

WEST TEXAS LIVING

YOUR LOCAL NEIGHBORHOOD REAL ESTATE NEWSLETTER

AUGUST 2025

SIMPLY  WEST TEXAS
REAL ESTATE GROUP
REAL BROKER

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For Back-to-School Season

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For the Month of August

• Homeowners Insurance

And What You Need to Know



Preparing Your Home for Back-to-School Season

As summer winds down, it's time to get ready for the back-to-school season. Here are some tips to prepare your home and family for a smooth transition:

- CREATE A DEDICATED STUDY SPACE:**

Set up a quiet and organized study area for homework.

- ESTABLISH A ROUTINE:**

Establish a consistent routine for homework, bedtime, and mornings.

- STOCK UP ON SUPPLIES:**

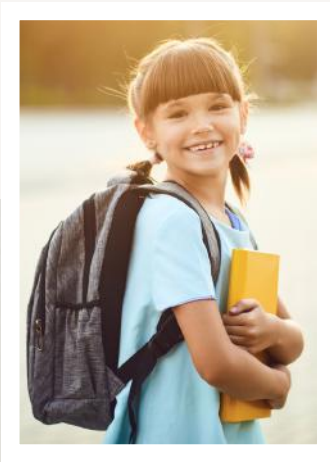
Purchase school supplies in advance.

- ORGANIZE AND DECLUTTER:**

Declutter and organize your home for a stress-free environment.

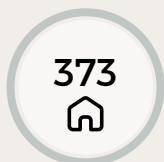
- PLAN FOR MEALS AND SNACKS:**

Plan healthy meals and snacks.



MARKET UPDATE

JULY 2025 - MIDLAND COUNTY



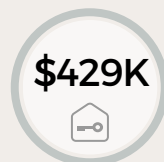
NEW LISTINGS



ACTIVE LISTINGS



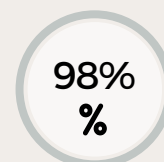
SOLD LISTINGS



AVG. SALE PRICE



DAYS ON MARKET



SALE PRICE RATIO

[Click here for a full update and other areas](#)

west texas
LOCAL EVENTS

EVERY SAT

STORYTIME: THE WORRYSAURUS
11AM-11:30AM | MUSEUM OF THE
SOUTHWEST | 1705 W MISSOURI
AVE, MIDLAND

AUG 9TH

MIDLAND DOWNTOWN FARMERS
MARKET
8AM-12PM | 404 N COLORADO ST,
MIDLAND

AUG 9TH

PARKS LEGADO FARMERS
MARKET
8AM-12PM | 7260 TEXAS 191,
ODESSA

AUG 13TH

THE BLUE DOOR 13TH BIRTHDAY
PARTY
6PM-10PM | 4610 N GARFIELD ST,
MIDLAND

AUG 29 - SEPT 7

PERMIAN BASIN FAIR & EXPO
ECTOR COUNTY COLISEUM | 4201
ANDREWS HWY, ODESSA

Signs of Fall... *in August?*

Even in the middle of summer, little hints of fall start to appear:

- Pumpkin spice showing up on store shelves
- Football season getting ready to kick off
- School supplies everywhere you look
- The occasional cooler evening (if we're lucky!)

However you welcome the season, may your home be filled with comfort, good company, and a touch of autumn charm — even if it's still 100° outside! So grab your *pumpkins* and *flip-flops*!

REPAIR OR SELL AS-IS? PREPARING YOUR HOME FOR SALE

When selling your home, you might wonder if it's worth making repairs or if selling "as-is" is a better option.

SELLING AS-IS:

PROS:

- Faster listing
- Less hassle
- Lower upfront costs

CONS:

- Lower selling price
- Limited buyer pool

MAKING REPAIRS

PROS:

- Higher selling price
- Faster sale

CONS:

- Upfront costs
- Time commitment

Ultimately, the decision depends on your individual circumstances, the condition of your home, and your desired timeline. Consult with your real estate agent to determine the best approach for your situation.



August MAINTENANCE CHECKLIST

- ☑ INSPECT ATTIC.
- ☑ CHECK SMOKE/CO2 DETECTORS.
- ☑ PREPARE GARDEN FOR FALL.
- ☑ STORE SUMMER GEAR.
- ☑ CLEAN OUTDOOR LIGHTING FIXTURES

UNDERSTANDING HOMEOWNERS INSURANCE

Homeowners insurance is a crucial part of homeownership, protecting your investment from unexpected events. Here's what you need to know:

- **Coverage:** Homeowners insurance typically covers damage to your home and belongings from events like fire, theft, vandalism, and certain natural disasters.
- **Liability Coverage:** It also provides liability coverage in case someone is injured on your property.
- **Types of Policies:** There are different types of homeowners insurance policies, so it's important to choose one that meets your specific needs and coverage requirements.
- **Factors Affecting Premiums:** Factors such as your home's location, age, construction, and security features can affect your insurance premiums.
- **Shop Around:** Compare quotes from different insurance providers to find the best coverage at the most competitive price.



PEACH COBLER

This classic Southern dessert is a perfect way to showcase juicy summer peaches.

INGREDIENTS INCLUDE:

Fresh peaches, sugar, flour, butter, cinnamon, and nutmeg

[GET RECIPE HERE](#)

small business

SPOTLIGHT



Are you a local business owner, or know someone who is? We want to give you a shout out! Let's feature your small business in a future newsletter!

Call Danna at 432.203.4567, and let's schedule an appointment.

CALL US FOR

A *free* MARKET ANALYSIS



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