

MARCH 2025

HOUSE

THE JOHN RICE REALTOR NEWSLETTER



John Rice | REALTOR
Associate Broker | e-PRO®, CRS®,
IREP®, SRES®, PSA®, MCNE®, ABR®



LAWN CARE IN MARCH

Get Ready to Grow: 3 Tips for Planning Your Spring Garden

MARKET UPDATE

What's the market like right now?.

SPRING TO-DO

Our top things to do around your home this month.

HOUSING MARKET

report

KENT COUNTY

PROPERTIES
LISTED THIS
WEEK

146

PROPERTIES
SOLD THIS
WEEK

111

OTTAWA COUNTY

PROPERTIES
LISTED THIS
WEEK

65

PROPERTIES
SOLD THIS
WEEK

46

ALLEGAN COUNTY

PROPERTIES
LISTED THIS
WEEK

42

PROPERTIES
SOLD THIS
WEEK

15

GET THE FULL
REPORT
NOW!

SCAN ME



HPW DID 2024 END UP?

AVERAGE
SALE PRICE

+ 7.15%

AVERAGE
NUMBER OF
LISTINGS

+ 12.22%

NUMBER OF
SALES

+ 1.43%

AVERAGE
DAYS ON
MARKET

+ 5.56%

John Rice

REALTOR | ASSOCIATE BROKER
616-951-4663 | JOHN.RICE@REALTOR.COM

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5136 CASCADE RD SE STE 1 GRAND RAPIDS MI 49546

LAWN CARE IN MARCH

March really kicks off the beginning of the lawn care season (hopefully)! Your focus this month is pre and post-emergent weed control with fertilization. We're working to prevent crabgrass as well as promoting a strong root system. Sometimes, though, it can be a bit overwhelming. Maybe you just aren't sure what you CAN do, but you know you just have to do something.

Not sure where to start on your lawn? Here are a few things you can do this month:

- Remove any winter damage. Any branches, leaves, dirt, etc. laying on top of your grass should be removed. Although your lawn hasn't started growing yet, these branches and weeds are going to start taking advantage of a weak lawn. They need to be removed.
- Prepare your mower and lawn tools. Your tools have likely been sitting in your garage or shed for a few months. Pull them out and clean them up. Make sure they work and are ready to go when it's time to start using them.
- Aerate. If you have warm-season grass you should have your lawn aerated in early spring every year. This is really where the "lawn calendar year" starts. It's the foundation for a healthy, thick lawn.
- Mow, maybe. It's likely your lawn is fine and does not need mowing yet because it hasn't started growing for the season. But if you do feel your lawn is ready to be mowed, just take off very little from the top.

SPRING TO-DO

If the sight of the mercury creeping upward fills you with spring fever, we're with you. We, too, are restless for the toastier and longer days that are just around the corner.

- Remove leaves, pine needles, and other debris that have accumulated over the winter so your gutter system is ready to handle spring showers. Overflowing gutters and blocked downspouts can damage siding and foundations.
- Remove dust and debris that have accumulated on the AC condenser (the big metal box outside your house) so that the AC works efficiently.
- Get rid of dirt and grime that can cause mildew and shorten the life of your siding. As a bonus, the exterior of your home will look fresh and clean for spring.
- Inspect the caulking and repair any that was battered during the winter. Check around your windows, doors, and corner trim to prevent water infiltration and avoid costly repairs.
- Take a close look at your roofing to check for loose and missing shingles, worn and rusted flashing, and cracked boots around vent pipes.



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REALTOR | ASSOCIATE BROKER
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SCHEDULE YOUR FREE *On-Site Review*

Making the next step easy!

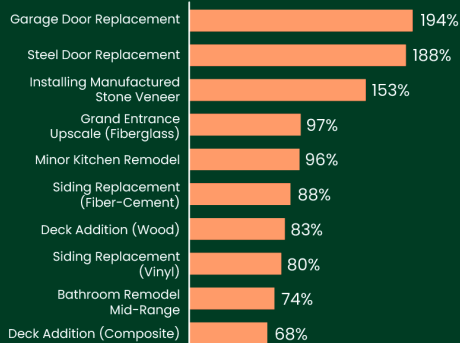
OUR ON-SITE REVIEW HAS BEEN A VERY POPULAR FEATURE AMONG OUR CLIENTS. DURING OUR REVIEW WE COVER A TAILORED PROGRAM TO FIT YOUR NEEDS INCLUDING:

- WHAT NEEDS TO BE DONE: REVIEW THE CURRENT HOUSE/PROPERTY AND ANYTHING THAT NEEDS TO BE DONE BEFORE SELLING.
- TRANSITIONING: SUGGESTIONS ON HOW TO HANDLE THE TRANSITIONING INTO A NEW SPACE.
- THE NEW SPACE: WHAT ARE YOU LOOKING FOR IN YOUR NEW SPACE AND HOW CAN YOU OBTAIN THAT GOAL.
- TIMING: WHAT TIMING IS BEST TO FIT YOUR LIFE AND MAKE THE MOST OF MARKET.
- NUMBERS: HOW WILL THE MARKET RESPOND TO YOUR CURRENT SPACE AND WHAT DO THE NUMBERS LOOK LIKE BOTH FOR SELLING YOUR CURRENT SPACE AND FOR THE NEW SPACE?

Reach out and we can get started!

Renovation Projects with the Highest ROI

Job Cost vs Return on Investment (ROI),
2024 National Average



Source: Zonda

Home Updates That Pay Off When You Sell

Are you planning to sell this soon? Now's the time to get started on any repairs or upgrades that you want to tackle before you do.

To make sure you know where to spend your time, money, and effort, lean on me! With 23 years of experience we know what buyers are looking for, what quick wins you can make, and which projects have the best ROI.

Curious what to do? Call me and we can chat!

SCAN
ME



Want to download this chart?

You can scan the QR code or visit:

<https://johnricerealtor.com/home-updates-that-pay-off-when-you-sell/>



John Rice
Berkshire Hathaway HomeServices Michigan Real Estate

(616) 951-4663
johnricerealtor.com/



John Rice

REALTOR | ASSOCIATE BROKER
616-951-4663 | JOHNRICEREALTOR.COM

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Thank you for the continued referrals
and opportunities to assist!

A FEW OF OUR RECENT SELLER ASSISTED SALES:

- SELLER REFERRAL | TIME TO DOWNSIZE | \$1,800,000
- REPEAT CLIENT | NEEDING TO MOVE NEAR FAMILY | \$300,000
- SELLER REFERRAL | NEEDING TO LIQUID INHERITED ASSETS | \$250,000
- REPEAT INVESTOR CLIENT | NEW CONSTRUCTION VACANT LAND: \$104,000
- SELLER REFERRAL | TIME TO DOWNSIZE | \$400,000
- SELLER REFERRAL | LAND READY FOR DEVELOPMENT | \$600,000

A FEW OF OUR RECENT BUYER ASSISTED SALES:

- REPEAT CLIENT | INVESTMENT CLIENT | \$300,000
- BUYER REFERRAL | TIME TO STOP RENTING | \$310,000
- BUYER REFERRAL | JOB RELOCATION INTO THE STATE | \$275,000
- BUYER REFERRAL | JOB RELOCATION INTO THE STATE | \$1,100,000
- BUYER REFERRAL | JOB RELOCATION INTO THE STATE | \$840,000
- BUYER REFERRAL | NO MORE STEPS | \$680,000
- BUYER REFERRAL | CLIENT'S FAMILY MEMBER RELOCATING HERE | \$300,000
- BUYER REFERRAL | CLIENT'S FAMILY MEMBER RELOCATING HERE | \$450,000

Watch the
latest videos!



When you think Realty,
think Rice!

CALL/TEXT: 616-951-4663
JOHN@JOHNRICEREALTOR.COM
JOHNRICEREALTOR.COM

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Michigan Real Estate
616-951-4663
call or text
John Rice

5136 Cascade Rd. SE
Grand Rapids MI 49508



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5136 CASCADE RD SE STE 1 GRAND RAPIDS MI 49508