

Dollo be

Decorate. Design. Unwind.



23 Hickory Park Road, Cortland

FANTASTIC OPPORTUNITY TO OWN A RANCH HOME LOCATED IN A QUIET CUL-DE-SAC AREA.

This ranch home offers 3-bedrooms, 2-baths and 1st floor laundry. Close to Yaman Park for picnicking, swimming or just relaxing. This charming ranch home is also conveniently located to I-81 N/S, SUNY Cortland, Cornell University and Ithaca College. Schedule your visit to this home today with me or your agent of choice.

MLS #S1338473. \$220,000. Call Linda Muirhead, Lic. RE Salesperson, cell 607-423-4256. Yaman Real Estate, 184 Clinton Ave., Cortland at 607-753-9644

Demand as hot as the weather

Cortland County Board of Realtors® — The Voice of Real Estate

MAY 2021 MARKET REPORT

As the weather warms and pandemic restrictions ease across much of the country, the U.S. housing market shows little sign of cooling. Robust buyer demand, fueled by low mortgage rates, continues to outpace supply, which remains near historic lows. Nationwide, inventory remains much lower than it was at this time last year, and sales prices are surging as a result.

New Listings were up 46.9 percent to 47. Pending Sales decreased 21.4 percent to 22. Inventory shrank 24.6 percent to 92 units.

Prices moved higher as the Median Sales Price was up 10.4 percent to \$135,250. Days on Market increased 79.5 percent to 79 days. Months Supply of Inventory was down 40.9 percent to 2.6 months.

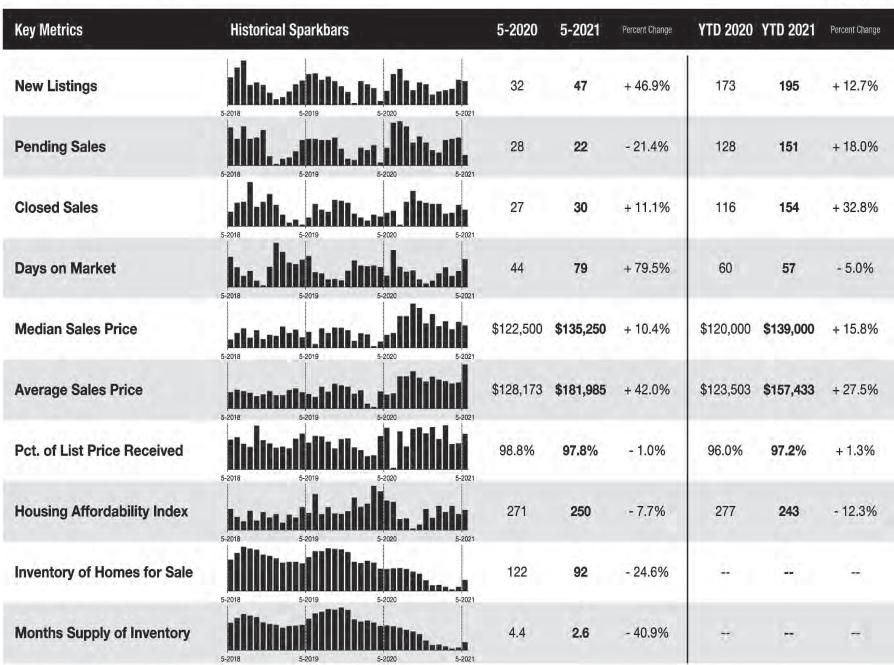
With such limited supply of existing homes to purchase, all eyes are on home builders to provide a muchneeded boost of inventory to the market to help meet buyer demand. However, increasing material and labor costs, along with supply chain challenges, have contributed to significantly higher construction costs, with builders passing these costs on to homebuyers. And while the warmer temperatures, rising sales prices, and the reopening of the economy may draw more sellers to the market, historically low levels of homes for sale are likely to continue for some

Current as of June 10, 2021. All data from the Cortland County Multiple Listing Service. Provided by the New York State Association of REAL-TORS®. Report © 2021 ShowingTime. For more articles, to find a local Realtor®, CCBR Affiliate Member, Appraiser or local listings, please visit www. cortlandmls.com.

Activity Overview

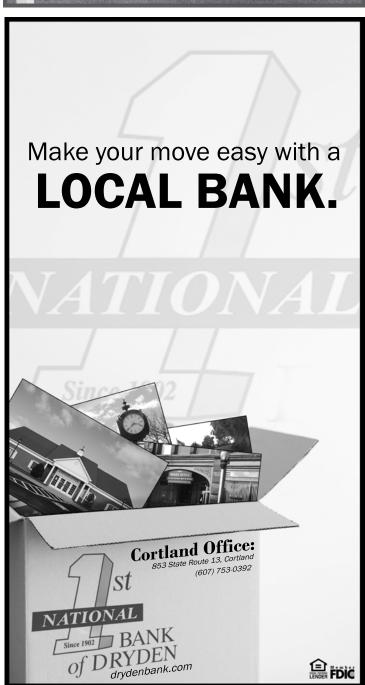
Key metrics by report month and for year-to-date (YTD) starting from the first of the year.





Current as of June 10, 2021, All data from the Cortland County Multiple Listing Service. Provided by the New York State Association of REALTORS®, Report © 2021 ShowingTime. | 2









home has been well maintained and has updates throughout including a newer roof and natural gas furnace and also offers cedar closet, patio, paved driveway, large mudroom, first floor laundry, walk in pantry, 3 bay garage, workshops and so much more!

MLS# S1346260 Call Sally Brown Kurtz, Lic. Assoc. RE Brkr., (c) 607-345-5353 For this listing and others, visit www.hagerealestate.com or call 607-753-6766 4070 West Rd. (Rt. 281) Cortland, NY 13045 (607) 753-6766

www.hagerealestate.com

REAL ESTATE & PERSONAL PROPERTY AUCTION

Saturday, July 10th • 10 AM (Preview @ 9 AM) 11 Nixon Avenue - (V) Homer, Cortland County, NY Estate of Gordon Wheelock



CAPE COD HOME W/4 Bedrooms • 11/2 Baths LIVING ROOM • DINING ROOM KITCHEN • COVERED PORCH 2-Bay Garage • Paved Driveway Large Lot • Quiet Neighborhood

Open House: Wednesday, July 7th, from 5:30 PM to 6:30 PM. Beautiful, well-kept home in Homer School District. Built in 1957. Public water/sewer. Personal Property: Marble top end table, vintage curved glass china cabinet, 40" flat screen TV, Kenton Grand Homer Savings Bank mini safe, cast-iron Boxer mini statue, cast-iron fawn mini statue, vintage/antique sewing pins & needles w/holders, Carnival glass; two new lift chairs, DR table w/5 chairs, glassware, china, lamps, tables, chairs, dressers, desks, Homer Central School yearbooks (1940, 1959-1965), McGraw Central School yearbooks (1949, 1951-1954, 1969), kitchenware, prints & pictures, misc. tools; cords of firewood and lots more!!!

FOR FULL LISTING, PHOTOS & DETAILS, VISIT:

zandrauctions.com Broker Participation Welcomed!!

Z and R Auction Co.

607-745-7375 • "Everything we touch turns to sold!"

4716 NYS Route 41 • Cortland, NY 13045

Mulching mistakes to avoid

Landscape features vary significantly from house to house. Some homeowners may prefer water features on their properties, while others focus on flowers that would be the envy of a botanical garden. Regardless of those preferences, lawn and garden enthusiasts who want to make their properties as idyllic as possible may eventually look to mulch to help them accomplish that goal.

Mulch helps soil retain moisture, which promotes strong, healthy flowers, plants, trees, and shrubs. And because soil beneath mulch retains more moisture than soil that's not protected by mulch, homeowners won't have to spend as much time watering mulched landscapes. That saves time and conserves water, which can be a big benefit in areas prone to drought and/or especially hot summers. Mulch also helps to suppress weed growth, which can ensure all that hard work needed to create an eye-catching garden won't be compromised by the presence of unsightly, thirsty weeds.

Mulching seems like a simple task, and it can be. But that does not mean homeowners cannot make mistakes when mulching. The following are some common mulching mistakes to avoid as lawn and garden season hits full swing.

♦ Not enough mulch: Mulch is ineffective when spread too

thin. The Virginia Cooperative Extension at Virginia Tech and Virginia State University recommends applying mulch no less than two inches in depth. Anything less than that will prove ineffective at preventing weed growth and helping the soil retain moisture, and that means you will need to water

- more often. ♦ Poorly located mulch: Mulch should not be placed too close to plant stems or tree trunks. When it is, tissue is so wet that it makes for a perfect environment for disease and
- insect infestation. ♦ Failing to mulch to the drip line: The drip line of a tree refers to the outermost circumference of the tree's canopy from which water drips onto the ground. The VCE recommends mulching to the drip line of a plant or tree, which ensures the plant or tree will get the most out of the mulch. Mulching to the drip line also minimizes competition from the grass, leading to stronger plants and trees.
- ♦ Failing to weed before mulching: Weeds should be removed prior to mulching. If they're not, the mulch can provide the same growing environment for weeds that you're trying to create for your plants and trees.

Mulching benefits a landscape in myriad ways, especially when homeowners avoid some common mulching mistakes.

Cortland Standard **SUBSCRIBE TODAY!**

Call 607-756-5665 ext. 4

What to know when choosing a shower

If you need to install a new shower in your bathroom, the dimensions of the area where you'll place it are a key consideration. Here are several other things to think about when making a purchase decision.

1. Type

There are several kinds of showers to choose from, including:

- One-piece showers. They're watertight and affordable but a little bulky.
- Modular showers. These are suitable for most bathrooms but difficult to maintain.
- Traditional shower cabins. They're affordable and compact but utilitarian.
- Tiled showers. They're beautiful and durable but a little pricey.
- Adapted showers. These are spacious and accessible but difficult to install.

2. Material

When it comes to materials, you can choose from:

- ABS plastic. It's lightweight but difficult to maintain.
- Acrylic. It's esthetically pleasing but scratches easily.
- Fiberglass. It's affordable but prone to cracking.
- Polymer. It's easy to install but not very durable.
- Tempered glass. It's scratch-resistant but heavy.

3. Door

When it comes to shower doors, each type has its pros and cons. Options include:

- Sliding doors. They're space-saving but difficult to clean.
- Pivoting doors. They're versatile but prone to leaks.
- Swinging doors. They're roomy but require more maintenance.

4. Accessories

Faucets are available in a variety of styles and materials including chrome, stainless steel and brushed nickel. In addition, when it comes to shower heads, you can opt for a fixed, handheld, high-pressure, rainfall or body jet system.



REAL ESTATE

SOLD on Cortland County & Central NY!

THINKING ABOUT SELLING?

TEAM HAGE IS YOUR BEST CHOICE!

AT HAGE, WE ARE **COMMITTED** TO GETTING YOU THE **HIGHEST** AND BEST **PRICE** FOR YOUR PROPERTY IN THE **SHORTEST** TIME POSSIBLE!

WE SELL RESULTS - NOT PROMISES!

WHETHER YOU CALL US FIRST OR LAST, YOU'LL SOON DISCOVER THAT WE'RE YOUR BEST CHOICE. CONTACT US TODAY! 607-753-6766 OR email@hagerealestate.com

4070 West Rd. (Rt. 281) Cortland, NY 13045 (607) 753-6766 www.hagerealestate.com

SOLD on Cortland County & Central NY!

4070 West Rd. (Rt. 281) Cortland, NY 13045 607-753-6766 • www.hagerealestate.com

JUNE TOP AGENTS

Jason







Sally

TEAM HAGE... **Top Agents - Top Service** We Sell **Results -**Not **Promises!**

Selling? Highest & Best Price for your home! **Buying?** Interest rates are still at a historic low!

THINKING ABOUT SELLING?

TEAM HAGE IS YOUR

BEST CHOICE! AT HAGE, WE ARE

COMMITTED TO GETTING

YOU THE **HIGHEST** AND

BEST **PRICE** FOR YOUR

PROPERTY IN THE

SHORTEST TIME POSSIBLE!

WE SELL RESULTS - NOT PROMISES! WHETHER YOU CALL US FIRST OR

LAST, YOU'LL SOON DISCOVER

THAT WE'RE YOUR BEST CHOICE.

CONTACT US TODAY AT

607-753-6766

email@hagerealestate.com



SITS ON 2.70 ACRES MILY ROOM W/ PELLET STO \$123,000 MLS# \$1345028 CALL MARY LEE

5117 TOWN LINE RD 5698 STATE ROUTE 23

\$169,000 MLS# S1345446 CALL MARIE VIRGIL

128 N. MAIN ST. ENCLOSED PORCH



CALL SALLY

HOMER

YOUR GUIDE TO PROPERTIES FOR SALE THROUGHOUT **CORTLAND** COUNTY & CENTRAL NY...

OUR WEBSITE AT YOUR CONVENIENCE

Marie

HAGEREALESTATE.COM

CHECK OUR FEATURED HOME! **QUESTIONS? SHOWINGS?** 607-753-6766 | EMAIL@

OR CONTACT ANY OF OUR AGENTS 40 YEARS OF SUCCESS AT WORK FOR YOU!

HAGEREALESTATE.COM

LANSING 339 RIDGE RD.

\$1,200,000 MLS# S1343753 CALL JOHN

CORTLANDVILLE



STUNNING RANCH ON 1.01 ACRE
COMPLETELY RENOVATED, DECK OVERLOOKING BACKYARD \$199,900 MLS# S1346521 CALL JERRY



30 DELAWARE AVE. \$149,000 MLS# S1346132 CALL MARIE

CORTLAND



GREAT INVESTMENT OPPORTUNITY CONVIENT LOCATION
\$149,900 MLS# \$1342626 CALL SEAN





607-423-4243



FENCED IN BACK YARD W/GARAGE & BAR & MUCH MORE \$129,900 MLS# \$1346138

Jerry Hartnett

607-423-4278



Jason Hage 607-283-6200



607-745-8748

Lic. RE SIsp

607-423-0888







607-745-0200

Sally Kurtz 607-345-5353

607-423-4663

607-345-7036



It's time to RENOVATE!



If being stuck at home during the pandemic has given you the urge to renovate, you're not alone. Here are some tips and ideas to help you upgrade your living space.

Renovation trends

Home upgrades are set to ramp up in 2021. According to a survey by porch.com, nearly 60 percent of Americans admitted that spending more time inside during the pandemic inspired them to renovate their home. Here are some of the latest trends you may want to get in on:

1. Making homes more hygienic. Since porcelain only absorbs 0.1

percent of bacteria, many homeowners are using this material for their countertops and floors. Additionally, touchless faucets and smart soap dispensers have become increasingly popular.

2. Enhancing outdoor spaces. When public spaces were shut down, many homeowners focused their attention on upgrading their backyards. Screened porches, gazebos, decks, pools and hot tubs are now all the rage as people look for new ways to make the most of spending time at home.

3. Creating multipurpose rooms.

For many people, working from home made it necessary to rearrange one or more rooms to serve as an office, school, gym or studio. Designing a multifunctional room is a great way to make the most of your living space.

4. Letting in more natural light. Pandemic lockdowns inspired homeowners to bring the outdoors inside with windows and skylights. Natural light not only makes a space brighter, but it can also boost your mood and productivity.

Remodeling during the pandemic Before starting your renovation project, it's a good idea to get quotes from several contractors. Since the price of building materials has skyrocketed due to a limit in supplies, shopping around for the right contractor can help you stay within your budget. In addition, you may want to find out if they offer a price adjustment clause in their contract to recoup any increased

As with any renovation, planning for delays and unexpected bumps in the road is a must. Before starting your upgrade, make sure you have all the necessary building permits and licenses. You should also sign an agreement with your contractor that outlines mandatory deadlines. This will help keep the project on track.

Additionally, you should consider when you plan on starting your renovation project. For example, since materials and contractors may be more available in the fall or winter, your project could get completed faster during this time of the year.

Lastly, if you want to minimize costs, look into receiving reimbursements from the energy efficiency assistance programs in your area. An online search will help you find out how to apply and take advantage of these savings.

Cute country 3BR/1BA home sits in just over an acre and located just outside of town!

> MLS #S1336719 Call Ashley Warfield



5BR/2.5BA west end home on a quiet cul-de-sac and close to amenities.

> MLS #S1342875 \$139,900 Call Susan Briggs

CORTLANDVILLE



just above 1 acre of land MLS #S1341423

\$100,000

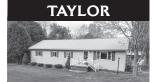
Call Jeff Guida

CORTLAND



and conveniently located to I-81 N/S! MLS #S1338473

\$220,000 Call Linda Muirhead



Peaceful and quiet country home situated in just over half an acre! MLS #S1339162 \$127,800 Call Amy Cobb

PITCHER



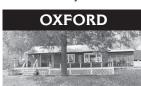
3BR home w/hdwd floors, cathedral ceilings, natural light nearby to state land! MLS #S1309737

\$169,900 Call Pam Williams



Beautiful, updated, and upgraded end-unit townhouse in Greek Peak!

MLS #S1333001 \$119,900 Call Terry Howell



Spectacular country cottage at Lake Gerry with features that are perfect for entertaining! MLS #S1332014 \$64,000

CINCINNATUS

Call Ashley Warfield

Nice Ranch style and fully insulated metal home on a 2-acre perfect for hunting, with bonus barn! MLS #S1333852

\$59,900 Call Terry Howell



Adorable 2BR/1.5BA home just few miles outside of Marathon and near to local amenities MLS #S1329621 \$119,900 Call Ashley Warfield

REAL ESTATE

"The Premier Name in Real Estate" (607) 753-9644

For a complete list of homes for sale, visit: www.yaman.com

TOP PRODUCER FOR MAY



Pamela Cullip 261-0439

Assoc. Broke

423-6174

Koenig

423-9745

591-3301

CORTLAND

Stunning Tudor with a separate

Ranch style home.

MLS #S1269630

\$639,900

Call Terry Howell

Yaman

423-1369

Jeff Guida

Assoc. Broke

Joan

275-7072







Assoc. Broke

745-3355

Ludwig

Assoc. Broke

745-5181

Sue Sherman

Broyles

227-0532









Ashley Warfield

745-8531

SYRACUSE

Renovated 3-unit with many updates

including plumbing, appliances and more!

MLS #S1270647

\$105,000

Call Jeff Guida





Pam

745-3731

Davi

423-1507





AGENT OF THE

MONTH FOR MAY

Colleen Nash

315-560-8299

Ingrid Dunham

591-9216

Terry

Howell

Assoc. Broke

423-2385

Karina

Murphy

379-9815

Steve Cinquanti Assoc.Broker/ Commercial Sale 423-7800 745-3942 **TAYLOR**

4 BR home situated on 133 acres

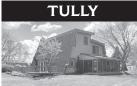
including 40 acre Solon Pond MLS #S1302031 \$279,000





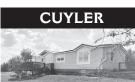
Secluded property in just over 28 acres of wooded land.

MLS #S1341218 \$132,900 Call Pamela Cullip



Lovely and unique 3BR/2.5 home in a private location with access to Crooke Lake! MLS #S1336373

\$359,900 Call Terry Howell



Spacious, updated, and remodeled double wide home rests on 5.09 acres of country living.

MLS #S1338613 \$158,700

Call Amy Cobb



Spacious 2-unit multi-family home in a great commuter location, fantastic owner occupied or great investment!

MLS #S1339200 \$147,000

Call Nicki Wynn **GENOA**



visibility location along the Cayuga Wine Trail MLS #S1335783

\$127,000 Call Jeff Guida



Stunning 4BR/3.5BA post & beam home with breathtaking lake view!

MLS #S1343309 \$999,000 Call Jamie Yaman



Large home needs some updates on a desirable dead end street near to local amenities. MLS #S1327058

\$79,000 Call Pamela Cullip



Amazing 3BR/2BA home with recent updates and oversized 2-car garage. MLS #S1339545

\$140,000 Call Pamela Cullip

CORTLAND



located, well kept, and remodeled building MLS #S1342878

\$153,900 Call Pam Williams



Renovated ranch with spectacular views, has barn with 2 horse stalls, and walk up attic MLS #S1343654

\$199,000 Call Tim Alger

"Thank you for your help with the purchase, everything that you and Yaman Real Estate handled was quick and seamless-even though the market is super busy. I would definitely recommend you and Yaman Real Estate to anyone in the area looking to purchase or sell. Thanks again, it was a pleasure.'

"Our selling situation came with some hurdles and our Yaman Real Estate agent handled them like a champ. We would definitely recommend using them for your real estate needs!!" 185 Clinton Avenue, Cortland, NY 13045