

# THE McCANN REAL ESTATE RUNDOWN

Your guide to Real Estate and Philly happenings from the #1 team in the industry



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This October

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## THE MARKET SCOOP FROM

Mike McCann "The Real Estate Man"

As we reflect on the developments in September, we saw a rise in interest rates accompanied by a decrease in inflation. Notably, the market maintained a stable volume of sales alongside a modest appreciation in prices.

Within the next month, we anticipate a customary uptick in activity as we transition into the fall season, as is typical for this time of year. However, a common misconception amongst buyers is that they should wait for prices to drop before starting their home search. As a seasoned professional with 37 years of experience, I can confidently say, I believe the market won't see any significant changes for the foreseeable future. This is the new normal, and there is never a bad time to buy or sell real estate.



# ALL THINGS LIFESTYLE + REAL ESTATE

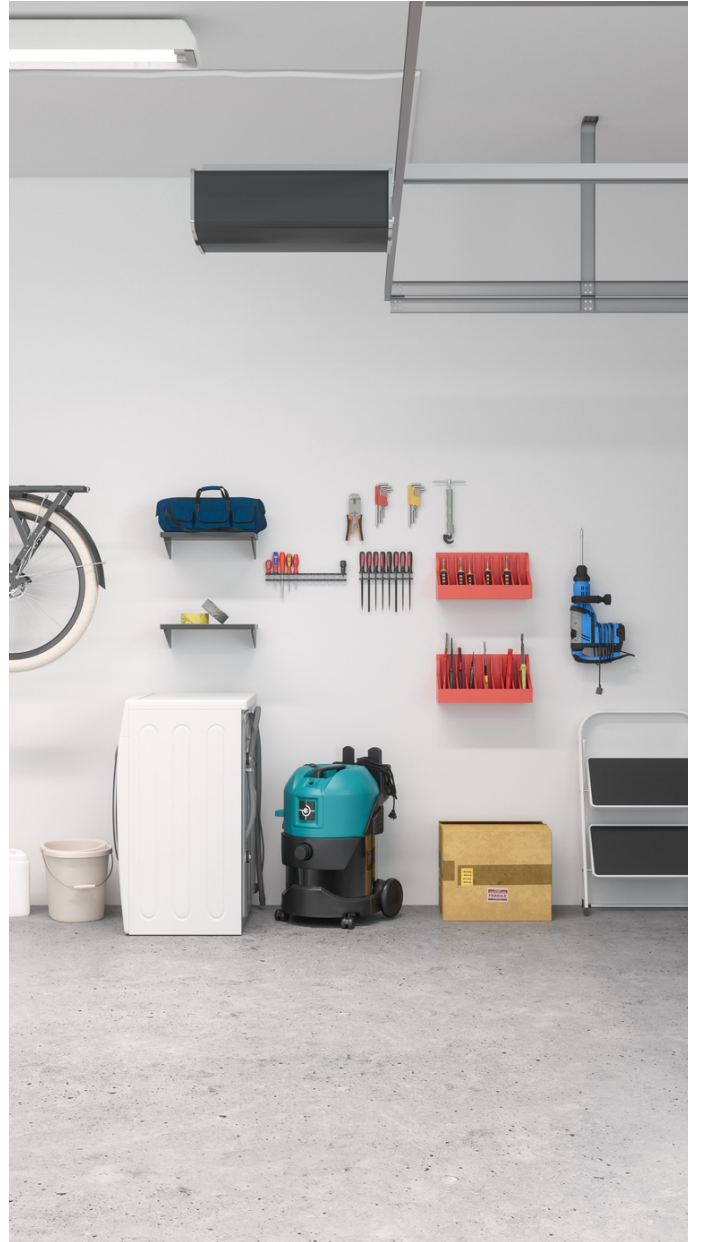
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## GARAGE FLOORING: EXPERTS TOP 5 PICKS (AND 3 MATERIALS TO AVOID)

This article discusses maximizing the potential of your garage by selecting the ideal flooring option to match your needs.

**Concrete flooring**, is affordable and easy to maintain, making it a solid choice for attached garages in moderate climates, with options for customization. On the other hand, **vinyl plank and vinyl composite tile** offer convenience but may not withstand extreme climates or heavy vehicle use. **Interlocking rubber tiles** are perfect for home gyms, while **epoxy flooring** provides durability and aesthetics but comes with curing time and slip hazards. **Stone flooring**, while elegant, can be costly and porous. The article highly recommends steering clear of **pure concrete, wood, and indoor carpet**, which pose various risks!



## HOUSE PENDING: WHAT THAT REALLY MEANS FOR BUYERS

This article explains the pending status in real estate transactions, which signifies that an offer has been **accepted, inspections passed**, and the **deal is progressing towards closing**. However, it emphasizes the importance of understanding the nuances within the pending status, such as homes being "active under contract" or open to backup offers. Buyers are advised to prepare for the final stages, including obtaining homeowner's insurance, while being aware that deals can still fall through.



Sellers are encouraged to accept backup offers in case the primary contract fails during the inspection renegotiation period. The article also mentions the potential consequences of backing out of a deal, including forfeiting the escrow deposit, and explains that a home can either go back on the market or fully close.

Ultimately, it highlights the significance of careful planning and preparation in the real estate process.



# OCTOBER PHILLY HAPPENINGS

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## OLD CITY FEST: WITNESS HISTORIC COBBLESTONE STREETS COME ALIVE

Old City experiences a dynamic metamorphosis each year during the much-anticipated Old City Fest. Taking place on **October 8th** from **11:00am to 6:00pm**, this vibrant event stretches several blocks between North Third Street and Arch Street. From creative designers to mouthwatering restaurants, eclectic retailers, and captivating galleries and theaters, the festival truly encapsulates the essence of Old City's rich culture. It's a celebration that brings together dozens of businesses, offering a diverse range of activities, exhibitions, and programs that cater to both families and the over-21 crowd.

Taking place in America's most historic square mile—Old City, Philadelphia you won't want to miss this event!

## **GET SPOOKED AT EASTERN STATE PENITENTIARY'S HALLOWEEN NIGHTS!**

An imposing gothic castle in Fairmount neighborhood transforms into a massive Halloween attraction known as Halloween Nights. Running now until **November 11th**, it encompasses 15 unique attractions within its 10-acre site. Visitors can explore five terrifying haunted houses, including Big Top Terror, The Crypt, Delirium, Machine Shop, and Nightmares, each offering different levels of intensity. Additionally, Halloween Nights offers, live performances, themed bars, historic tours, and scare-free activities for those seeking less fright.

Beyond the haunted houses, there are themed bars, campfire storytelling, self-guided tours narrated by Steve Buscemi, and museum exhibits exploring mass incarceration in the United States. It's a must-visit for those looking for thrills and chills during the Halloween season.





# NEW TO MARKET



**\$525,000**

## 405 MORELAND RD

**3 bed | 2 bath | Wallingford**

Welcome to this single-level home situated on a serene Wallingford block, offering a secluded and tranquil atmosphere. This property boasts a one-car garage, and a generously sized driveway that can accommodate three+ cars.

The heart of the home features a spacious living room anchored by a cozy fireplace and bathed in natural light. The updated kitchen comes equipped with high-end stainless steel appliances, stylish gray cabinetry, and sleek black granite countertops. Adjacent to the kitchen is a spa-like hot tub room. The primary suite includes an attached bathroom, along with two additional bedrooms that share a hall bathroom. Overall, this property offers a peaceful and convenient living environment in a sought-after location.

## PROPERTIES AVAILABLE

**\$425,000**



**129 LEAGUE ST #2**

**1 bd | 1.5 ba | Queen Village**

Renovated by Alden Blyth Architects in 2003, this home features a bedroom with a skylight, and a beautiful terrace. The spacious bathroom offers a double vanity, and a walk-in closet. While the kitchen boasts granite counters and stainless-steel appliances!

**\$1,365,000**



**315 DELMAR ST**

**4 bd | 4 full ba | 2 half ba | Roxborough**

This meticulously crafted residence developed by GNOME, features high ceilings and a modern kitchen. The primary bedroom boasts a luxurious en-suite bathroom, while a roof deck offers stunning city views, and a finished basement provides versatile living space.

**\$300,000**



**1425 LOCUST ST #3A**

**1 bd | 1.5 ba | Rittenhouse Sq**

Welcome to the Aria Condominiums. Offering a 24-hour doorman, a fitness center, dog spa, and much more. The unit boasts over 1,200 SF of space, hardwood floors and a modern kitchen with stainless steel appliances. The bedroom suite also includes two walk-in closets!



# TEAM HIGHLIGHTS



## **Swinging into Autumn: The McCann NJ Fall Classic Golf Outing**

We are proud to share that recently we held the New Jersey Fall Classic Golf Outing presented by McCann Commercial, benefiting The HEADstrong Foundation. The HEADstrong Foundation is a charitable, non-profit organization that offers financial, residential, and emotional support to families affected by cancer. It was held on **Sept. 12** at the Pennsauken Country Club where we had a few hours of golfing, a silent auction and raffle baskets, and a reception dinner. There were over 120 golfers, over 30 sponsors, with \$25,650 raised from sponsorships, and \$51,298 raised in total!



## **From Miss to Mrs: Showering our Beautiful Bride to Be**

The admin team gathered to celebrate the union of our very own **Lauren Mendelsohn** and Casey Saverio. Their love story began in high school and is a testament to their enduring love. To celebrate we indulged in delicious Nothing Bundt cake, participated in hilarious bridal games that sparked some friendly competition, and discussed their approaching nuptials! It was evident that this was a day filled with love and cherished memories as well as well-wishes and anticipation! We are beyond thrilled for Lauren and wish her and Casey a lifetime of love and happiness!