

SEPTEMBER 2026 | ISSUE NO.23



Heidelberger Home Journal

MONTHLY NEWSLETTER

MONTHLY TIPS AND HOUSING MARKET INSIGHTS



Wishing you a joyful
START TO SEPTEMBER!

As we step into September, I am filled with excitement as fall draws near and football season begins! My wish for you is a month filled with warmth, joy, and cherished moments surrounded by friends and family. May your days continue to be adorned with love and laughter throughout the coming weeks as we make a beeline towards cooler nights and campfires.

SPRUCE UP YOUR SPACES FOR A VIBRANT SEPTEMBER!

Infuse your spaces with a touch of festive magic, creating a warm and inviting atmosphere to embrace the joys and opportunities that this month has to offer. As 311 would say, "Amber is the color of your energy." May its warmth radiate through you.



INSIDE THIS
MONTH'S ISSUE:

HOME MAINTENANCE TIPS FOR SEPTEMBER

Easy home maintenance tips to keep your living space cozy and efficient.

LOCAL AREA MARKET UPDATE

Taking a look back at last month's statistics.

REAL ESTATE TIPS FOR AUTUMN

Sell your home successfully in September.

HOME MAINTENANCE TIPS FOR *September*

Prepare your home for September with these simple tips, ensuring a comfortable and well-maintained living environment throughout the month. Not sure who to call? I'm happy to refer you to many reputable home service providers.

01. Check Your HVAC System:

Schedule a professional inspection and service for your air conditioning system to ensure it's running efficiently after working overtime these hot summer months.

02. Gutters and Downspouts:

Clean gutters and downspouts of debris to prevent clogging and water damage during fall rains. Make sure water is rolling away from your foundation.

03. Weatherproofing:

Inspect doors and windows for drafts and seal any gaps with weatherstripping or caulking to improve energy efficiency.

04. Roof Inspection:

Check your roof for loose or damaged shingles and repair as needed to prevent leaks during autumn storms.

05. Chimney Maintenance:

Have your chimney professionally cleaned and inspected before using your fireplace for the first time in the season.



LOCAL SPOTLIGHT *Shelby Art Guild Association*

Supporting local businesses & organizations is important to me. This month, my spotlight is on the Shelby Art Guild, keeping the love of art alive in rural Shelbyville. Stop by the Gallery at 5 Public Square to see beautiful art and learn more about our programming.



SHELBY ART GUILD ASSOCIATION

Visit their website at www.shelbyartguild.org

SELLING SUCCESS IN SEPTEMBER, REAL ESTATE TIPS FOR AUTUMN

Sell your home successfully in September with expert tips. From enhancing curb appeal to effective staging, unlock the keys to selling during the autumn season.

01. Staging:

Stage your home to showcase its best features and create a welcoming atmosphere for potential buyers. Consider incorporating seasonal decor to highlight the charm of autumn.

02. Photography:

Invest in professional photography to capture your home's beauty in the autumn light and make a strong first impression online.

03. Virtual Tours:

Offer virtual tours or video walkthroughs for prospective buyers who may not be able to visit in person, providing a convenient and immersive way to explore your property.

04. Highlight Seasonal Features:

Emphasize features of your home that are particularly appealing in the fall, such as a cozy fireplace, outdoor entertaining spaces, or beautiful autumn foliage in the yard.



FEATURED PROPERTY

103 THOMAS POINT DR, FORTVILLE

Built in 2022, this beautifully maintained home offers 4 bedrooms, 2.5 baths, and 2,080 square feet with a modern, stylish feel throughout. A bright and open layout, stainless steel appliances, and an electric fireplace that creates the perfect cozy focal point.

4 BEDS | GARAGE | 2 BATHS

LISTED AT \$374500

BY DERRIN PHOENIX, CARPENTER REALTORS

MARKET UPDATE

For Brown, Bartholomew, Johnson, Marion, Shelby & Hancock Counties



Sold
Homes



New
Listings



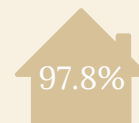
Avg Days on
the Market



Avg Sale
Price



Avg Listing
Price/sf



Sales:Price
Ratio

COMMUNITY EVENTS

Indianapolis Area Fall Fun

SEPT 12

Penrod Arts Fair
Newfields | Indianapolis

SEPT 16-20

Oktoberfest
German Park | Greenwood

SEPT 23 -
NOV 1

ZooBoo begins and runs through
Nov 1. | Indy Zoo

SEPT 11-13

Jupiter Flights Balloon Festival
Connor Prairie | Noblesville

SEPT 26

Circle City Classic
Downtown Indy



See you there!



Claudia Heidelberger

Carpenter Realtors, Franklin

Meet Your Agent

From the first step to your doorstep, I am a member of highly-skilled network of Carpenter Realtor agents, familiar with the local market and real estate trends. If you or someone you know is interested in buying or selling a home, or would simply like more information about the buying or selling process, please contact me. If we have worked together in the past, I work by referrals and yours means the world to me. Yo hablo español.

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