPECIFICALLY REAL ESTATE

- **Buyer Tip** - Don't let fixable features like paint, flooring or kitchen cabinets distract you when home shopping. Instead, focus on features you can't change like location and school district.
- **Buyer Tip**- Get preapproved and only look at houses in your price range. Once you fall in love with a house outside your price range it's hard to find one that compares.
- **Seller Tip** - 90% of home buyers use a real estate agent. Selling your home with a real estate agent ensures you get in front of them quickly.
- **Seller Tip** - Organize and declutter your cabinets and closets. The better they look the more buyers can imagine fitting their things in the home.

MY FAVORITE HOT CHOCOLATE- THE STORY

This recipe has been lost and found many times in my house. I won't make it in awhile and then I crave it and have to find it because I can't remember the measurements. This recipe is pretty flexible, right now I enjoy it with some stevia since those holiday cookies have me feeling like I need to cool it on the real sugar for awhile. Also, you can change up the milk that is in this depending on your favorites. I typically use 1 1/4 cup of almond milk and 1/4 cup coconut cream. Use whatever combo of milks that make you feel warm inside.

I'm not a fan of the pre-made packets from the store. They are too sugary for me and I feel like something is missing, like the flavor isn't full enough maybe. I just bought some chocolate molds for hot chocolate bombs, I'm excited to try those soon!

EVENTS

February 10th

Sweet Seasons, a celebration of music and life of Carole King

- Find more info at <https://www.fairfield-city.org/Calendar>

Every Tuesday in February

Free Line Dancing Lessons

- Lori's Roadhouse 7pm-9pm

February 4th and 18th

West Chester Farmers Market

- Muhlhauser Barn 2-4pm

HOME TIPS

- ✓ Rotate your mattress
- ✓ Deep clean your garbage disposal
- ✓ Check caulking and grout around sinks, showers and tubs. Repair where needed to mitigate water damage

MY FAVORITE HOT CHOCOLATE RECIPE

Ingredients:

- 1 1/2 cups of your favorite milk(s)
 - I use 1 1/4 cup almond milk and 1/4 cup coconut cream
- 1 Tbsp of Cocoa Powder
- 2 tsp Maple syrup or sugar
 - if using stevia or another sweetener start with 1 tsp and taste to see if you need more. The liquid stevia I only use a couple of squirts
- Dash of Pure Vanilla Extract
- Pinch of Fine Sea Salt

1. Whisk all ingredients together in a sauce pan over medium heat.
2. When the beverage is hot, about 2-3 minutes, pour into a mug.
3. Drink while hot!

You could probably do this in the microwave too, but I've never tried it that way.


Lately I've been drinking this in place of eating breakfast, it's fairly quick to make and it's so easy to take on the go.


MARKET SNAPSHOT


ZIP CODE: 45069

DECEMBER 2022

Single Family | Townhome | Condominium


\$400K
Avg. Sales Price
↑ 12%


\$475K
Median List Price
↑ 2%


98.63%
Sales Price / List Price Ratio
↓ 1%


52
No. of Prop. Sold
↓ 14%


2.67
Months Supply of Inventory
↑ 5%

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Based on data from Multiple Listing Service of Greater Cincinnati, Inc. for property type(s) single family townhome condominium in the price range \$0 - \$999,999,999 for the period September 2022 - December 2022. December 2022 stats are compared to previous 3 months' average. Source data is deemed reliable but not guaranteed.



Would you like an annual asset review
of your home?

Call or text me 513-520-0928

Scan the QR Code to visit my website



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