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DRE LIC# 01231082

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When working with Brad Smidt, you will work with him directly



HOW SCHOOLS AFFECT REAL ESTATE

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September often marks a shift in neighborhood routines and energy. Traffic patterns adjust, parks and pools quiet down during the day, and daily schedules become more predictable. Even if you don't have children, these changes can affect the way your community feels and functions.

This time of year invites reflection. After the easygoing pace of summer, many people start considering their next steps. Questions arise: Does my current home still meet my needs? Would more space or a different neighborhood be better? Some begin quietly exploring options, preparing for a move before the year ends.

School districts can play an important role in these decisions. They influence home values, neighborhood stability, and the overall sense of community. Some buyers prioritize school quality when searching for a home, while others appreciate the connections that schools foster. Good schools often encourage long-term residency, which supports steady demand and helps maintain property values.

For homeowners settled in their homes, observing these seasonal shifts can deepen appreciation for the character and value of their neighborhood. When schools are in session, there is a renewed sense of activity and connection that might be less noticeable during summer months.

The start of the school year also signals a change in the real estate market's pace. Historically, buyer interest and activity pick up in the fall as routines stabilize. This period can be ideal for those considering selling or buying, with motivated buyers active and competition often less intense than in spring.

Whether you're thinking about making a move soon or simply keeping an eye on market trends, understanding how school seasons influence neighborhoods can provide a useful perspective. If you have questions about your home's value, neighborhood trends, or timing a move, I'm here to offer honest answers and support.

Please feel free to reach out anytime. I'm committed to helping you navigate your real estate goals with care and expertise.

Creamy White Chicken Chili



INGREDIENTS

- 1 tablespoon olive oil
- 1 pound skinless, boneless chicken breast halves, cut into 1/2-inch cubes
- 1 onion, chopped
- 2 cloves garlic, chopped
- 2 (15.5 ounce) cans Great Northern beans, rinsed and drained
- 1 (14.5 ounce) can chicken broth

- 2 (4 ounce) cans chopped green chiles
- 1 teaspoon salt
- 1 teaspoon ground cumin
- 1 teaspoon dried oregano
- 1/2 teaspoon ground black pepper
- 1/4 teaspoon cayenne pepper
- 1 cup sour cream
- 1/2 cup heavy whipping cream

DIRECTIONS

1. Gather ingredients.
2. Heat olive oil in a large saucepan over medium heat. Add chicken, onion, and garlic; cook and stir until chicken is no longer pink in the center and juices run clear, 10 to 15 minutes.
3. Stir in beans, chicken broth, green chilies, salt, cumin, oregano, black pepper, and cayenne pepper; bring to a boil. Reduce heat and simmer until flavors have blended, about 30 minutes.
4. Remove chili from heat; stir in sour cream and whipping cream until incorporated.

ACTIVE

Address	BR/BA	Sq. Ft.	List Price
4676 BARCELONA WAY	2/2	1807	\$910,000
5085 SIROS WAY	2/2	1800	\$939,000
4744 AGORA WAY	2/2	1800	\$995,000
4963 LAMIA WAY	3/3	2314	\$1,150,000
4710 CORDOBA WAY	2/2	1888	\$1,150,000
4946 KALAMIS WAY	2/3	1899	\$1,199,000
4058 LEMNOS WAY	2/2	1807	\$1,225,000
4634 CORDOBA WAY	2/2	1800	\$1,449,888
4913 ICARIA WAY	2/3	1899	\$1,124,888
4956 LAMIA WAY	3/3	1850	\$1,199,000
4908 THEBES WAY	3/2	1613	\$950,000

PENDING

Address	BR/BA	Sq. Ft.	List Price
5030 ALICANTE WAY	2/2	1800	\$925,000
4763 MILETUS WAY	2/2	1807	\$998,000
5002 MYCENAE WAY	2/3	2030	\$999,000
4885 DEMETER WAY	2/2	1482	\$1,149,900
6039 MALEA WAY	2/2	1754	\$1,195,000
4125 PINDAR WAY	3/4	2808	\$1,650,000

SOLD

Address	BR/BA	Sq. Ft.	Sold Price
4767 MILETUS WAY	2/2	1800	\$875,000
4737 GALICIA WAY	2/2	1800	\$925,000
4951 LERKAS WAY	3/3	1850	\$999,000
4714 ATHOS WAY	2/2	1800	\$1,200,000
4981 LERKAS WAY	3/3	1850	\$1,212,500
4912 KEOS WAY	2/2	1800	\$1,230,000
4105 ARCADIA WAY	2/2	1807	\$1,275,000

Sales reflect various brokers - 7/01/25 to 9/17/25



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Call Brad now, for a quick, over the phone home evaluation.

*This is not intended for solicitation if your property is listed with another broker.
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