JUNE NEWSLETTER

Celia Manley
celia@celiamanley.com
601-214-3307
Celia Manley Properties
buy. sell. live.

> ***The very least you can do in your life is figure out what you hope for. And the most you can do is live inside that hope. Not admire it from a distance but live right in it, under its roof.***
>
> **~Barbara Kingsolver**

WHY DOES SUMMER CHANGE THE WAY PEOPLE THINK ABOUT HOMES

Every year around this time, I notice the same shift.

People who spent the winter casually thinking about making a move start to get more serious about it. Conversations pick up. Browsing turns into showings. Plans that were "someday" start to feel more like "this year."

That pattern is not random. It tends to follow the season.
Once the holidays pass, things naturally slow down. Schedules get busy, life takes priority, and real estate takes a back seat for a while. Then spring arrives and momentum builds again. More homes hit the market, more buyers step in, and overall activity starts to increase in a noticeable way.

A big part of that comes down to timing and lifestyle.
This time of year simply makes things easier. Longer days mean more flexibility to see homes after work or on weekends without feeling rushed. Families often start thinking ahead to the next school year, which naturally influences when a move makes the most sense.

Inventory also plays a major role.
More homeowners decide to list in the spring and early summer, which creates more selection for buyers. That variety matters. It gives people a better chance of finding something that truly fits instead of feeling like they have to settle.

What often gets overlooked, though, is what happens on the other side of that.
When more homes come on the market, more people are actively watching at the same time. That combination creates momentum. Homes tend to move faster, competition becomes more focused on the best properties, and decisions that have been delayed for months start to come together.

That is usually when the market feels most active, not just because there are more listings, but because more people are engaged at once. Whether someone owns a home, rents, or is simply keeping an eye on things, this time of year tends to bring more clarity around options and timing.

There is no pressure to make a move. Understanding how the market behaves during this season, and what is realistically available, simply puts you in a stronger position whenever the timing does feel right.

NCHFA

20-Minute Ginger Pineapple Chicken Stir Fry

Prep Time: 8 mins | Cook Time: 12 mins | Serves: 6

Ingredients

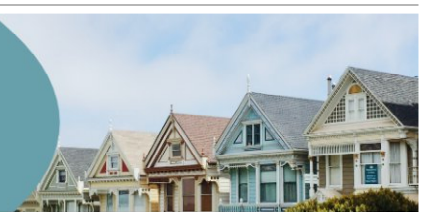
- 3 tablespoons sesame oil or olive oil
- 1 1/2 pounds ground chicken
- black pepper and chili flakes
- 3 tablespoons salted butter
- 1-3 tablespoons Thai red curry paste
- 3-4 cloves garlic, chopped
- 1 tablespoon chopped fresh ginger
- 2 bell peppers, sliced
- 1 1/2 cups fresh pineapple chunks
- 1 cup cashews or peanuts
- 1/2 cup tamari or soy sauce
- 1-2 tablespoons honey
- 1/2 cup fresh cilantro, chopped
- 4 green onions, chopped
- 1/4 cup fresh chopped Thai basil or basil
- Sweet Thai chili sauce and sesame seeds for topping (optional)

Instructions

- In a large skillet, combine the oil, chicken, and black pepper. Cook over medium heat, breaking up the meat as it cooks until browned, about 5 minutes. Add the chili paste, butter, garlic, and ginger. Cook 2 minutes, until the butter browns and the chicken gets crispy.
- Mix in the peppers, 3/4 cup pineapple, and cashews. Cook another 2-5 minutes. Pour over the tamari and honey. Cook until the sauce coats the chicken, 2-3 minutes. Remove from the heat.
- In a bowl, toss 3/4 cup of pineapple with the cilantro and basil.
- Serve the chicken, peppers, and sweet chili sauce over bowls of rice. Top with the pineapple/cilantro/basil. Add the chopped green onions, and if desired, serve with sweet Thai chili sauce and sesame seeds. Enjoy!

Half Baked Harvest

THE PART OF REAL ESTATE MOST PEOPLE OVERLOOK



Most people think real estate comes down to the big moments. Buying a home, selling a home, closing day. Those are the milestones everyone remembers, and they do matter. The reality is that those moments are usually the result of everything that happened before them.

From what I see working with clients, the experience is shaped long before a contract is ever signed. It starts with how someone is thinking about the market, how prepared they are, and how comfortable they feel making decisions as things come up.

There are always decisions along the way. Knowing when to move forward and when to wait. Understanding when something is a strong opportunity versus when it just looks appealing on the surface. Deciding when to be flexible and when to stand firm. None of that shows up in a headline or listing description, but it shows up in the outcome.

A lot of people go into the process thinking price is the main factor. Price absolutely matters. In practice, timing, preparation, and how someone responds in those in-between moments often matter just as much.

That becomes especially clear for people who are not actively moving yet but are starting to pay attention. They are browsing, watching the market, and trying to get a sense of what might make sense for them down the road. That stage is more important than it gets credit for.

It is where clarity starts to build. Not from pressure or urgency, but from exposure. The more someone understands how the process actually works before they are in it, the more confident their decisions tend to be later on. Fewer surprises, fewer rushed choices, and a much better sense of direction when timing does become real.

Real estate will always be a significant decision. The difference usually comes down to how prepared someone feels when it is time to act.

Best Version Media