



Hello October!

October is one of my favorite times of year in the Sandhills. Cooler mornings, colorful fall foliage, and plenty of opportunities to get outside make this a wonderful month to enjoy everything our community has to offer. Whether you're thinking about making a move, preparing your home for the market, or simply enjoying the season right here in the Sandhills, I hope you'll take a moment to discover what's happening around our beautiful community this October.

SEPTEMBER MARKET *stats*

West End, NC



12

New Listings



60

Active Listings



18

Sold Listings



88.1

Avg Days on Market



\$396,745

Median Sales Price



97%

Sales to Orig List Price

Featured LISTING:

560 N Ridgecrest St; Pinebluff

Nearly new and situated on a spacious 1-acre lot with no HOA, this beautiful home offers an exceptionally versatile floor plan, generous living spaces, and a convenient location a stones throw from shopping, dining, and parks.

3 Bed 3 Bath 2696 Sq Ft



LISTED AT \$499,000

LOCAL *events*

OCT

NOV

Voices from the Past: Haunted History
Sandhills Trolley Company
10/9/26 from 7 - 9 pm (ticket's req'd)

Candy Crawl & Movie by Lake
Downtown Aberdeen
10/16/26 from 4 - 6 pm

Floyd Live!
Sunrise Theater
10/30 & 10/31 @ 8 pm
(ticket's req'd)

Thanks for Giving Soiree
Downtown Southern Pines
11/7/26 from 4 - 8 pm

Pinehurst Turkey Trot
The Village Arboretum
11/21/26 @ 7 am

Annual Festival of Trees
The Carolina Hotel, Pinehurst
11/18 - 11/21/26 daily
from 10 am - 8 pm



WHEN *Staging* YOUR HOME...

- ✓ **Don't leave pet items** (litter boxes, dog beds) **out** during showings.
- ✓ **Don't overdo scents** — fresh and neutral is better than overpowering candles or air fresheners.
- ✓ **Don't ignore lighting** — dark homes feel smaller and less inviting.
- ✓ **Don't forget the outdoors** - Set up a seating area on the porch, deck, or patio.

Small BUSINESS OF THE MONTH **Seaboard Freight**

Seaboard Freight Southern Pines is a **new jazz speakeasy and cocktail lounge** located in the historic Seaboard Freight Depot. It's a great addition to the Southern Pines nightlife scene if you're looking for something more upscale, atmospheric and unique than a traditional bar.

305 NW Broad Street, Southern Pines



NEIGHBORHOOD *Trivia*

DID YOU KNOW? More about Seaboard Freight...

- **Historic setting:** The building dates to the early 20th century and was a former railroad freight depot. The venue embraces its **original exposed brick, wood floors and industrial character**.
- **Atmosphere:** It has a dark, intimate, Prohibition-era speakeasy feel, with candlelight, vintage details and jazz.
- **Music** weekly on Friday's & **Event** Space available.



GET IN *Touch*:

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

