

THE McCANN REAL ESTATE RUNDOWN

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

WHAT'S IN THIS ISSUE

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Philly
Happenings You
Won't Want
to Miss
This May

Featured Listing

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Listing Agent: Mike McCann "The Real Estate Man"

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

Mortgage rates have dipped over the past two weeks as investors have started favoring bonds instead of stocks. With signs of the economy cooling, the chances of the Federal Reserve cutting rates later this year have increased.

The bond market is now pricing in more aggressive or earlier cuts, which is encouraging news for the real estate sector. We'll get further insight following the Fed's meeting on May 6-7th.

Inventory is up, the number of pending sales is rising, and the Philadelphia market is looking healthy overall. The spring market hasn't fully taken off yet, so there's hope that even stronger data is on the way in the coming weeks. While it's still too early to say we're in the clear, the outlook for the season is looking strong.

ALL THINGS LIFESTYLE + REAL ESTATE

5 RETRO DECORATING TIPS FROM THE '80S THAT STILL WORK TODAY

The bold, nostalgic style of the 1980s is making a comeback—and these time-tested design tips prove just how timeless that era can be. From embracing the mix-and-match charm of maximalism to using bold paint colors for big impact, these retro ideas can simplify your decorating process while infusing your home with personality. Thoughtfully chosen accessories add depth, while a less-is-more approach and clever modular furniture keep your space functional and stylish. Whether you're channeling cluttercore or craving clean lines, these '80s-inspired principles offer the perfect blend of form, function, and flair. So if you're feeling stuck or overwhelmed by choices, let these throwback trends guide your next home refresh.



5 COMMON BATHROOM DESIGN MISTAKES THAT MAKE SPACES FEEL SMALLER

You don't need a full renovation to make your bathroom feel more spacious—just steer clear of a few design missteps that can visually shrink the space. Poor lighting, especially dim or poorly placed fixtures, creates shadows that make the room feel closed in, while dark or saturated paint colors absorb light and can make even a large bathroom feel tighter. Bold patterns might add interest, but when overused, they overwhelm the eye and create visual clutter.

Cluttered countertops also contribute to a cramped feel, so keeping surfaces clean and incorporating hidden storage is key. Finally, an oversized vanity might seem practical for storage, but it can dominate the room and limit flow. Instead, choose scaled-down pieces, light tones, and smart storage solutions to create a bathroom that feels open, organized, and inviting.

MAY PHILLY HAPPENINGS



Photo courtesy of Visit Philadelphia

DINE, SIP, AND STROLL: MEDIA'S DINING UNDER THE STARS IS BACK

Dining Under the Stars is back in Media from **May 7th** to **September 24th** (Wednesdays only)! Each week, State Street transforms into a pedestrian-only zone from Jackson to Orange Street from 5:30 to 10:30 PM, creating a charming, family-friendly atmosphere filled with outdoor dining, live music, and sidewalk shopping. More than two dozen local restaurants—including favorites like La Belle Époque, Ariano, Brick & Brew, Fellini Café, and Stephen's on State—participate in the festivities, offering food and drink specials you can enjoy under the open sky. It's the perfect way to celebrate warm-weather evenings with friends, family, and great local flavor.

GREASE POLES & CANNOLI: THE ITALIAN MARKET FESTIVAL IS BACK

Philly's beloved South 9th Street Italian Market Festival is back the weekend of **May 17-18th**, bringing two days of food, culture, and fun to South Philly. Hosted by the nation's oldest outdoor market, this iconic event celebrates the neighborhood's Italian roots and diverse community with over 100 craft vendors, live music on three stages, the festive Procession of Saints, the John Marzano Half Ball Tournament, and the greased-pole-climbing contest. The market will be packed with unbeatable bites—think homemade sausages, fresh pasta, imported cheeses, cannoli, cappuccino, and more. Come hungry and ready to celebrate one of Philly's most legendary street festivals!



Photo courtesy of Visit Philadelphia

NEW TO MARKET



\$675,000

Listing Agent: Mike McCann
"The Real Estate Man"

914 SPRUCE ST #9

2 bd | 2 ba | Washington Sq West

Located on the historic, tree-lined Portico Row of Washington Square West, this spacious 2-bedroom, 2-bath condo offers in-unit laundry, central air, and a dedicated parking spot. Inside, you'll find soaring ceilings, tall windows, beautifully aged hardwood floors, a fireplace, and an updated kitchen with granite counters and stainless steel appliances. The bright primary suite features picturesque windows, a walk-in closet, and a full bathroom, while a second bedroom and additional full bath complete the home.

This sought-after location offers a Walk Score of 95 with Whole Foods, Jefferson and Pennsylvania Hospitals, and public transit all within easy reach!

PROPERTIES AVAILABLE



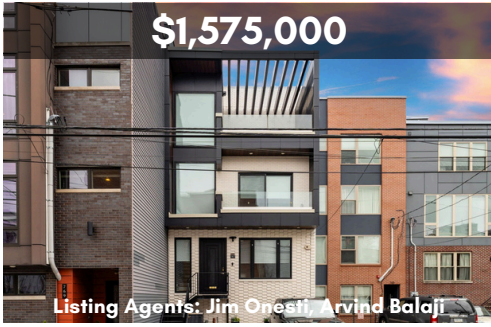
\$950,000

Listing Agents: Kerry Ann Maginnis

1721 THORNBURY LN

5 bd | 3 full ba | 2 half bath | Ambler

This meticulously renovated brick colonial blends timeless elegance with modern upgrades. Set on professionally landscaped grounds, highlights include a gourmet kitchen with granite countertops, an open family room with a marble fireplace, and a serene multi-level patio with fire pit. The spacious primary suite features a spa-like bath and walk-in closet, while a private guest suite sits above the 2-car garage. An additional perk includes the finished basement with a bar.



\$1,575,000

Listing Agents: Jim Onesti, Arvind Balaji

767 N UBER ST

5 bd | 5.5 ba | Fairmount

This custom-designed home offers the perfect combination of location, space, and convenience, including dedicated 2-car parking. Situated just off Fairmount Ave, the property features a chef's kitchen, private patio, fully finished lower level with a gym, and multiple outdoor spaces — including a rooftop deck with stunning Philadelphia skyline views. A luxurious primary suite and bright, spacious guest bedrooms complete this exceptional residence. Located just steps from the vibrant Fairmount Avenue corridor.



\$875,000

Listing Agent: Kerry Ann Maginnis

2057 E LETTERLY ST

4 bd | 4.5 ba | Elkins Park

This home offers timeless character and modern comforts on a lush half-acre lot. Featuring stunning architectural details including stained glass, exposed beams, and a grand living room with soaring ceilings. Highlights include a gourmet kitchen, multiple sunrooms, a family room with vaulted ceilings, a luxurious primary suite, and a finished basement with flex spaces, sauna, and storage. Enjoy a private backyard oasis, new 5-zone gas boiler (Feb 2025), and a prime location.

TEAM HIGHLIGHT



Diving Into Success: Kristin Marinelli Joins the Team!

We're excited to welcome Kristin Marinelli, a seasoned title expert with 20 years of experience serving Philadelphia and the surrounding areas to our administrative team. Known for her precision, problem-solving skills, and deep understanding of title clearing, Kristin is a trusted resource for agents, lenders, and attorneys alike. She's built a reputation for delivering smooth, on-time closings with clear and consistent communication throughout the process. More than anything, Kristin is passionate about helping people—approaching every transaction with care, personal attention, and a commitment to making each deal as seamless as possible. A proud Philly native, Kristin is deeply connected to her community and values time with her close-knit family. When she's not working, she loves spending time by the water—and fun fact: dolphins are her favorite animal, a perfect reflection of the intelligence, loyalty, and calm presence she brings to her work. We're so happy to have her on board to help deliver the best possible service to our agents and clients!