

# THE McCANN REAL ESTATE RUNDOWN

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



Listing Agents: Jim Onesti, Arvind Balaji, and Evangeline Gambardella

## WHAT'S IN THIS ISSUE

All Things Real  
Estate +  
Lifestyle

Philly  
Happenings You  
Won't Want to  
Miss This  
December

Featured Listing

Spotlight  
Properties

Team Highlights

## THE MARKET SCOOP FROM

Mike McCann "The Real Estate Man"

The real estate market in Philadelphia and the surrounding suburbs has softened significantly this year, with 2024 marking one of the slowest transaction years in over 30 years. However, home prices in the city have remained stable, while prices in the suburbs have continued to rise. This shift reflects changing buyer preferences, with many opting for suburban properties offering more space.

Looking ahead, we're optimistic about a strong spring 2025 market. As interest rates stabilize, we expect increased buyer activity and renewed momentum, creating opportunities for both buyers and sellers.

# ALL THINGS LIFESTYLE + REAL ESTATE

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## **2025 FURNITURE TRENDS: COMFORT, SUSTAINABILITY, AND TIMELESS STYLE**

Looking ahead to 2025, furniture trends will continue to embrace comfort, timeless design, and sustainability. Expect a blend of retro influences with modern touches, including curved furniture, nostalgic styles, and bold, rich colors. Sustainability will remain a key focus, with an emphasis on eco-friendly materials and secondhand or vintage pieces. Artisanal craftsmanship will shine through hand-carved wood and unique textures, while mixed patterns and rich fabrics will add personality to any space. Retro trends, such as scalloped details, '70s-inspired designs, and wingback chairs, will make a strong comeback, creating warm, inviting spaces with a vintage yet modern twist.



## **GOODBYE TO THESE PAINT TRENDS: WHAT TO EXPECT IN 2025**

As we move into 2025, certain paint color trends will be making their exit in favor of richer, more nature-inspired hues. The era of all-white color schemes will fade, giving way to deep, earthy tones, including jewel tones and luxurious shades of brown. Cool grays, which dominated for over a decade, will be replaced by warmer neutrals like chocolate brown, beige, and taupe, creating cozy, sophisticated spaces. Bright pops of color will also be swapped for muted, dusty shades that offer a more delicate contrast, making rooms feel calm and inviting.

In terms of finishes, matte and textured paints, such as limewash or plaster, will take over from high-gloss options, adding character and depth to interiors. Finally, nature-inspired color palettes will continue to grow in popularity, with biophilic design trends embracing shades of green, soft off-whites, and warm earth tones that bring a grounded, natural feel to any space.

# DECEMBER PHILLY HAPPENINGS

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Photo courtesy of Morris Arboretum & Gardens

## ALL ABOARD THE HOLIDAY GARDEN RAILWAY: A MAGICAL WINTER TRADITION!

From now until **December 30th**, the Morris Arboretum & Gardens transforms into a winter wonderland with the **Holiday Garden Railway**, one of the country's largest outdoor model train displays. G-scale mini locomotives wind through loops, tunnels, bridges, and replicas of Philly landmarks beneath a canopy of twinkling lights. During the day, the display is included with admission, but after sunset, it becomes The Nighttime Express, featuring sparkling lights along the railway and dazzling laser displays in the trees. Separate tickets are required for the nighttime experience, so plan accordingly!

## WINTER IN DILWORTH PARK: YOUR GUIDE TO HOLIDAY CHEER

From **November 15th to February 23rd**, **Winter in Dilworth Park** brings festive cheer to the heart of the city, just steps from Philadelphia's Christmas Village. Explore the Made in Philadelphia Holiday Market (November 15th - January 1st), featuring unique gifts from local artisans, or skate the day away at the Rothman Orthopaedics Ice Rink (November 15th - February 23rd). Warm up with drinks and bites by the fire at the Rothman Orthopaedics Cabin, or stroll through the enchanting Wintergarden on the Greenfield Lawn (November 15th - March 9th), filled with lights and whimsical reindeer sculptures. With so much to see and do, City Hall is your go-to destination for winter fun!



Photo courtesy of Visit Philly

# NEW TO MARKET



**\$425,000**

**Listing Agents: Mike McCann  
and Ben Hooson-Jones**

## 1025 S FAIRHILL ST

**2 bd | 2 ba | Queen Village**

This beautifully renovated home offers 2 bedrooms, 2 bathrooms, and a spacious finished basement. The bright, open main level features sleek flooring and a stylish kitchen with quartz countertops, stainless steel appliances, and shaker cabinetry.

Upstairs, enjoy sunlit bedrooms and luxurious bathrooms with hexagon tile floors, black fixtures, and double vanities. The finished basement adds versatile space for a den, gym, or playroom. Not to mention you're steps from East Passyunk Avenue's award-winning dining, the Italian Market, and parks. Schedule your showing today!

## PROPERTIES AVAILABLE



**\$750,000**

**Listing Agent: Melanie McConnell**

**409 S 18TH ST**

**2 bd | 2.5 ba | Rittenhouse Sq**

Exceptional 4-story corner home in Rittenhouse Square with parking and a prime location! Highlights include a gourmet kitchen with direct access to a private parking spot, a main living area featuring a fireplace, wet bar, and rear deck, plus spacious, versatile rooms throughout. Situated just off 18th & Pine, this home is steps away from the neighborhood's best cafes, shops, and restaurants!



**\$2,950,000**

**Listing Agents: Jim Onesti, Arvind Balaji and Evangeline Gambardella**

**336 S HICKS ST**

**4 bd | 4 full/2 half ba | Rittenhouse Sq**

Discover luxury living in the Greenfield School Catchment. Featuring a private side yard, soaring ceilings, and abundant natural light, this home boasts a chef's kitchen, an expansive living area with a gas fireplace, two en-suite bedrooms, and a spa-like primary suite with a balcony and steam shower. Entertain on the massive roof deck wired for TV, sound, and hot tub capability. Additional highlights include a two-car garage with EV charging, a five-stop elevator, and a tax abatement!



**\$240,000**

**Listing Agent: Alex Frederick**

**1529 GREEN ST #A**

**1 bd | 1 ba | Fairmount**

Discover this unique bi-level condo in Fairmount/Spring Garden, featuring a sauna, wood-burning fireplace, vaulted ceilings with original molding, a functional sauna, and modern updates throughout. Nestled on a charming tree-lined street in a historic building, it's steps from the Broad Street Line, vibrant cafes, and cultural landmarks. A perfect blend of classic charm and contemporary comfort!

# TEAM HIGHLIGHT

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## **This Pup Found her Fur-ever Family: Welcome Noli!**

Exciting news—Lauren and her husband Casey have welcomed a new furry friend into their lives! Cannoli (aka Noli) is a three-year-old golden retriever they adopted from Justice Rescue, and she's already stealing hearts left and right. Noli is the sweetest pup who loves a good nap, plenty of scratches, and chasing squirrels whenever she gets the chance. She's proof that rescue dogs really are the best! Welcome to the fam, Noli!

