

CHEERS TO A
New Year!

January 2025

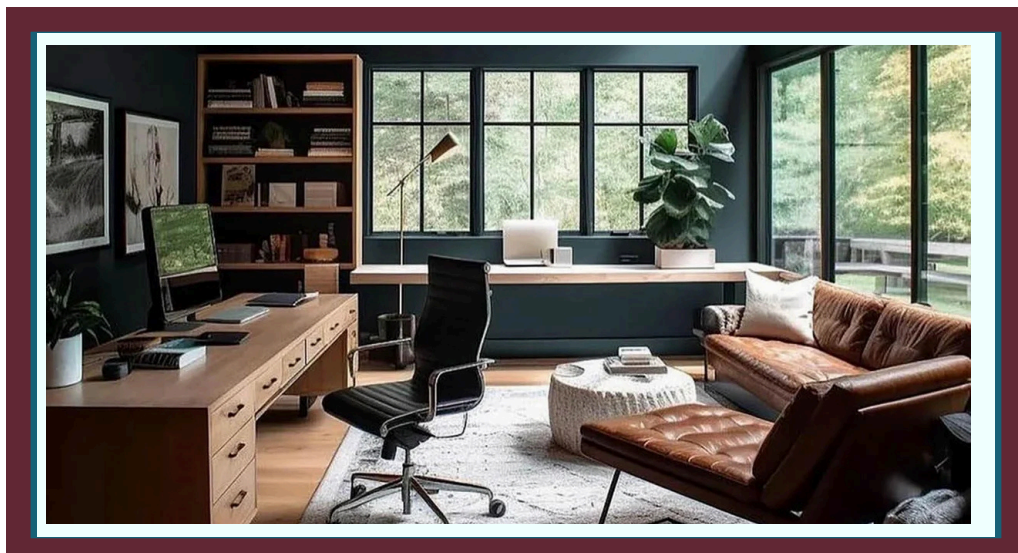
**THE KENDRA HUDSON
NEWSLETTER**

THE B/CS REAL ESTATE REPORT



WORK-FROM-HOME OFFICE FEATURES IN HIGH DEMAND

If you are buying or selling a home in 2025, here is something important to consider. Almost 40% of Realtors recently reported they had home buyer clients looking for work-from-home features in the homes they purchased. Before 2020, the home office was an afterthought, used for late night work or weekend catch ups. Those days are long gone. Many of today's home buyers will be working from home significantly, if not exclusively. Meaning if you are a soon to be home seller, this is a very good way to make your home stand out to potential buyers. Nowadays a quality home office space is a major selling feature and upgrade to a home, much like a swimming pool or theatre room. With this in mind, here are some important things contemporary buyers will be looking for in a home office space: Having at least 50 square feet per person of workspace, with the optimal overall area being 100-150 square feet. If possible, the dedicated space should be as far away as possible from the everyday household noise and foot traffic of places like the laundry room and kitchen. Painting the room a calming color such as green, grey or beige, stimulates focus and fosters professionalism. Accessorizing the room with plants and lighting dimmers is also a plus. Natural light from a window is important, and so is the furniture placement. Always place your work space desk so that the light from the windows does not shine directly on to screens or cameras, as this backlight effect causes suboptimal viewing. Of course, high speed connectivity with low latency is a crucial fundamental. Be familiar with the options available from your internet service provider. If you follow these basic tips, you will most likely separate yourself from the competition when selling your home in 2025.



PERSONAL NOTE



Here is a picture of my home office.

This has been my primary office and work space since 2021. I have found that operating from here as opposed to a commercial office space, has personally made me more efficient on a daily basis.

The key has been fewer distractions and time saved by avoiding a commute.

This allows me to be more productive for my clients. My dog, Gus, likes it too!

BRYAN-COLLEGE STATION MARKET STATISTICS FOR DECEMBER 2024

SALES CLOSED: 273

TOTAL SALES VOLUME: \$114,460,000

AVERAGE SALES PRICE: \$322,500

AVERAGE DAYS ON MARKET: 125

2024 RES ANNUAL SALES BY PRICE RANGE

	JAN - MAR	APR - JUN	JUL - SEP	OCT-DEC
\$49,999 - \$99,999	14	3	13	2
\$100,000 - \$199,999	61	66	55	40
\$200,000 - \$299,999	268	267	211	222
\$300,000 - \$399,999	193	220	201	160
\$400,000 - \$499,999	93	100	107	88
\$500,000 - \$599,999	43	54	50	46
\$600,000 - \$699,999	31	42	32	16
\$700,000 - \$799,999	15	22	31	19
\$800,000 +	39	38	37	45

Click the link button below to access the full BCS statistics report!

[CLICK HERE](#)



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**5-STAR ZILLOW REALTOR
BRYAN/COLLEGE STATION**



