

WELCOME TO OUR

McAbee Real Estate Team Newsletter

we're so glad you're here!



MCABEETEAM.COM

A Team Update



Our team has been gearing up for a new year. What does a new year bring for us? New opportunities and new ways to serve our people!

We have a lot of new things in store for 2025, and we are excited to share all of them with you! We will be creating a team newsletter to go over the "latest and greatest" and to keep you in the loop on what our team is up to, what the market is doing, and of course some fun home ownership tidbits!

As a team, we have also partnered with local businesses to create our "Neighborhood Gems" Booklets. We love to support local and other small businesses, so our goal with this book is to get others doing the same, while enjoying some freebies and discounts.

Cheers to another year doing what we love! We can't wait to share it with you!

A Market Update

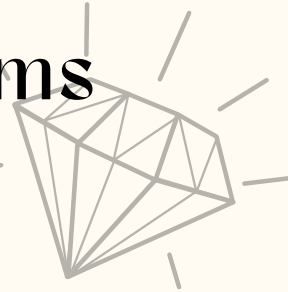
The local real estate market is experiencing mixed trends as of December 2024. While median home prices have generally increased, the median listing price has seen a slight decline. Homes are spending more time on the market compared to the previous year, and inventory levels have decreased month-over-month. Despite these factors, the number of homes sold has risen, indicating sustained buyer interest.



HAVE WE NEVER WORKED TOGETHER, AND YOU'RE WONDERING WHY YOU'RE RECEIVING MY NEWSLETTER/SMALL GIFTS? MY HOPE IS THAT YOU'LL CONSIDER ME FOR YOUR FUTURE REAL ESTATE NEEDS AND SHARE MY NAME WITH OTHERS. IF YOU ALREADY HAVE AN AGENT YOU'D PREFER TO WORK WITH, LET ME KNOW, AND I'LL GLADLY REMOVE YOU FROM MY MAILING LIST TO AVOID BOTHERING YOU!

Check out our neighborhood gems

Discover all of the amazing things our local businesses have to offer! Supporting local is something I'm passionate about, and I'd love for you to join me in visiting these great spots. Share your experiences on social media, give these businesses a shout-out, and don't forget to tag my page too!



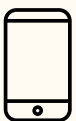
JOIN US FEBRUARY 14TH 7AM-9AM AT BRICKSIDE IN VINTON FOR OUR FOR THE LOVE OF COFFEE EVENT! THE FIRST 50 PEOPLE IN THE DOOR GET \$2 OFF YOUR ORDER! CAN'T WAIT TO SEE YOU!

How to Support My Business

I WANT TO CONTINUE BEING THE REALTOR YOU THINK OF FOR YOURSELF, YOUR FRIENDS, AND YOUR FAMILY WHENEVER THERE'S A NEED TO BUY OR SELL A HOME. REFERRALS ARE THE HEART OF MY BUSINESS, AND EVERY REFERRAL YOU SEND MY WAY HELPS ME DO WHAT I LOVE: HELPING PEOPLE FIND THEIR PERFECT HOME!

LET'S CHAT!

My goal is to grow my business 100% through referrals, and I couldn't do it without the amazing support of my clients, friends, and family! Whether you've worked with me on your home-buying or selling journey or simply cheered me on along the way, I'm so grateful for your trust and encouragement over the years.



SEND ME YOUR REFERRAL'S CONTACT INFORMATION & ALLOW ME TO CONTACT THEM MYSELF

USE THE QR CODE TO FILL OUT YOUR REFERRAL'S INFORMATION →



SIMPLY SHARE MY NAME & INFORMATION WITH YOUR FAMILY & FRIENDS!



Home Checklist

AS WE KICK OFF THE NEW YEAR, HERE ARE A FEW TIPS TO KEEP YOUR HOME IN TIP-TOP SHAPE:

1. INSPECT YOUR HEATING SYSTEM:

- REPLACE AIR FILTERS.
- SCHEDULE A TUNE-UP FOR YOUR FURNACE IF YOU HAVEN'T ALREADY.

2. WINTERIZE YOUR PIPES:

- INSULATE EXPOSED PIPES TO PREVENT FREEZING.
- KEEP CABINETS UNDER SINKS OPEN ON PARTICULARLY COLD NIGHTS TO LET WARM AIR CIRCULATE

3. DECLUTTER FOR A FRESH START:

- FOCUS ON ONE ROOM AT A TIME.
- DONATE ITEMS YOU HAVEN'T USED IN THE PAST YEAR

4. PREPARE FOR TAX SEASON:

- GATHER RECEIPTS AND RECORDS FOR HOME IMPROVEMENTS AND ENERGY-EFFICIENT UPGRADES.
- RESEARCH POTENTIAL DEDUCTIONS FOR HOMEOWNERS.



Current Buyer Needs

2+ ACRES TO BUILD A RESIDENTIAL HOME ON OR 2+ ACRES WITH A HOME ALREADY EXISTING-
BENTON COUNTY

3+ BEDROOM HOME FIXER UPPER WITH ABILITY TO ADD SQ FT (UNFINISHED BASEMENT) AND/OR
EXTRA BEDROOMS, NICE SIZED YARD, UNDER \$275,000 ON SOUTH SIDE OF CEDAR RAPIDS TO
NORTH LIBERTY AREA.

4 BED 3 BATH, FULL FINISHED BASEMENT, SW CR, ELY, SOLON, FAIRFAX (COLLEGE COMMUNITY
SCHOOL DISTRICT) UNDER \$600K

3 BED 2 BATH, FINISHED BASEMENT, SW CR, UNDER \$200K

4 BED 3 BATH, FULL FINISHED BASEMENT, NORTH LIBERTY UNDER \$600K

Get to know the team

ENJOY SOME FUN FACTS ABOUT THE MEMBERS
OF THE MCABEE REAL ESTATE TEAM

Tyra

HAS 5 KIDS
RANGING IN AGES
FROM 3 YEARS OLD
TO 21 YEARS OLD!
AND ONE PERFECT
GRANDBABY!



Michelle

SHE IS A LEAP
YEAR BABY SO
THAT MAKES HER
THE YOUNGEST
REAL ESTATE
AGENT (AT 11
YEARS OLD)!



Jordyn

SHE IS A BOUTIQUE
OWNER (GLOW UP
BOUTIQUE) ASIDE
FROM BEING A FULL
TIME REAL ESTATE
AGENT!



Damon

HE WAS BORN ON
MOTHER'S DAY! (HIS
MOM IS ALSO TYRA)



Kylie

SHE IS PASSIONATE
ABOUT RESCUING AND
REHABILITATING
HORSES FROM TOUGH
SITUATIONS, GIVING
THEM A FRESH START .



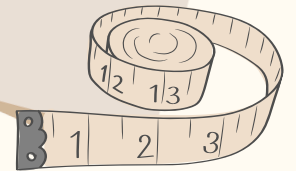
Autumn

SHE HAS BEEN
SKYDIVING!



Britley

HER ACTUAL
HEIGHT IS UNDER
5 FEET TALL!



Let's stay connected

Follow my pages to keep up with my daily real estate adventures and updates! Your likes, shares, and comments mean the world to me and help my business grow!

Thank you for playing such a big role in my journey. Your support, trust, and referrals make all the difference!



TYRA MCABEE
515-953-8146
TYRA@C2ISRE.COM
MCABEETEAM.COM