

APRIL 2026

## APRIL Maintenance

### Tips


- Clean ceiling fans and reverse to counter-clockwise
- Inspect driveway and sidewalks for cracks
- Trim tree branches away from the house
- Clean refrigerator coils
- Clean blinds and curtains
- Check exterior siding for damage



OFFERED AT \$2,799,000

## Featured LISTING

22469 N 79TH PL, Scottsdale, AZ 85255

- |  |  |
|--|--|
|  4 BEDROOMS  |  3 CAR GARAGE |
|  5 BATHROOMS |  4,293 SQ.FT. |

## FREQUENTLY ASKED QUESTIONS FROM HOUSE SELLERS

### HOW MUCH WILL SELLING MY HOUSE COST?

While the concrete figure will depend very much on individual circumstances, there are some standard costs that home sellers might come across. These could come in the form of a real estate commission fee, an instrument survey, a title search, various repairs, or any inspections that need coordinating.

### HOW CAN I PREPARE MY HOUSE FOR SALE?

Take care of any necessary repairs (any leaks or damp problems, faulty wires, or plumbing problems) and ensure that the entire property is cleaned and decorated ready to be photographed for house listings.

### SHOULD I STAGE MY HOUSE OR SHOW IT EMPTY?

When giving tips for home selling, the perfect formula in this situation is a blend of the two: a staged home sells quicker than an empty one, but a prospective buyer needs to be able to picture themselves there without too many personal items and clutter distracting them.

### HOW MUCH IS MY HOUSE WORTH?

This is another number that heavily depends on the home's factors but goes here figures about similar properties in the local area can easily be sourced online and used as a guide. - Click below to get a preliminary estimate but of course we will need to preview it- it could be worth so much more.

[What's my home worth?](#)



# Market Update Scottsdale

2860  
ACTIVE LISTINGS

\$1,595,000  
MEDIAN LIST PRICE

5.3  
MONTHS OF INVENTORY

117  
DAYS ON MARKET

\$4,500  
MEDIAN RENT

\$520  
PRICE PER SQFT

Local

## BUSINESS SPOTLIGHT



### CRAFT KITCHEN CAFE

John and Marilyn Utter opened Craft Kitchen Cafe to share their love of good food with their neighbors. Most of what we serve is prepared in-house, with the care and attention food deserves—simple, honest, and thoughtfully made. We're not fancy, just genuine. Pull up a chair, grab a coffee, and stay awhile. You're family here.

## disclosing the details WHAT A SELLER MUST TELL A BUYER

As a seller, you have a legal obligation to disclose certain information about your property to potential buyers. Failing to disclose this information can result in legal action and a damaged reputation.

### THINGS THAT A SELLER MUST DISCLOSE:

1. Property defects or damage
2. Water damage
3. Pest infestations
4. Environmental hazards
5. Neighborhood noise or disturbances
6. Legal issues or disputes

In conclusion, as a seller, it's essential to disclose any known issues or hazards related to your property to potential buyers. Not only is it legally required, but it's also the ethical thing to do. Being transparent and honest with potential buyers can help build trust and result in a smoother, more successful transaction.

## Reasons to Sell this Spring

- Home renovations were booming during the time people stayed at home, best time to upgrade your home and raise value
- After the pandemic, many young families are growing and many couples also got a fur-baby and are looking for space.
- With interest rates at record lows, buyers are more ready than ever to purchase.

## Events in Scottsdale

April 8<sup>th</sup> - 12<sup>th</sup>  
Arizona Bike Week  
WestWorld

April 27<sup>th</sup>  
Free Butterfly Festival  
Arizona Boardwalk

April 17<sup>th</sup> - 26<sup>th</sup>  
Scottsdale Fair & Festival  
WestWorld

Saturdays  
Old Town Scottsdale  
Farmers Market  
8am - 1pm

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WestUSA  
REALTY



\*Not intended to solicit currently listed properties.

