



INSPIRED LIVING

Elevating Home, Life, and the Journey

JANUARY | 2024



NOTE FROM THE EDITOR

A FRESH START TO 2024!

Welcome to the dawn of a brand-new year! Kick-start your new year with Lee Ann Wynns' January 31 Day Declutter Challenge! Your checklist is enclosed.

January unfolds with the promise of exciting real estate predictions for 2024, offering insights into the unfolding opportunities.

Embrace the spirit of renewal as you embark on a journey to become a healthier version of yourself. Dive into the year with positivity and purpose.

Wishing you a vibrant and fulfilling January!



HOME & LIFESTYLE

UNLOCK A HEALTHIER YOU IN 2024: SMALL STEPS, BIG REWARDS

Stay Active

Nurture heart health and cognitive well-being with 30 minutes of daily exercise.

Revamp Your Diet

Opt for a Mediterranean-style diet rich in fruits, veggies, and whole grains for enhanced cellular function.

Prioritize Quality Sleep

Combat memory issues and mood swings with good sleep hygiene.

Cultivate Social Connections

Enjoy the benefits of socializing for overall well-being and mental health.

Challenge Your Mind Learn new skills to keep your brain sharp and active.

Small changes yield significant rewards. Cheers to a healthier, happier you in the coming year!

Source: Dr. Argye Hillis at Johns Hopkins Medicine

60+ & DREAMING OF A NEW ADVENTURE?

Let's chat! Get your free in-home value estimate and expert tips for a smooth in-state or out-of-state move. No pressure, just friendly support and real estate guidance. Ready? Call Lee Ann at 404.680.7859!

FREE OFFER

MONTHLY MARKETING REPORT*

2023 YEAR TO DATE COMPARED TO LAST YEAR

MARKET	AVG SALES PRICE	% CHANGE	UNITS SOLD	% CHANGE	SP/LP%	DOM
METRO	\$526,902	8.4%	2,840	-8.2%	98.8%	30
EAST COBB	\$638,505	11.4%	130	-12.2%	98.7%	30
WALTON	\$1,067,950	27.7%	20	-35.5%	97.7%	41
POPE	\$703,567	7.1%	21	-12.5%	98.6%	16
LASSITER	\$689,431	17.9%	15	-25%	99.1%	46
WHEELER	\$681,069	40.7%	18	5.9%	99.3%	31
KELL	\$452,133	12.5%	24	4.3%	100.3%	33
SPRAYBERRY	\$430,733	1.6%	36	-5.3%	98%	20

Information believed accurate but not warranted. Equal Housing Opportunity. If your home is currently listed, this is not a solicitation. *Detached properties only.

REAL ESTATE INSIGHTS

2024 REAL ESTATE EXPERT PREDICTIONS UNVEILED

Nationally - Moderate Growth: Experts anticipate a national average price increase of 2-4% in 2024, a slower pace than the 5-7% seen in 2023 but still in positive territory. (Source: Zillow, CoreLogic). **Regional Variations:** Certain areas may experience larger price swings, with coastal and mountain regions potentially seeing higher growth, while Midwest and Rust Belt markets might witness slower gains or slight declines. (Source: National Association of Realtors)

Georgia - Similar Pace: Georgia's overall price growth is expected to mirror the national trend, hovering around 2-4%. (Source: First American)

Atlanta - Local Market: The Atlanta metropolitan area, known for attracting job seekers and retirees, may see slightly higher growth, potentially reaching 4-5%. (Source: Atlanta Business Chronicle)

Cobb County - Cobb County Charm: Thanks to its strong schools, desirable neighborhoods, and affordability relative to Atlanta, Cobb County could experience stable price growth of 2-3%, with potential pockets of higher appreciation in sought-after communities. (Source: Atlanta Real Estate Blog)

LOCAL EVENTS

December 25 - January 6

Recycle Christmas Trees | Home Depot 4101 Roswell Road, Marietta

January 1

College Football Playoff - Rose Bowl | Pasadena

January 1

College Football Playoff - Sugar Bowl | New Orleans

January 8

College Football National Championship | Houston

January 11-14

Atlanta Boat Show | Georgia World Congress Center

January 15

Dr. Martin Luther King Day Holiday

January 27

Braves Fest | Truist Park & The Battery Atlanta



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