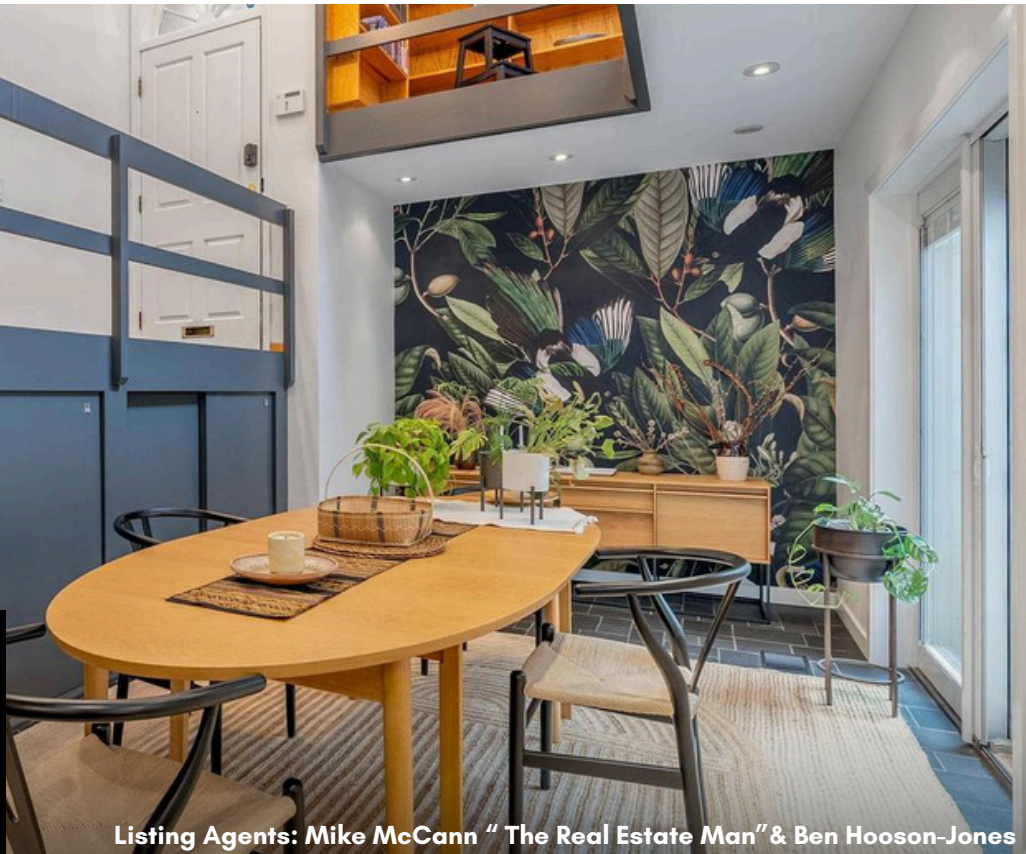


THE McCANN REAL ESTATE RUNDOWN

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



Listing Agents: Mike McCann "The Real Estate Man" & Ben Hooson-Jones

WHAT'S IN THIS ISSUE

All Things Real
Estate +
Lifestyle

Philly
Happenings You
Won't Want
to Miss

This March

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Spotlight
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THE MARKET SCOOP FROM

Mike McCann "The Real Estate Man"

Inventory is at its lowest since 2023, and homes under contract have been rising week over week in February. Now that the Eagles have won the Super Bowl, we expect the spring market—historically February through June—to be in full swing.

While it's still a seller's market, pricing strategy is crucial. Overpricing can lead to longer days on the market and price reductions, so we advise sellers to price competitively from the start. For buyers, the best time to buy is when you can afford it. The real question is: Will your home be worth more in 10 years? History says yes—real estate appreciates over time, making homeownership one of the best long-term investments.

ALL THINGS LIFESTYLE + REAL ESTATE

MATERIAL DRENCHING: HOW TO MASTER THIS BOLD DESIGN TREND

Material drenching—covering a room in a single texture, fabric, or material—creates a striking and cohesive look, but it requires thoughtful execution. Ideal for larger, well-lit spaces, this trend works best when using durable materials suited to the room's function. Luxurious fabrics like velvet add a moody elegance, while linen or cotton create a light, airy feel. High-maintenance materials, such as tile countertops, should be reserved for decorative spaces rather than high-traffic areas. To make material drenching work, ensure your chosen texture complements the space and aligns with your long-term design vision. When done right, this trend transforms interiors into statement-making, immersive experiences.



SPRING 2025 COLOR TRENDS: FRESH HUES FOR A SEASONAL REFRESH

Spring 2025 brings a fresh wave of color trends, perfect for revitalizing any space after the winter months. This season, warm and inviting hues take center stage, with golden yellows like Chestertown Buff and Convivial Yellow brightening entryways and kitchens, while calming blue and green combinations—such as Quietude and Rocky River—create a peaceful retreat. Soft pastels like lilac, pink, and blush add a delicate touch, especially when paired with soft greens or gold for a balanced, uplifting feel.



Earthy browns and dark neutrals, including Wild Truffle and Gardener's Soil, are making a comeback, replacing cool grays and adding depth to interiors. Meanwhile, the "quiet luxury" trend embraces creamy whites like Keystone Gray and Minimalist, layered with natural textures for a timeless, serene aesthetic. Whether refreshing walls, cabinets, or accents, these trending palettes offer the perfect inspiration for a spring makeover.

MARCH PHILLY HAPPENINGS



Photo courtesy of Pennsylvania Horticultural Society

EXPERIENCE THE MAGIC OF THE PHILADELPHIA FLOWER SHOW

Step into a world of breathtaking blooms at the **Philadelphia Flower Show**, returning to the Pennsylvania Convention Center from **March 1st-9th!** As the oldest and largest indoor horticultural event in the world, this iconic showcase draws thousands each year to experience stunning floral displays, innovative garden designs, and the 2025 theme, "Gardens of Tomorrow." Explore exhibits from top florists and landscapers, attend gardening talks and live demonstrations, shop at the expansive marketplace, and enjoy delicious food and drinks. Whether you're a plant lover, design enthusiast, or just looking for a unique day out, this is an event you won't want to miss!

CELEBRATE ST. PATRICK'S DAY IN PHILLY

Join the excitement at the Philadelphia **St. Patrick's Day Parade** on Sunday, **March 16th at 11 AM**, as the city comes alive with Irish pride! As one of the country's largest Irish heritage cities, Philly knows how to celebrate—expect lively music, vibrant floats, and a sea of green as the parade marches down the Benjamin Franklin Parkway from 16th Street to Eakins Oval. With the 2025 theme, "Bless Those Dedicated to Serving Others," this year's event is sure to be an unforgettable experience. Whether you have Irish roots or just love a great celebration, this is the perfect way to celebrate St. Patrick's Day. Gather your friends and family and be part of the celebration!

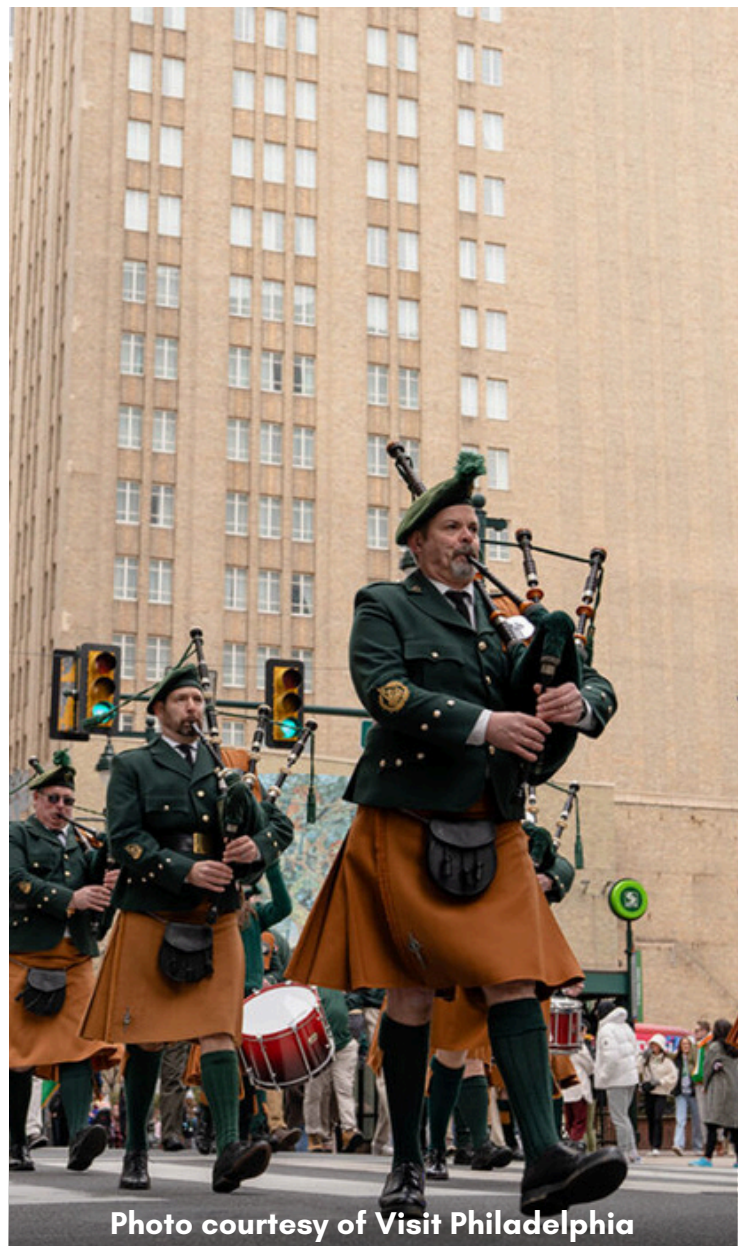


Photo courtesy of Visit Philadelphia

NEW TO MARKET



132 BAINBRIDGE ST

4 bd | 2 full ba/3 half ba | Queen Village

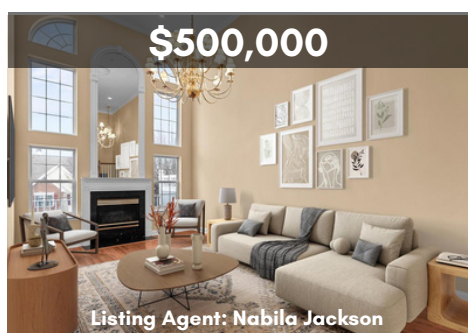
Discover 132 Bainbridge St, a meticulously maintained gem that blends original architectural details with thoughtful updates. This elegant residence boasts original red pine floors, custom millwork, and a bright, inviting ambiance anchored by a gas fireplace—each detail thoughtfully refreshed to elevate everyday living.

A new 4th-floor addition offers an expansive roof deck complete with an outdoor kitchen, providing the perfect setting for entertaining with city views. With a prime location steps away from top restaurants, local shops, and parks, this home perfectly captures the essence of Philadelphia living. Schedule your tour today!

\$1,550,000

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

PROPERTIES AVAILABLE



\$500,000

Listing Agent: Nabila Jackson

284 MILITIA DR

2 bd | 2.5 ba | Wayne

Located in the sought-after Rebel Hill community, this updated townhouse offers comfort, convenience, and stunning unobstructed views. A brand-new roof (2024), hardwood floors, and soaring cathedral ceilings enhance the bright, open layout. The kitchen opens to a deck for outdoor dining, while the primary suite features an en-suite bath and private balcony. A finished walkout lower level adds versatile living space with patio access. This move-in-ready home is a must-see!



\$1,00,000-\$1,299,000

Listing Agents: Jim Onesti & Steven Onesti

1843 HARTRANFT ST

5/4 bd | 3.5/4.5 ba | Packer Park

The Townhomes at Bella Vita offer a gated community in the heart of Philadelphia. These elegantly designed homes feature high-end finishes, private elevators, expansive roof decks with stunning city views, and 2-car garages. Thoughtfully crafted interiors include floor-to-ceiling Italian windows, radiant heated bathroom floors, and a chef's kitchen with a wine fridge. Smart home technology enhances convenience, while the prime location provides easy access to cultural and entertainment hubs.



\$1,988,000

Listing Agents: Ben Hooson-Jones & Christine Langdon

600 N OLIVE ST LOT # 4

4 bd | 3.5 ba | Media

Magnolia Walk offers stunning Charleston-inspired homes in the heart of Media, walkable to State Street's shops and dining. These 6,000+ sqft residences feature grand porches, main-floor bedroom options, and optional elevators. Oversized lots can accommodate pools or guest houses, creating the perfect blend of luxury and convenience. Thoughtfully designed, these homes offer an opportunity to enjoy historic charm with contemporary amenities. Only two homes left—Spring 2025 delivery!

TEAM HIGHLIGHT



The McCann Team Named Top Mega Group in Philly in Unit and Volume at the KW Empower Awards!

We are thrilled to share that our team has been recognized at the 2024 Empower Awards as the Top Mega Group in Philly in both units and volume! This incredible achievement reflects the dedication, expertise, and hustle of every single one of our agents. A special shoutout to Ben Hooson-Jones, who earned the "Rise and Grind" Award, and Alex Frederick, who was named "Rookie of the Year"—both well-deserved honors that highlight their commitment to excellence. We couldn't be prouder of our team's hard work and unwavering passion for helping clients achieve their real estate goals. Here's to even more success ahead!

