

THE MONTHLY EDIT

JUNE EDITION



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TEAM

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KELLERWILLIAMS
VALLEY REALTY

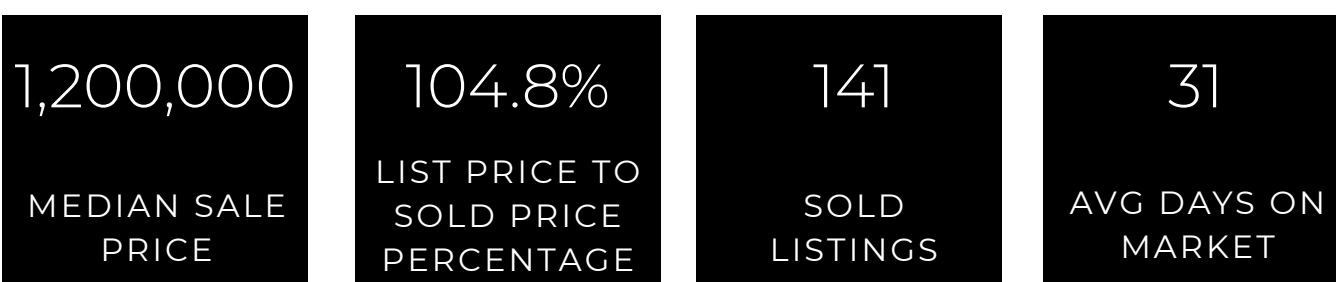
WHAT'S NEW?

JUNE EDITION

- The market continues to move at full speed as we head into summer. June remains one of the most active months in real estate across NJ and NY, with motivated buyers, steady inventory, and strong competition in many neighborhoods
- Homes are still selling quickly, but strategy matters more than ever.
- As inventory continues to grow, buyers have more options and are comparing homes carefully. Proper pricing, strong presentation, and standout marketing remain essential to attracting serious interest.
- Think buyers are waiting? Think again! Buyers are focused and ready to act. Many are hoping to settle into a new home before the end of summer.
- Move-in ready homes continue to perform especially well. Updated systems, clean inspections, and thoughtful staging are helping sellers generate stronger offers and smoother transactions.
- Pricing correctly from the start continues to be the biggest factor in securing an offer quickly. Homes aligned with current market conditions are seeing the best activity, better leverage to negotiate, and fewer days on market.
- Our final observation, find a realtor who is dialed into your specific town. . . Someone who can talk you through the market in neighboring towns as well as your own. Real Estate is more local than ever!

THE MARKET AT A GLANCE

IN NORTHWEST BERGEN COUNTY



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June in Bergen County

2 MAHWAH NEW RESIDENT MEET & GREET

Tuesday, June 2nd

5:30m - 7:30pm

Mahwah Pool - Mahwah, NJ

Meet representatives from various Township departments. Learn about local services, programs, and resources.

Discover all the wonderful community events for you and your family. Connect with other new residents. Enjoy light appetizers.

6 STEWIE THE DUCK'S FAMILY FUN DAY AT THE FARM

Saturday, June 6th

12pm- 5pm

Demarest Farms - Hillsdale, NJ

Enjoy BBQ, hayrides, games, a petting zoo, live music, hay & pony rides and more. Tickets are \$35 per person (free for children 2 and under).

13 FREEDOM FEST & FIREWORKS

Saturday, June 13th

2pm-9pm

Borough Hall - Franklin Lakes, NJ

Celebrate America's 250th anniversary at the free Franklin Lakes Freedom Fest & Fireworks with food trucks, live music, family activities, artisan vendors, and a fireworks finale.

26 6th ANNUAL MAHWAH PRIDE EVENT

Friday, June 26th

5:30pm - 8:30pm

Ramapo College, Bill Bradley Ctr - Ramsey, NJ

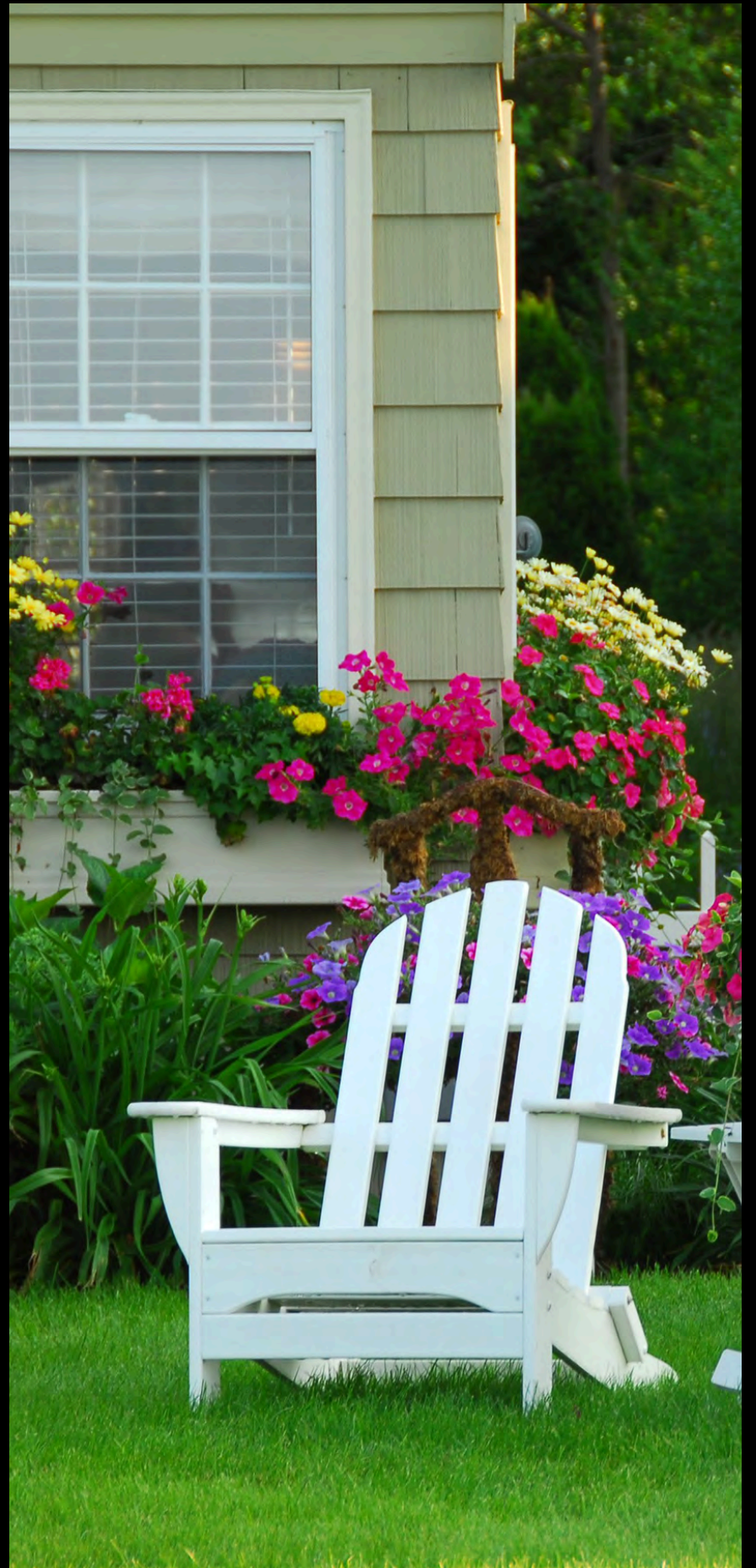
Info booths, vendors, DJ and live performances



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Your June Home Maintenance Checklist

- ✓ Replace water filters in the refrigerator, under sink water dispensers or whole house filtration systems.
- ✓ Use microfiber cloth, duster, or vacuum attachment to clean window blinds slat by slat. You can also remove them from the windows and soak them in warm soapy water in the bathtub before rinsing and drying.
- ✓ Clean patio furniture, give your deck or patio a good scrub and replace the faded seat cushions so your outdoor space will be ready come the first day of summer.
- ✓ Trim back tree branches that could pose a hazard during summer storms and ensure you have a way to secure outdoor furniture during strong winds.
- ✓ Clean outdoor lighting fixtures and replace any burnt out bulbs.





June New Jersey Bucket List

LISTEN TO MUSIC UNDER THE STARS

CATCH A CONCERT AT RIDGEWOOD'S KASSCHAU
MEMORIAL SHELL BEGINING JUNE 4TH

GET SOME ICE CREAM

TAKE A DRIVE TO ERNIE'S ICE CREAM IN MAHWAH,
NJ OR VAN DYK'S HOMEMADE ICE CREAM IN
RIDGEWOOD, NJ

CELEBRATE YOUR DAD

FATHER'S DAY IS JUNE 21ST, PLAN A BBQ OR TAKE
DAD OUT FOR DINNER!

PICK SOME FRESH BERRIES

STRAWBERRY PICKING SEASON TYPICALLY STARTS
THE SECOND WEEK OF JUNE, CALL YOUR LOCAL
FARM, GRAB A BASKET AND HEAD OVER!

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