

Atlanta Homes & Hounds

ATLANTA REAL ESTATE • RESCUE DOGS • COMMUNITY

ISSUE NO. 07






Where Atlanta Real Estate Meets Rescue Dogs

Welcome to **Atlanta Homes & Hounds**, your monthly guide to the Atlanta real estate market, homeowner tips, local lifestyle insights, and featured rescue dogs looking for their forever homes. Written by Atlanta Realtor and rescue dog advocate Kya Sasena, this newsletter is for the people who believe home is more than just a place. It is where both people and dogs should feel like they belong. Whether you are buying, selling, or simply staying connected to the Atlanta community, you are in the right place.

DOG OWNER TIP • JULY 2026

Fireworks & Pet Safety

July 4th celebrations are hard on our pets. Loud noises and flashes can cause stress, anxiety, and even escape attempts. A little prep goes a long way in keeping your pet safe and calm.

-  **Create a safe space:** Set up a quiet room with their bed, water, and favorite toys. Close windows and curtains to muffle noise and flash.
-  **Mask the noise:** Turn on a fan, TV, or calming music to help drown out fireworks sounds.
-  **ID tags & microchips:** Make sure your pet has up-to-date ID tags and microchip info in case they slip out.
-  **Stick to their routine:** Keep meals, walks, and playtime consistent to reduce stress.
-  **Stay calm & close:** Your calm energy helps them feel secure. Don't leave them alone.

When in doubt, keep them inside and close. A safe pet is a happy pet.



Looking for his Forever Home

Asher Snacks is a 3-year-old, 20-pound French Bulldog who is the sweetest cuddle bug with a big heart and a little anxiety. He does best in a dog-free home with an owner who works from home or is retired and can be with him during the day. Asher loves snuggling on the couch, being near his people, and his KONG filled with peanut butter. He needs a patient, understanding home to help build his confidence and feel safe.

 NO OTHER DOGS

 ADULT HOME PREFERRED

 CUDDLE MONSTER


MEET ASHER SNACKS AT GEBR →

Atlanta Market Update

YEAR TO DATE • METRO ATLANTA


Metro Atlanta continues to show a **balanced market**. Rates are near **6.65%**, inventory is growing, and median prices hover around **\$415K**. Well-priced Buckhead and intown homes are still moving — preparation matters more than ever.

 **6.65%** ▲
30-YR MORTGAGE RATE
vs. -6.4% last year

 **~\$415K** ▲
MEDIAN SALE PRICE
vs. -\$384K last year

 **41 DAYS** ▼
AVG DAYS ON MARKET
vs. -51 days last year

 **+6%** ▲
ACTIVE INVENTORY
vs. last year

 Want neighborhood-specific stats? I pull local comps every month — just reach out.

This Month's Deep Dive

5 HOME IMPROVEMENTS WITH THE BEST ROI • ATLANTA METRO



Smart upgrades can boost your home's value and make everyday living better. These improvements deliver the strongest return when it's time to sell.

01



KITCHEN UPGRADE

A minor kitchen remodel recoups up to 80%+ of its cost. Focus on countertops, cabinet hardware, lighting, and appliances for the biggest impact.

02



BATHROOM REMODEL

Bathroom updates offer high value and strong buyer appeal. Small changes like a new vanity, tile, and fixtures can go a long way.

03



ENTRY DOOR REPLACEMENT

A new front door adds curb appeal and up to 75% ROI. Choose a stylish, energy-efficient door that makes a great first impression.

04



GARAGE DOOR REPLACEMENT

A simple upgrade with major impact and up to 94% ROI. Modern garage doors improve both function and facade.

05



DECK OR PATIO ENHANCEMENT

Outdoor living sells! Expect up to 70% ROI. Add a deck, refresh your patio, or create a cozy outdoor space buyers will love.



Not sure which upgrades are right for your home? I pull neighborhood comps every day and can help you prioritize what will pay off.

ASK KYA →



MY COMMITMENT TO YOU

Every closing helps a dog find their forever home too.

When you buy or sell with me, I donate \$500 in your name to the rescue or shelter of your choice at closing. No strings. It is simply how I do business, because the people who love dogs tend to be exactly the kind of people I love working with.

\$500 PER CLOSED HOME
• YOUR CHOICE OF RESCUE

Let's Connect!

My inbox is always open so don't hesitate to reach out! If you know anyone buying or selling, I'd be honored to be your go-to referral. And be sure to scan the QR code below for free resources and more!



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BUCKHEAD