



Central New York
Real Estate Group
The Concierge Realtors

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January Newsletter

Welcoming 2025 with Hope and Gratitude

As we step into a fresh new year, we want to take a moment to express our heartfelt gratitude to our clients and friends. The start of 2025 brings a world of fresh, new possibilities. We're excited to embrace the year ahead with optimism, kindness and a renewed focus on what truly matters – our relationships and our shared successes.

We hope you enjoyed our last newsletter. As we grow this venture, we will continue to add helpful topics, articles about central New York and Syracuse, events, area marketing stats, real estate news, and always a "Featured Area". We hope you enjoy this month's articles.

Highlighting the **BALDWINSVILLE** area this month!



Photo credit: Tom Gut on Facebook, 2024

Baldwinsville, located in Onondaga County, New York, is a charming village situated along the Seneca River. The river has been integral to the village's development. A significant feature in Baldwinsville... which the locals call "B'ville"... is Lock 24 of the New York State Canal System which opened in 1910.

The Seneca River itself is named after the Seneca people, one of the indigenous nations of the Iroquois Confederacy. Historically, the river served as an important trade route for Native Americans communities long before European settlers arrived.

This Month's **FEATURED HOMES** in Baldwinsville

Baldwinsville offers a neighborly sense of welcome, from its quaint boutiques to its delicious eateries to its preserved architecture of an era gone by.

Take a look at a few of the **Featured Homes** in and around this beautiful location by [clicking here and entering Baldwinsville](#). If you require extra details, would like further information, or want to schedule a viewing on these or other homes, please reach out to us.

And remember, Baldwinsville is just ONE of the many central New York homes listed for sale. Is there another area that you're looking for? If so, we'd be happy to get you the information you need.

Baldwinsville is a Great Place to be in the Winter

Does your family enjoy being outdoors in the winter? Or maybe you like indoor activities. Either way, there's so much to do and see. Here's just a few ideas in and around the Baldwinsville area.



DO YOU LIKE TO HAVE OUTDOOR FUN?

If you love the *Great Outdoors*, then Baldwinsville is the place to be! There are many parks, some of which you'll find lighted walkways, benches, walking trails, wooded parks, even great views of the locks, canal & river. We've provided the links below... so get outside and have fun.

[Village of Baldwinsville Parks & Trails](#) – find details [here](#) for the following 8 parks:

**Mercer Park * McHarrie Park * Community Park
South Shore West Trail * Paper Mill Island
South Shore East Trail * The Yevich Trail * Volunteer Park**

Beaver Lake Nature Center: 8477 E Mud Lake Rd, Baldwinsville.

Lysander Town Park: pavilions / community room. 8439 Smokey Hollow Road, Baldwinsville.

Van Buren Central Park: Sledding hill. 7350 Canton Street, Baldwinsville.

Other Nearby Mentions:

Onondaga Lake Park: 106 Lake Dr, Liverpool.

Long Branch at Onondaga Lake Park: Sledding on 100 ft. hill.

Located at the northern end of Onondaga Lake Park (above)

Rosamond Gifford Zoo: Indoor “and” outdoor exhibits. 1 Conservation Pl, Syracuse.



OR... IS STAYING INDOORS MORE YOUR CUP O' TEA?

If you like to stay indoors where it's nice and cozy, there's no shortage of enjoyable places to visit. Why not look into some of these ideas?



Northwest Family YMCA: 8040 River Rd, Baldwinsville.

Syracuse Indoor Pickleball: Complete with Pro Shop. 7439 Canton Street, Baldwinsville.

Lysander Ice Arena: Open skate, figure skating, hockey, clinics. 2725 W Entry Rd, Baldwinsville.

Time For Change Antiques: 52 Oswego Street, Baldwinsville.

The Caged Fish Escape Room: Find historical artifacts, follow clues and solve puzzles to secure your escape. 52 Oswego Street, Baldwinsville.



The Painting Cafe: Paint & Sip, Arts & Crafts. 41 Oswego St, Ste 130, Baldwinsville.

Bville Sports Bowl: 45 E Genesee St, Baldwinsville.

Bville Diner: 16 E Genesee St, Baldwinsville A famous landmark in Baldwinsville where you can enjoy our 50's décor, friendly and attentive staff, and delicious homestyle cooking.

Angry Garlic: Casual restaurant serving a variety of eats, including vegan options, with craft beers. 29 Oswego St, Baldwinsville.

Angry Smokehouse: All about Smoke and BBQ. Located at Lock 24 on the gorgeous Seneca River in Baldwinsville.

Fireside by the River: Several fireplaces lend a cozy feel with an occasional piano playing at the bar. 2347 W Genesee Rd, Baldwinsville.

Strigo Vineyards Tasting Room: 9272 Plainville Road, Baldwinsville.

Olive's Eatery: 25 Syracuse Street, Baldwinsville.



Nearby:

Museum of Science & Technology (M.O.S.T.): located in historic Armory Square in downtown Syracuse. Permanent and traveling exhibits, state-of-the-art National Grid ExploraDome theatre, STEM education that ignite curiosity, encourage discovery, and inspire investigation. 500 S. Franklin St., Syracuse.

Erie Canal Museum: The story of the Erie Canal's past, present, and future featuring exhibits with interactive displays, original artifacts, and engaging programs. 318 Erie Boulevard East, Syracuse.

Is your New Year's Resolution Less Clutter?

The start of a new year often inspires fresh goals and aspirations. For many, New Year's resolutions serve as a way to embrace positive changes, whether that's improving health, fostering better habits, or tackling long-delayed projects.

After packing away the Christmas decorations, it's common for people to feel motivated to declutter their homes and get organized, creating a sense of clarity and purpose for the months ahead.

Organizing your space can be made simple and efficient with the help of shelving, storage bins, or the like. These are all readily available online or at local stores. Start with one small area at a time to keep the task manageable.

Let's use a closet for an example. Start out by removing everything from the area, then install or set up your new storage organizers. Decide on the "categories" you'd like to sort by - such as color, seasons, shoes, accessories, etc. Then start filling your organizers, ensuring that everything has a designated spot. For items you haven't used in years, create a separate donation basket for thrift stores or local churches—it's a great way to declutter while helping others.

Once your bins are filled, label them for easy access and move them to their storage shelves or locations. When you stand back to admire your neatly organized area, you'll likely feel a sense of accomplishment and be inspired to tackle another part of your home. What's next? Kitchen? Garage?

How about you—did you set any resolutions this year? If so, how are they coming along so far?

Mortgage Rates / Monthly Payments / Interest Rates

EQUITY IN YOUR HOME

Your home could be the key to unlocking new opportunities. Tapping into your equity might help you finance a dream move, upgrade your space, or start a new business venture. Want to explore the value you've built and how it can work for you? We're here to help you take the next step!

2025 HOUSING MARKET FORECAST

Wondering what's ahead for the housing market this year? Here's what the experts predict:

Quarter	Fannie Mae	MBA	Wells Fargo	Average of All Three
2025 Q1	6.60%	6.60%	6.65%	6.62%
2025 Q2	6.40%	6.50%	6.45%	6.45%
2025 Q3	6.30%	6.40%	6.25%	6.32%
2025 Q4	6.20%	6.40%	6.30%	6.30%

Source: Fannie Mae, MBA, Wells Fargo

Mortgage Rates

While rates may dip slightly, don't count on seeing 3% again anytime soon.

Instead, plan for rates to settle in the mid-6% range by year-end.

Home Prices: Prices are expected to keep climbing, but at a steadier pace. Experts project an average increase of about 3%—a much more balanced and sustainable growth rate.

Curious how this impacts your plans? Use our easy-to-navigate [Mortgage Payment Calculator](#) to explore different scenarios that fit your budget.

Still unsure what this means for your goals? Let's chat—I'd be happy to help you navigate the market!



December MARKET STATS are in

Have you seen our Monthly Statistics video? It's a very valuable "must have" when you're thinking about buying or selling. As soon as the previous month's numbers are available, we update our website with the latest market stats for our area. [You can always view them here.](#)




	2024	2023
December	23	22
November	24	20
October	16	17

In Closing

As we wrap up January, we're filled with excitement for the opportunities February will bring. Whether you're considering buying, selling, or simply keeping an eye on the market, the month ahead promises fresh beginnings and possibilities. Stay tuned for updates, insights, and tips to help you make the most of the season. Here's to a February full of success, growth, and new connections—let's make it a great one together!

Happy New Year!

A handwritten signature in black ink that reads "Judy & David". The signature is written in a cursive style with a large, decorative flourish at the end of the word "David".

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