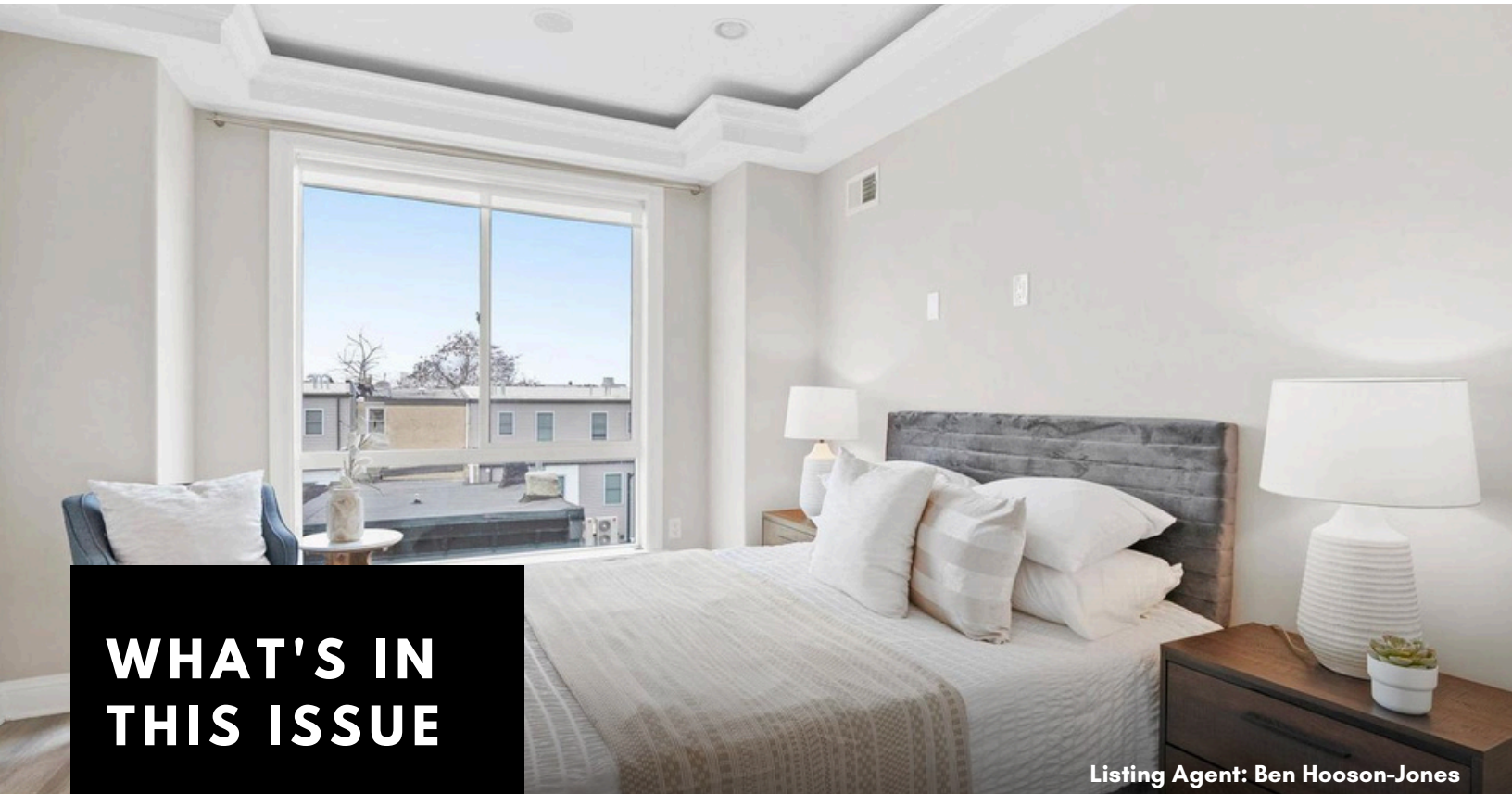


# THE McCANN REAL ESTATE RUNDOWN

Your guide to Real Estate and Philly happenings from the #1 team in the industry



Listing Agent: Ben Hooson-Jones

## WHAT'S IN THIS ISSUE

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This April

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## THE MARKET SCOOP FROM Mike McCann "The Real Estate Man"

The spring market is officially underway. While inventory is still low, both new listings and homes under contract are increasing week over week. It's clear that many buyers who were waiting on the sidelines for rates to drop have decided to jump back in—activity is picking up across all price points.

We're also seeing homes move faster. In February, the median days on market for single-family homes was 98. That number has dropped to 70. Condos have seen a similar trend, dropping from 84 days to just 63.

For sellers, if your home isn't listed yet or ready to go, you're already behind the curve. Now is the time to reach out and get a plan in place. For buyers, don't wait for rates to drop later this year. Talk to your agent now so you're prepared to act quickly when the right home hits the market.



# ALL THINGS LIFESTYLE + REAL ESTATE

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## **WHEN’S THE BEST TIME TO PAINT YOUR HOME? HERE’S WHAT TO KNOW**

Thinking about refreshing your home with a new coat of paint? Timing is everything. Experts agree that early summer and early fall are the best times of year to paint—when temperatures are mild, humidity is balanced, and the risk of rain is low. While it may be tempting to paint whenever it's convenient, factors like wind, precipitation, extreme heat or cold, and even time of day can affect how paint dries and how long it lasts. These conditions matter for both exterior and interior projects. Painting in the right weather window ensures a smoother finish, better adhesion, and longer-lasting results. Before you start your next paint project, take a moment to check the forecast—or reach out for trusted local painter recommendations.



## **THE RETURN OF RATTAN: A NATURAL TOUCH FOR MODERN INTERIORS**

Rattan is no longer just for patios and tropical getaways—this natural material is making a major comeback in interior design trends for 2025. From woven accent chairs and ottomans to lighting, bar carts, and decorative accessories, rattan is being embraced for its relaxed, breezy vibe and timeless appeal. Designers are using it to add warmth, texture, and a handcrafted touch to spaces of all styles, from coastal and boho to classic and contemporary.

Its durability makes it a great option for high-traffic areas or homes with kids, while even small accents like a rattan lamp or mirror can help tone down formality and create a more inviting atmosphere. Whether you’re redecorating a room or just adding a few new pieces, rattan is a versatile trend that brings a fresh, effortless charm into any home.



# APRIL PHILLY HAPPENINGS

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## THE CHEF CONFERENCE RETURNS TO PHILLY THIS APRIL!

The Chef Conference returns to Philadelphia **April 4th-7th**, for four days of food, flavor, and innovation. Sponsored by Visit Philadelphia and Resy/American Express, this exciting event brings top chefs, rising culinary stars, and industry leaders to The Study at University City for panels, lectures, and roundtables. Expect big names like Michael Solomonov, Amanda Shulman, Tom Colicchio, Stephanie Wu, Andrew Zimmern, and Chutatip “Nok” Suntaranon—plus exclusive chef collabs at some of Philly’s best restaurants, including Kalaya, Royal Izakaya, Her Place Supper Club, and more. Don’t miss this incredible celebration of Philly’s thriving culinary scene!

## FLAVORS ON THE AVENUE RETURNS TO EAST PASSYUNK!

Get ready for one of South Philly’s most beloved spring traditions! Flavors On The Avenue returns Sunday, **April 27th**, from **11 a.m. to 4 p.m.**, transforming East Passyunk Avenue into a five-block outdoor food and shopping festival. This free event features mouthwatering bites from top local restaurants, over 100 vendors and makers, live music, craft cocktails and beer, kid-friendly fun, and more. It’s the perfect way to experience the best of East Passyunk in one vibrant, family-friendly afternoon. Come hungry and ready to explore—this is a neighborhood celebration you won’t want to miss! Whether you’re a longtime local or new to the area, this is a great way to support small businesses.

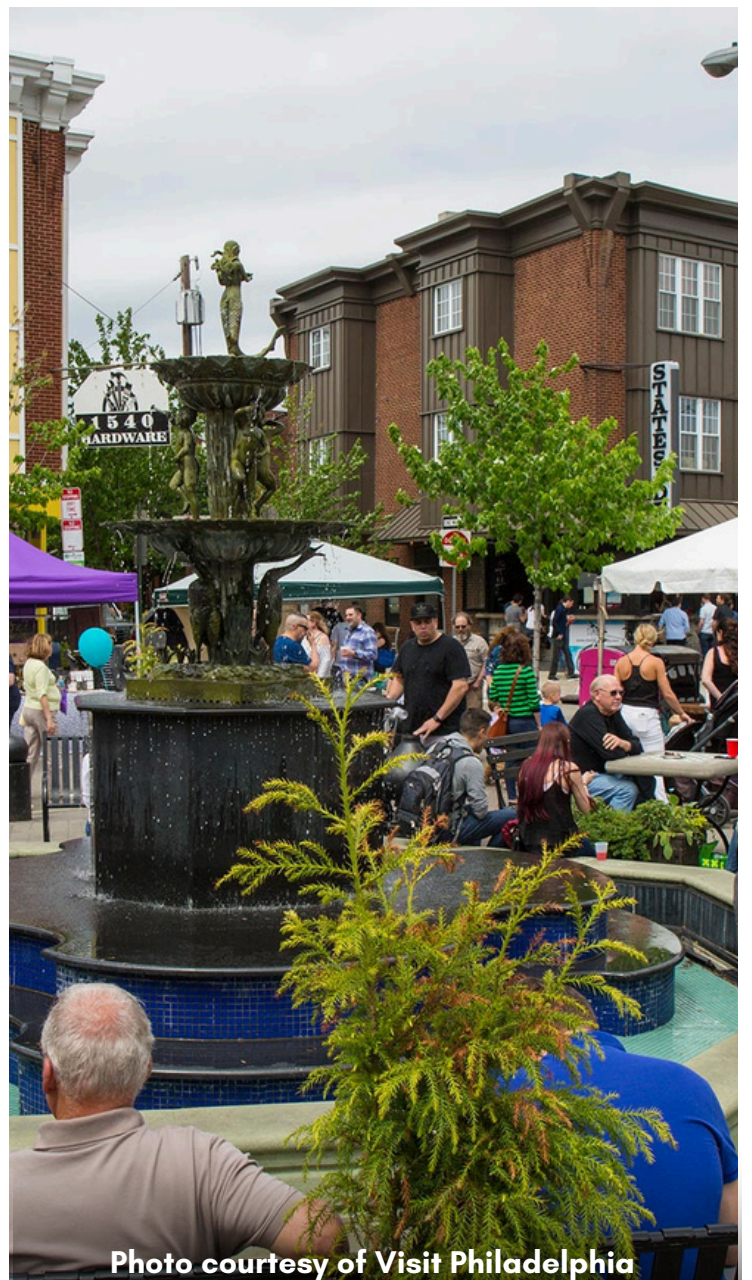


Photo courtesy of Visit Philadelphia



# NEW TO MARKET



**\$1,575,000**

Listing Agents: Mike McCann  
"The Real Estate Man" & Erin Rigo

## 4531 RIVERSIDE WAY

**4 bd | 3.5 | Manayunk**

Don't miss this rare opportunity to own an end-unit townhome in The Locks, a private island community with stunning views of the Schuylkill River and Manayunk Canal. This home features high-end finishes, smart home tech, a private elevator, and a 2-car garage—all just steps from Main Street's dining, shops, and the Towpath.

Enjoy flexible living spaces, a luxurious owner's suite, and an upgraded rooftop deck perfect for entertaining. With over 5 years remaining on the tax abatement and every modern convenience included, this home is a true gem in one of Philly's most sought-after neighborhoods. Schedule your private showing today!

## PROPERTIES AVAILABLE



**\$369,900**

Listing Agent: Melanie McConnell

### 2345 WOODLAND RD

**3 bd | 2 ba | Abington**

This spacious and updated property features 3 large bedrooms plus a versatile office (or potential 4th bedroom), 2 full baths, a 2-car driveway, and 3 storage sheds—one set up as a full workshop. Enjoy hardwood floors, second-floor laundry, a bright dining area with bay window and built-in seating, cozy fireplace, and custom shelving throughout. The fenced-in dog area and large rear deck complete this move-in ready gem in sought-after Abington Township and school district!



**\$475,000-\$600,000**

Listing Agents: Jim Onesti, Arvind Balaji & Evangelina Gambardella

### 3849 RIDGE AVE

**4 bd | 3.5 ba | East Falls**

Experience luxury living at an unbeatable value in! Laurel Ridge Estates is a brand-new community nestled along the scenic Schuylkill River, just steps from Kelly Drive and Fairmount Park. These thoughtfully designed townhomes feature high-end finishes, spacious layouts, private garages, and expansive roof decks. Enjoy walkable access to the Schuylkill River Trail, top dining spots, and an easy commute to Center City. With a 10-year tax abatement and 1-year builder's warranty, there's never been a better time to make your move.



**\$799,000**

Listing Agent: Jim Onesti

### 426 W BEECHTREE LN

**5 bd | 2.5 ba | Wayne**

Located in the coveted Radnor Township and award-winning Radnor School District, this rare 50 x 210 ft lot offers endless potential. The existing 2,300 SqFt, 5 bed / 2.5 bath home is perfect for renovation or a brand-new custom build. With ample space for expansion and outdoor living, this is a unique opportunity to create your dream home in one of the Main Line's most desirable neighborhoods. Don't miss your chance to invest in Wayne!



# TEAM HIGHLIGHT

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## **Love is in the Air – Congratulations, Melanie & Larry!**

We're thrilled to share some incredible news—our very own Melanie McConnell is engaged! While on a dreamy getaway to Paradise Island in the Bahamas, Melanie and her boyfriend Larry Pettit took a sunset stroll along the beach after dinner. Little did Melanie know, Larry had a surprise planned—he got down on one knee and popped the question! Their story is straight out of a rom-com: high school friends who reconnected, and now they're getting ready to tie the knot. We couldn't be happier for these two and wish them a lifetime of love, laughter, and beachside sunsets. Cheers to the future Mr. & Mrs.!

