



March Madness!

March is here, and while brackets are busting in NCAA Division I Men's Basketball Tournament, the real competition is heating up in our local housing market! Just like in March Madness, it's all about strategy, timing, and making your winning move before the final buzzer. Buyers are stepping onto the court ready to compete, and sellers are in a prime position to score big. If you've been waiting on the sidelines, now's the time to get in the game and make your real estate play a slam dunk.

FEBRUARY MARKET *stats*
West End, NC



Featured LISTING:
112 Callis Circle

Beautiful new construction located in the Seven Lakes West community. Spacious 4 bedroom plan with a flex room. \$10,000 in closing costs with a preferred lender. Come check this out!

4 Bed 2.5 Bath 2797 Sq Ft



LISTED AT \$595,000
Listing Agent: Natalee Birdsell

LOCAL *events*



MAR

Irish Film Festival

Sunrise Theater, Southern Pines
3/10/26 2 pm - 3/12/26 9 pm

St. Patrick's Day Parade

Village of Pinehurst
3/14/26 @ 10 am

Easter Egg Hunt

Cannon Park; Pinehurst
3/28/26 @ 10:30 am

APR

HERBFEST Music Festival

Sunrise Theater, Southern Pines
4/4/26 @ 2 pm

Sandhills Dog Fair

395 Magnolia Rd; Pinehurst
4/11/26 from 10 am - 2 pm

7 Bridges: Ultimate Eagles

Cooper Ford; Carthage
4/26/26 @ 6 pm (tickets req'd)

March Madness MEETS THE HOUSING MARKET!

- ✓ **Build Your Championship Team:** Just like in March Madness, you need the right team to win: Experienced real estate agent, trusted lender, and reliable home inspector.
- ✓ **Have a Game Plan:** Homes can move quickly in competitive markets. Be ready to tour asap, have your paperwork ready, and make strong offers when it counts.
- ✓ **Play the Long Game: Real estate is a long-term investment – focus on:** Location, appreciation potential, and resale value. Championships are built over time.
- ✓ **Control What You Can:** You can't control interest rates or inventory – but you can control your credit score, your savings, and your homes presentation. Preparation creates opportunity.

Small BUSINESS OF THE MONTH

THE GENERAL WINE & BREW

A retail wine shop and bar offering wine by the glass or bottle, beer on tap and a variety of bottled and canned craft beer. Classy rustic decor with a one of a kind bar top. Large deck and wooded area for outside seating.

124 W Main Street, Seagrove, NC



NEIGHBORHOOD *trivia*

DID YOU KNOW? Neighboring Seagrove...

- is widely known as the handmade pottery capital of the United States.
- region's pottery tradition dates back more than 250 years, beginning in the 18th century when early settlers were drawn by rich local clay deposits ideal for ceramics.
- ceramics include both functional pieces (like jugs, bowls, and mugs) and decorative artware.



GET IN *Touch* :

- ☎ 910-986-3612
- ✉ rahnellerosado6@gmail.com
- 🌐 rahnellerosadorealestate.com

