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A Note from Ann:

Wow, we made it through the February rains! At least I hope that's the end of it (or at least that many gray, dreary days!). If you're thinking about listing your home you might think that now is not a good time to do that. Everyone seems to be of the opinion that you have to wait till Spring. Technically they say the season runs from Easter to the start of school. However, with this busy market we're experiencing, now may be a good time to consider. The rationale behind this is that we have plenty of buyers looking, but not enough houses on the market. You could be a big fish in a small pond and have more buyers looking at your home due to the lack of inventory. Sure there will be more buyers overall come Spring, but you'll also be competing with more sellers. Just food for thought.

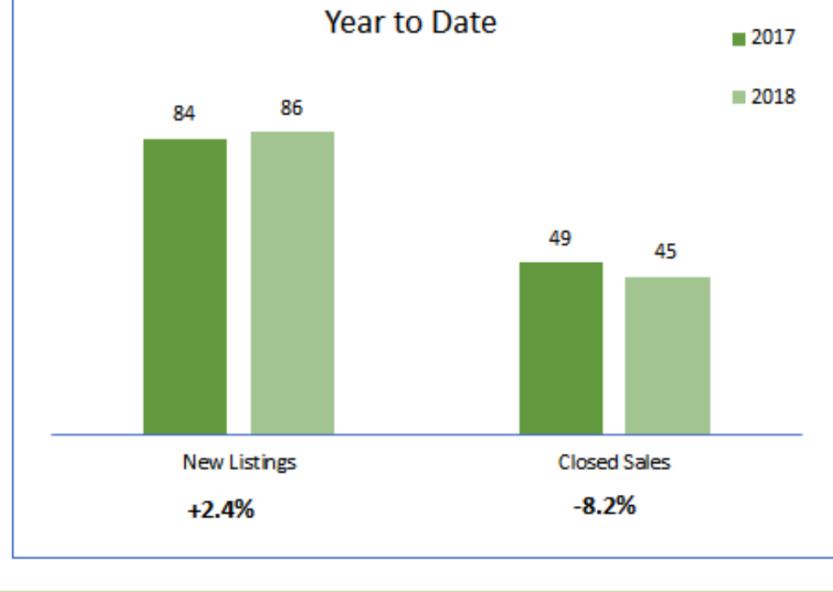
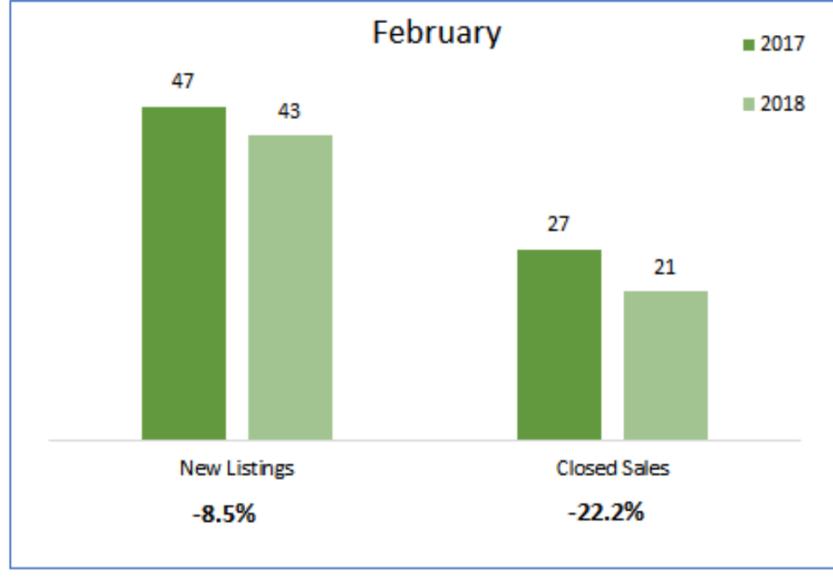
I hope this finds you all happy and healthy! Also, please remember the highest compliment you can give is to recommend me to a friend. Your referrals are always appreciated!

- ### In This Issue
- A Note from Ann
 - Bastrop Area Monthly Statistics
 - Around Town/Upcoming Events
 - Little Things Mean A Lot



Bastrop Area Monthly Statistics

Below are the current statistics for the Bastrop Area. The average home sale price for February was \$223,824, which is up +17.9% from the previous year. The average home sale price for 2018, so far, is \$227,112 which is up +20.7 from 2017.



Around Town

Upcoming Events

March 10th - Pedal Thru the Pines

Pedal Thru The Pines is an on the road cycling event benefiting the Family Crisis Center. Participating cyclists may choose from routes of 24 miles, 40 miles, or 70 miles. The event takes place each year in early March. The Pedal ride is a recommended training ride for the BP MS150. All event proceeds support the programs and services offered by the agency. The event is organized and directed by the agency with support from board members, volunteers, and community partners who volunteer their time, provide donations, and serve as event sponsors. For more information, [click here](#).

March 17th - St. Patrick's Day Downtown Pub Crawl

Tickets are on sale now for Bastrop's St. Patrick's Day Downtown Pub Crawl featuring Copper Shots Distillery, Neighbors Kitchen & Yard, Viejo's Tacos Y Tequila, The Grace Miller, Old Town Restaurant and Bar, The 602 on Main and the Colorado River Winery. Ages 21 and over, 6 to 9 pm. For more information and to buy tickets, [click here](#).

March 23rd - 24th - Bastrop Public Library Annual Book and Plant Sale

The Friends of the Bastrop Public Library and the Lost Pines Garden Club will be hosting their annual "Book and Plant Sale". There will also be a silent auction, a quilt raffle & a bake sale. Join us and support YOUR local library! For more information [click here](#).

March 31st - Smithville City Wide Garage Sale

Shop 50+ garage and yard sales throughout the City of Smithville. Local farmers bring fresh and flavored pecans, Texas Trash, Caramel Pecan Popcorn, jams/jellies, baked goods and more. For more information [click here](#).



Little Things Mean A Lot

Increasing the value of your home before putting it on the market is important, and your budget shouldn't hold you back. Here are a few, simple tips to improve the look and feel of your home fast—all for under \$400:



Low-maintenance lawn care: Overgrown lawns and bushes will cause your home to stand out—in a bad way. For a few hundred dollars, hire a landscaping service to tidy up. Adding plants and trees native to your region will also help boost the home's curb appeal.



Deep house cleaning: Make sure your home says "clean" to potential buyers when they walk in the door. Even if you clean your home regularly, hire a cleaning service for a thorough top-to-bottom scrubbing.

Make your home feel bigger: You can't change the square-footage of your home, but you can make each room in your house feel larger. A sunny room feels more open—replace heavy drapes with vertical blinds or shutters. Also, clear the clutter. Add shelving or storage space to help organize.



Replace and update: Dated wallpaper, old lighting fixtures, popcorn ceilings and broken features, such as ceiling fans, could turn many buyers away. Making these changes will add dollar signs to the value of your home instantly.

Add money-saving efficiencies: Updates to make your home more energy-efficient are a big bonus for buyers because it will save them money in the long term. Many utility companies provide free energy audits so they can show you how to maximize the energy efficiency of your home. Installing a water filtration system is an inexpensive addition that will also lower the buyer's grocery bills—no more bottled water.

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