

LIVING LOCAL

with Patty Miller

YOUR LOCAL NEIGHBORHOOD REAL ESTATE NEWSLETTER

AUGUST 2026

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SMART STRATEGIES FOR BUYING

Before the Fall Rush

As summer winds down, competition eases slightly, giving buyers a small window of opportunity to find the perfect property they've been searching for and possibly negotiate better terms. Here's how to make the most of it:

- ✓ **GET PRE-APPROVED NOW:**
Lenders are less backed up, helping speed up closing times and allowing you to act quickly when you find the right home.
- ✓ **WATCH PRICE REDUCTIONS:**
Many sellers adjust pricing in late summer, offering potential buyers the chance to score a better deal on their desired property.
- ✓ **STAY READY TO ACT:**
The best listings still move fast, so keep your paperwork in order and be prepared to make an offer as soon as you find a home that meets your needs.
- ✓ **THINK LONG-TERM:**
Buying now means you'll be settled before the busy fall and winter seasons, allowing you to enjoy the holidays in your new home and plan for any future improvements or renovations with ease.



Back-to-School Organization Hacks FOR BUSY HOMES

- ✓ Create a drop zone near the entry for backpacks, shoes, and sports gear to keep clutter from spreading throughout the house and make morning routines smoother.
- ✓ Use clear bins for snacks, labeled by category for easy packing, so kids can grab what they need without creating a mess.
- ✓ Hang a family calendar for assignments, activities, and appointments where everyone can see it, helping the whole household stay on schedule.
- ✓ Prep weekly outfits to cut down on morning chaos and give kids a sense of independence when getting ready for school.
- ✓ Keep a charging station for devices and homework essentials in one central spot to avoid misplaced cords and late-night searches for tablets or laptops.

FEATURED LISTING



LISTED AT: \$429,900

104 ANNIE DRIVE
GUYTON, GA 31312


\$429,900

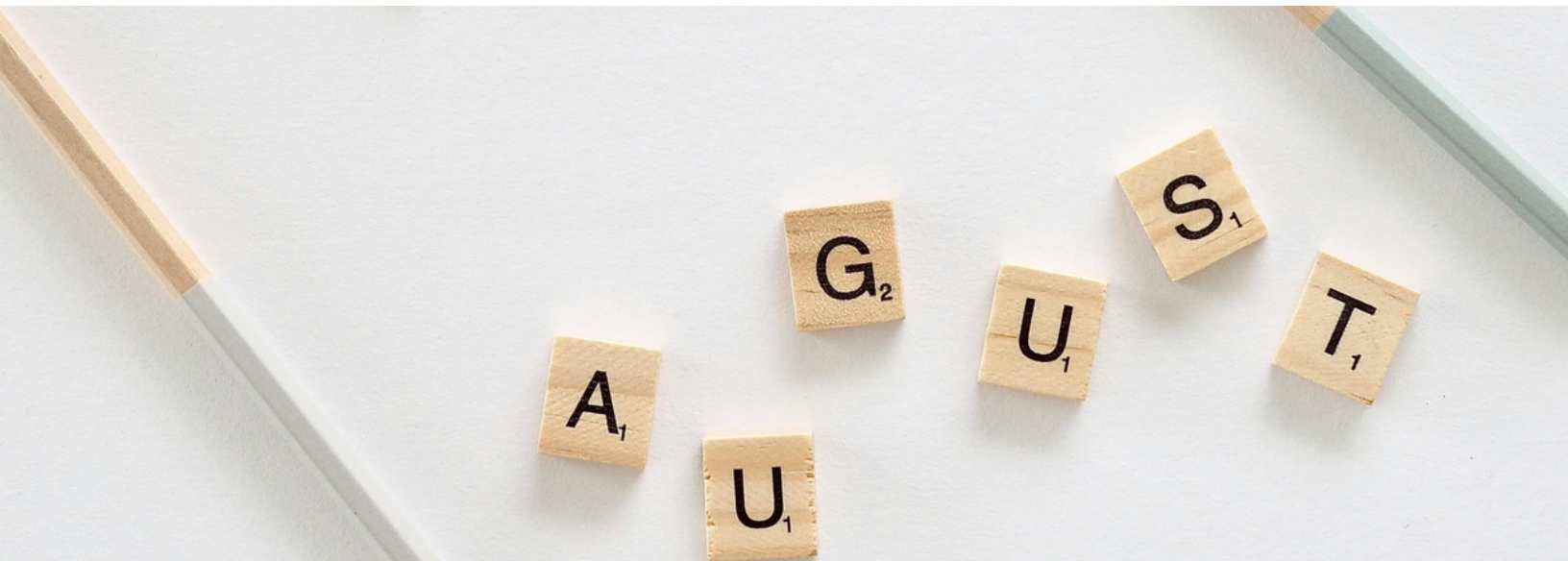

2,934 SQFT


4 BEDS


3.5 BATHS

August MAINTENANCE CHECKLIST

- ✓ INSPECT ATTIC.
- ✓ CHECK SMOKE/CO2 DETECTORS.
- ✓ PREPARE GARDEN FOR FALL.
- ✓ STORE SUMMER GEAR.
- ✓ CLEAN OUTDOOR LIGHTING FIXTURES



Late Summer

DECOR IDEAS FOR A WARM TRANSITION TO FALL



Ease into fall without losing summer's light, airy vibe:

SWAP TEXTILES:

Replace linen throws with soft knits or woven textures.

ADD WARM TONES:

Mix sage, terracotta, and muted gold accents into your decor.

NATURAL ELEMENTS:

Incorporate dried florals or wheat bundles.

SOFT LIGHTING:

Add candles or amber-toned lamps for cozy evening glow.

LAYER YOUR SPACES:

Combine light summer fabrics with heavier fall accents like wool pillows or velvet ottomans for a rich, transitional look.

BRING NATURE INDOORS:

Use branches, pinecones, or pampas grass in vases to create organic, textured displays that signal the changing season.



small business

SPOTLIGHT

The Corner Perk

1298 May River Road, Bluffton, SC



END-OF-SUMMER SELLING:

WHY AUGUST LISTINGS STILL SHINE

Many sellers assume summer is over by August, but that's far from true. Buyers returning from vacations or relocating before the school year begins are actively looking. Here's why listing now can be a smart move:

LESS COMPETITION

Fewer listings mean your home stands out. With many sellers waiting until spring, your property can capture more attention now.

SERIOUS BUYERS

Those still shopping in August are motivated and ready to close. They often have a pressing need to find a new home quickly, whether due to job changes or family commitments.

PERFECT CURB APPEAL

Late-summer flowers and green lawns help your home look its best. The vibrant colors of the season can create a welcoming atmosphere that appeals to potential buyers.

FLEXIBLE TIMELINES

You can list now and still move before the holidays. This timing allows for a smooth transition, giving you ample time to settle into your new home before the year's end.



A *free* MARKET ANALYSIS
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