

THE MONTHLY EDIT

APRIL EDITION



THE MOLFETTA
TEAM



KELLERWILLIAMS
VALLEY REALTY

WHAT'S NEW?

APRIL EDITION

- Spring market momentum is in full swing: April is one of the most active months of the year. More listings are hitting the market, buyers are scheduling back-to-back showings, and serious conversations are turning into real offers.
- With more inventory comes more competition, and the well-prepared homes still move quickly. In certain areas, buyers can be more selective, but homes that show well and are priced strategically are creating tremendous demand.
- In a competitive spring market, the right launch price builds momentum. Overpricing can slow activity early, while strong positioning creates urgency and cleaner negotiations.
- Buyers are focused on condition and confidence: Inspection readiness, system updates, and overall care are top of mind. Buyers want homes that feel move-in ready, not ones that come with a long to-do list.
- Optimism is building: With rates stabilizing and more options available, buyers and sellers alike are entering the market with renewed confidence. April is about clarity, preparation, and smart timing.

THE MARKET AT A GLANCE

IN NORTHWEST BERGEN COUNTY



APRIL EDITION

April in Bergen County

9 OVERPECK PARK SPRING CARNIVAL

Thursday, April 9 to Sunday, April 12
Thursday, April 16 to Sunday, April 19
Overpeck Park - Leonia, NJ
Come out and enjoy thrilling rides for all ages by Blue Sky Amusements, delicious festival food and treats, carnival games & prizes.

11 50TH ANNUAL ESSEX CO. CHERRY BLOSSOM FESTIVAL

Saturday, April 11th to Sunday, April 19th
Branch Brook Park - Newark, NJ
The park will host events such as races and themed fairs, concluding with Bloomfest on the 19th.

23 LINE DANCING

Thursday, April 23rd
6pm - 9pm
Mahwah Senior Center - Mahwah, NJ
Bring your friends, your significant others, and your best dance moves.

26 PARAMUS FOOD TRUCK FESTIVAL

Sunday, April 26th
11am - 7 pm
Paramus Park Mall - Paramus Park, NJ
The event will feature 20+ gourmet food trucks along with a beer, sangria, and margarita garden. Plus live music, entertainment and activities like pony rides, inflatables, mini golf, and face painting.



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Your April Home Maintenance Checklist

- ✓ Wash windows inside and out, and clean window screens. Repair or replace damaged screens as needed.
- ✓ Tune up your lawn mower and other equipment to prep for the upcoming season. Sharpen blades and replace any worn-out parts.
- ✓ Walk around your home to inspect the exterior walls for cracks, peeling paint or signs of moisture damage.
- ✓ Wash bed linens including comforters and pillow shams. Flip your mattress if necessary.
- ✓ Trim bushes and trees and clean up your garden beds.
- ✓ Test Sprinklers and irrigation systems.
- ✓ Power wash and inspect exterior surfaces.





April New Jersey Bucket List

ENJOY AN OUTDOOR BRUNCH

With warmer weather arriving, it's time to dine al fresco. A mimosa and French toast never taste better than in the spring air.

VISIT A LOCAL FARMER'S MARKET

The early spring markets begin reopening this month. Head to the Ramsey Farmers Market for fresh flowers, herbs, and local produce.

TAKE A SPRING HIKE

Shake off winter and get back outside with a hike at Ramapo Valley County Reservation. Bergen County's largest park in Mahwah, NJ, with miles of scenic trails, ponds, and overlooks to explore.

CELEBRATE EARTH DAY

Spend time outdoors and give back. Join a local cleanup, plant something meaningful, or simply spend the day unplugged in nature.



FOLLOW ALONG FOR ALL THINGS

BERGEN COUNTY

