



JUNE 2026

NEWSLETTER



WELCOME
SUMMER



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Buying in a "Heat Wave"

If you are hunting for a home this summer, don't just look at the granite countertops; look for how the house handles the heat. Here is how to use the "Heat Wave" to your advantage.

The AC Stress Test: When it's 90°F outside, the air conditioning shouldn't just be running—it should be performing. Here is what to look for:

The Temperature Split: Feel the vents. The air coming out should feel significantly colder than the room temperature. If the unit is struggling to keep the house below 75°F, it may be undersized or nearing the end of its life.

Hot Room Syndrome: Walk into every room, especially on the second floor. If one bedroom feels like a sauna while the hallway is chilly, you're likely looking at poor ductwork design or inadequate insulation.

The Condensate Line: Check the area around the indoor furnace/handler. If you see pooling water, the drainage line might be clogged—a common summer headache.

What the Dry Earth Reveals: Summer heat waves often come with dry spells. As the soil around a home dries out, it shrinks, which can expose structural secrets that are hidden during the damp spring months.

Sticking Doors and Windows: Try to open every door and window. If they suddenly stick or won't latch, it's often a sign that the heat has caused the frame to shift or the wood to swell/contract due to foundation movement.

Stair-Step Cracks: Inspect the exterior brickwork. Horizontal or stair-step; cracks in the mortar often become more pronounced in extreme dry heat and are a red flag for settlement issues.

The Sun-Mapping Strategy: During your viewing, take note of which direction the house faces. A home with massive west-facing windows and no shade trees will face a brutal afternoon sun. This doesn't just mean higher utility bills; it means your furniture and flooring are at a higher risk of UV fading.

Pro Tip: Look for high-quality window treatments or Low-E glass coatings during your walkthrough. If the current owners haven't invested in these, you'll want to budget for them immediately after closing.

Are you ready to brave the heat and find your next home? Let's schedule a tour!



Wishing all the Super
Dads out there a

Happy
Father's
Day!

Sunday, June 21





Refresh Your Home Where it Matters Most

The way a home feels isn't always about large-scale updates. Often, it comes down to a few foundational elements—lighting, overall condition, and how the most-used spaces come together.

1. Upgrade the Lighting. Lighting changes how a space feels instantly—swapping outdated fixtures can make your home feel more current and intentional.
2. Refresh Paint Where it Matters Most. Clean neutral paint can brighten a space and make it feel lighter, more open, and more put together.
3. Focus On Your Most Used Spaces. Updating kitchens, living areas, and entryways creates the biggest impact without needing to renovate everything.

Focusing on these areas can create a noticeable shift without taking on a full renovation!

Tis' the Season for Outdoor Dining!

From patios and rooftops to local brunch spots and hidden gems, it's finally time to enjoy outdoor dining! Here are a few of our favorites:

UP Rooftop Bar	The Italian House on Park
1933 Lounge by St. Elmo Fishers	Juniper on Main
Bazbeaux Pizza	King Jugg Brewing Company
Bier Brewery - Noblesville	Sun King Carmel
Boathouse Kitchen & Swan Dive	Vivante Restaurant & Bar
Bub's Burgers & Ice Cream	Voodoo Brewing Company
Chiba	Wine & Rind
DeLullo's Trattoria	Wolfies Grill - Noblesville
Field Brewing	Woodys Library Restaurant
Four Day Ray Brewing	Wild Eggs
HC Tavern + Kitcehn	King Jugg Brewing



Farmers Market Season is Back!

Weekend mornings start to look a little different this time of year. Fresh produce, local vendors, flowers, coffee — it's one of the easiest ways to get out and enjoy the community.

Fishers

Saturdays 8am-12pm
Nickel Plate District Ampitheater

Carmel

Saturdays 8am - 11:30am
2 Carter Green

Broad Ripple

Glendale Town Center
Parking Lot East of Lowes
6001 N. Rural Street

Noblesville

Saturdays 8am-12pm
Federal Hills Commons
175 Logan Street

Pendleton

Saturdays 9am-12:30pm
Pendleton Falls Park along the Banks
of Fall Creek on Falls Park Drive



Let's Talk™



What do you call a line of men waiting to get haircuts?
A barberqueue.

- Dad joke