



The Gatas Team Quarterly Newsletter

@KELLER WILLIAMS REALTY WNY

2024



DELICIOUS RECIPES

Easy Stir Fry

Ingredients:

- 1/2 cup chicken broth
- 2 tablespoons soy sauce
- 1/2 teaspoon sesame oil
- 1 tablespoon honey
- Ground white pepper to taste
- Salt to taste
- 2 tablespoons Shaoxing wine or Chinese rice wine, optional
- 2 tablespoons cornstarch

Visit:

tasteofhome.com/article/easy-stir-fry-recipe/



Semisweet Chocolate Mousse

Ingredients:

- 1/4 cup semisweet chocolate chips
- 1 tablespoon water
- 1 large egg yolk, lightly beaten
- 1-1/2 teaspoons vanilla extract
- 1/2 cup heavy whipping cream
- 1 tablespoon sugar
- Optional: Whipped cream and raspberries

Visit:

tasteofhome.com/recipes/semi-sweet-chocolate-mousse/

UPCOMING EVENTS

BUFFALO CHERRY BLOSSOM FESTIVAL

Japanese Garden in Delaware Park -
April 27th & 28th

SPRING ARTISAN MARKET

Larkin Center of Commerce May 9th
10am-2pm

BUFFALO PORCHFEST

Elmwood Village - May 18th 1pm-6pm

TOTALLY BUFFALO FESTIVAL 2024

Buffalo RiverWorks - May 25th &
26th 10am-5pm

ALLENTOWN ART FESTIVAL

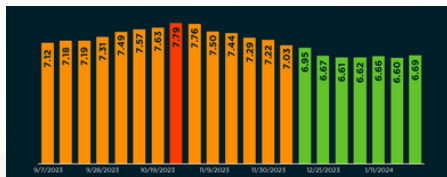
Allentown - June 8th & 9th 11am-pm

LEWISTON GARDENFEST

Center Street - June 15th 10am-5pm

WHY IT'S MORE AFFORDABLE TO BUY A HOME THIS YEAR

MORTGAGE RATES ARE DOWN FROM THEIR RECENT PEAK



U.S. Weekly averages as of 1/26/24

WAGES ARE INCREASING FASTER THAN USUAL



HOME PRICES ARE EXPECTED TO RISE AT A SLOWER PACE



2024 Home Price Forecasts - Percent Appreciation/Deprecation

Achieving homeownership may be easier than you think!

Contact us today to learn more 716.218.3146

THINKING OF SELLING YOUR HOME?

3 Must Do's When Selling Your Home!



Price It Right



**Keep Your
Emotions in Check**



Stage Your Property

Your home may be worth more than you think! Contact us today to learn more.

ACHIEVE YOUR HOMEBUYING DREAMS IN 2024!



Improve Your Credit

Your credit score impacts your mortgage rate and future home loan. Monitor your credit and work on improving it by paying off debts.

Plan for Your Down Payment



Save some money from every paycheck for your home fund and get help from a professional to explore down payment assistance options.



Get Pre-Approved

Pre-approval from a lender helps you know how much money you can borrow for your home loan. That way, you can start figuring out your budget.

Decide What's Most Important to You



Make a list of things you want in a home and decide if they're must-haves or just nice-to-haves. The, talk to your agent about it before you start your search.

CURRENT MARKET STATS

Call The Gatas Team at 716-218-3146 TODAY if you are looking to invest in real estate!

Erie & Niagara County Single Family Homes

Erie County

Median Sales Price

\$243,500

List to Sales Price

101.4%



Niagara County

Median Sales Price

\$188,000

List to Sales Price

100.3%

THE GATAS TEAM

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Each office is independently owned and operated