

REALTORS TODAY

-Newsletter-



OGAR

Ozark Gateway
Association of REALTORS®

OGAR Office Hours:
Mon - Fri
8-4:30
Open during lunch hours



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Calendar of Events

- April 4:**
Governing Docs Task Force Meeting 10:00-12:00
- State Director Pre-Conference Meeting 12:00
- April 5:**
Membership Engagement Meeting 10:00
- Community Relations Meeting 11:00
- April 6:**
Finance Meeting 10:00
- MLS Meeting 11:00
- Program Committee Meeting 1:30
- April 11-13:**
MR Spring Business Conference in Columbia, MO
- April 17-18:**
Broker's Summit in Kansas City
- April 18:** SentiLock Q & A 1:00-4:00 (Come as You Can)
- Awards Committee Meeting 10:30
- April 19:**
State Director Post-Conference Meeting 12:00
- RPAC Meeting 1:30
- April 20:**
Ready Realtor Class 10:00-11:00
- April 24:**
Contract Class 9:00-12:00
- April 26:**
Contract Class 9:00-12:00
- April 27:**
BOD Meeting 9:00



OGAR
Ozark Gateway
Association of REALTORS®

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rhubbard@usa-mortgage.com
www.rhubbardhomeloan.com
1001 Le Grand Drive, Box 4 | Newton, MO 64501
NMLS ID: 90980

Mandy McCoy
Mortgage Loan Originator
(D) 417.592.4525
mmccoy@usa-mortgage.com
2401 E. 33rd Street, Suite 3 | Joplin, MO 64804
NMLS ID: 9244472

2902 Arizona
Joplin, MO 64804
417-623-1910
www.mtc.llc



Meridian Title Company

2023 Platinum Level Affiliate

BIRTHDAYS

April

1

Kim Higdon
Jason Wallace

3

Mark Stephenson
Brenda McCracken

4

Donna Stinnett
Victoria Arcobasso
Angela Pernisco
Emalee Harp

5

Marci King

7

Susan Sacbibit
Tami Marlay
Erica Beroza

9

Tim McNally

10

Israel Thompson
Doug Myers
Anthony Mosley

11

Brian Smith
Tyler Richards
Karyn Ward

12

Becky McDaniel
Deborah Lamoure
Kortni Flaherty

13

Brandon Lehman

14

Lee McDonough
Danny Lowe
Vanessa Williams
Louise Secker

15

Chris Faubion
Tom Christensen
Treyce Ball
Courtney Long

16

Heather Godfrey

17

Stephanie Matyi

18

Misha Wilson
Aaron Wilken

19

Audrey Sneed

20

Kent Eastman
Sean McWilliams
Forrest Stodghill
Jacob Barnes
LaDonna Martino

21

Jennifer Henson
Greg McConnell
Sharon Keller

22

Jennifer Gillespie
Sara Smith

24

Susi Yust
Richard Payne

25

Seth Dermott
Nina Moser

27

Titus Grant

28

Brian Atnip
Tiffany Beard

29

Amy Hunt
Shelly Heffington

30

Gary Reid
Jeff Ball
Tanya Scott
Katarina Severn
Katelyn Sears



May

2

Jonthan Leach
Teresa Hefley
Madison Marietta

3

Jennifer Bridges
Jill Flakne
Ginger Kitchen
Brady Hanger

4

Morgan Sprouls

5

Joyce Keith

6

Jackie Williams
Michael Norman
Shawn Coats

8

Wendilyn Gilbert

9

Jared Dickey
Mike Brower

10

Carter Bland
Karissa Haner

11

Matthew Maples
Robyn Kyle

12

Shahed Faruk

13

Andrew Bright
Danielle Henson

14

Ann Blaser

15

Kayla Colon

16

Candice Register
Shawn Burton
Kaelyn Powell
Terry York

17

Olivia Salmonsén
Andy Beasley

19

Chelsey Surrige
Kim Wood

20

Brian Phillips
Brooke Williams
Max Bliss

21

Pat Black
Hank Choens
George Brockman

22

Nichole Hamblin

23

Star Atchison
Hoot Myers
Keyra Bourgault
Trevor Tidball
Brittany Caine

24

JC Burd
David Evans

25

Milton McDonald
Kevin Steele
Sean Parks

26

Julie Smith

27

LC Anderson

28

Richard Jaynes
Joshua Maresh

30

Tony Rea

31

Kandice Yapple
Robert Getz



App of the Month

Compliments of the OGAR Technology and Education Committee



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First American Title™

2023 MR STATE DIRECTORS

Jessica Hubbard
Donny Allen
Kalan Hubbard
Forrest Stodghill
Melissa Annis
Debbie Barlos
Crystal Pierson
Brandi Haddock
Jennifer Reaves
Kim Cox

MREC COMMISSIONER

Steve Kenny

2023 OGAR LEADERSHIP

Jessica Hubbard, President
Courtney Denney, President Elect
Kandice Yaple, Vice President
Jeremy Ritchie, Treasurer
Chris Nickle, Past President
Michael Wicklund-3 Year Director
Steve Johnson-2 Year Director
Judy Lowe-1 Year Director
Kalan Hubbard-1 Year Director
Heather Owens-1 Year Director
Audrey Sneed-MLS Chair/1 Year

OGAR STAFF

Kim Cox, Association Executive/CEO
Jennifer Pace, Director of Operations
Diane Newman, Director of Membership
Leia Anderson, MLS & Education Director
Cassia Ferrell, Member Services Coordinator

Newmie's Newbie Blog

Drive with NAR

About the Podcast:

Drive With NAR deepens your connections with other REALTORS® as they explore a different business theme in each monthly episode. This podcast gives you fresh digital content and a wealth of information, insight and inspiration to help you achieve your personal and business goals. Host Marki Lemons Ryhal, a managing broker, bestselling author and national speaker with more than 30 years of marketing experience, talks to REALTORS® across the country about the methods they're using to address market challenges, improve sales, or save time and money. Plus, hear anecdotes about extraordinary experiences they've had in the field.

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2023 Gold Level Affiliate

March All-Member Luncheon

Fiesta del OGAR!



Agents on the Move

Drops

Danny Boswell
Smith Midwest

Kierra Wash
Keller Williams

Andrea Queen
Keller Williams

Franklin Queen
Keller Williams

Wyatt Jones
Charles Burt Joplin

Zach Hess
Pro 100 Joplin

Chris Churchwell
Churchwell Hedman Tax Group

Amanda Burrow
Pro 100 Joplin

Cody Chaffin
Hubbard Realty Group, LLC

Sonya Nagle
Keller Williams

Jeff Flowers
Pro 100 Joplin

Jeanne Miller
Pro 100 Joplin

Bryan Smith
Pro 100 Joplin

Chad Rourk
Pro 100 Joplin

Breonna Heifner
Next Home SOMO Life

Mary Mittag-Youngblood
Pro 100 Joplin

New Appraisers

None

New MLS Only Members

None

Drops

Tymekia McManis
EXP Realty

Bre Cuffee
Charles Burt Joplin

William Myers
Campbell Pest Control

Boyd Christensen
Boone Videre Home Inspectors

Brandi Hall
Lending Hand Estate Sales

Steve King
Great Southern Bank

Larry Solheim
Tailup Media by Tour Services Group

Meleah Yarnell
The Jake Russell Agency

Cory Heinz
All Points Inspection

Marlo Fearing
Waco Title

New Offices

United Country American
Heartland
DR is Ryan Hubbard

Cobb Realty, Inc.
DR is Madison Marietta

New Affiliates

Christi Weidenhammer
SMB - Carthage

Karyn Ward
Waco Title Company

New MLS Only Offices

None

Transfers

Tandy Brock
to Keller Williams

Maranda Mitchell
to Realty One Group
Ovation

Heather Duncan
to American Heartland Real
Estate

Sheila Whitehead
to Arvest Bank

Joanie Larson
to Realty Executives Tri-
States

Rachel Moffett
to Keller Williams

Lacey Baker
to Reece Nichols Joplin

Jonathan Page
to Smith Midwest

Christine Yunek
to Fathom Realty

Forrest Stodghill
to Real Broker, LLC

Laura Webb
to Real Broker, LLC

Jennifer Harvey
to Real Broker, LLC

Jen Ervin
to Pro 100 Joplin

Lindsey Niebaum
to Real Broker, LLC

Tim Hopper
to Real Broker, LLC

Max Bliss
to Real Broker, LLC

Travis Trueblood
to Real Broker, LLC

Morgan Sprouls
to Real Broker, LLC

New Members

Kristie Morrison
RE/MAX Real Estate Results

Ryan Hubbard
United Country American
Heartland

Kayla Colon
Venture Group Real Estate

Tyler Rogers
Venture Group Real Estate

Katelyn Ferdig
Venture Group Real Estate

Karla Vargas
Charles Burt Joplin

Raymon "Newt" Sharp
Glenn Group

Michael Yates
Keller Williams

Heidi Williams
Keller Williams

Cameron Tournear
Keller Williams

Kody Bates
Keller Williams

Christina Moss
1 Percent Lists SWMO

Beth Johnson
Pro 100 Joplin

Venessa Stirewalt
Keller Williams

Madison Marietta
Cobb Realty, Inc.

Shelly Hildebrandt
Cobb Realty, Inc.

Charles Parsons
Cobb Realty, Inc.

Wyatt Jones (He's baaackkk!)
Charles Burt Joplin

Kaleb Foster
Keller Williams

Sales Contract Class

Thank you to Donny Allen for teaching this class!



Thank you to Rashele Hubbard and Mandy McCoy with USA Mortgage for providing the food for the class!



Board of Directors Minutes

Ozark Gateway Assoc of REALTORS®, a Regional MLS Board of Directors Minutes

Thursday, March 30th, 2023, at 9:00 am Present: Jessica Hubbard, Courtney Denney, Kandace Yaple(zoom), Jeremy Ritchie, Chris Nicke(zoom), Steve Johnson, Judy Lowe, Kalan Hubbard, Heather Owens and Audrey Sneed. Staff Present: Kim Cox and Diane Newman Roll call was taken from attendance in the room by the Association Executive. President called meeting to order. Motion made to approve the March meeting agenda as emailed. Motion made to approve minutes from the February BOD meeting.

BOD went into Executive Session.

Motions/Recommendations brought forward by committees/AE/BOD/members:

1. Recommendation by the Finance Committee. Motion made and approved to approve the financials for February and the Year-To-Date for 2023.
2. Recommendation by the RPAC & Advocacy Committee. Motion made and approved to purchase the following for MR's RPAC Auction in April; A "Fly a Cessna" Package at \$108 and the \$536 "Drive an Indy Car" Package (using an RPAC grant to pay for the items), and if the Indy Package sells for OVER \$1600 then we can offer a second package at the SAME price of \$1600.
3. Recommendation by the Strategic Planning Committee. Motions made and approved for the following seven items: a. Doing an educational campaign on how our slates work; what it takes to run, etc. b. Adding verbiage to the actual voting ballot what qualifications it took to be on the ballot. c. Reaching out to brokers (DR's) about the importance of encouraging their agents to serve on committees. d. See a Core Standards review to see what committees can help with what items. e. Host an education and awareness campaign of the benefits of being an OGAR member. "Perks" f. See more "proof of performance" out there for the good works that OGAR members do; more social media posts and press releases. "More Public Awareness" g. Update OGAR Members Facebook rules, assigned to Membership Engagement committee for discussion and then they will send to Governing Docs and then they will send on to BOD for final approval.
4. Recommendation by the Membership Engagement Committee. Motion made and approved for start in 2024 with amendment to add "Quarter Page" Ad in the OGAR newsletter section.
5. Recommendation by the Membership Engagement Committee.

Motion made and approved to approve the conditional memberships for agents listed below:

New Agents: Julie Furlow – Collier and Assoc (2ndary) Kristie Morrison – RE/Max Real Results (2ndary) Ryan Hubbard – United Country American Heartland (2ndary) Kayla Colon – Venture Group RE (2ndary) Max Bliss – Pro 100 Joplin Justin landry – Keller Williams Jedidiah Buck – Keller Williams Christie Morris – Keller Williams Emily Flynn – Keller Williams Tyler Rogers – Venture Group RE Katelyn Ferdig – Venture Group RE Gary Shawn Giddens – Keller Williams Raymon "Newt" Sharp – Glenn Group, LLC Karla Vargas – Charles Burt Joplin Michael Yates – Keller Williams Heidi Williams – Keller Williams New Offices: United Country American Heartland – DR is Ryan Hubbard Affiliates: Mandy McCoy – USA Mortgage

President's Report – Jessica Hubbard

1. No Report. Will be speaking to some of the items in the New Business Section and Open Discussion of the agenda.

Board of Directors Minutes

Association Executive Report – Kim Cox

1. Informed BOD that the NAR/MR dues were paid out this week.
2. Kim Cox reached out to other Associations and got their feedback on REALTOR days. Motion was made for Kim Cox to type up a letter to send to MR of our feelings with REALTOR days, get approved by Jessica Hubbard and send out to the BOD and then send on to MR.
3. Reviewed Attorney response on lead and cadmium well test concerns in Jasper County. The staff is to talk to area well companies and find out from them what is done with the good and bad reports. Also, find out what the requirements are after the testing is done and if they have to turn in, and if so, where? Further discussion to be held once we have those answers.
4. Discussed what is allowed for us to do as an Association for a member that is running for a State office. Endorsements are allowed including Social Media, signs and meet the Rep.
5. Tabled the discussion regarding advertising language on Seller's Agency Listing Contract.

Recurring business – Reported by Association Executive (Kim Cox):

1. Accounts past due presented; 6 agent/agents, 0 company/companies.
2. Violations and Tribunal update; 0- CCP violations. Violation breakdown (8): 2 - No photo; 3 - Status Updates needed, 2 - Sentrilock serial numbers missing, 1 - No directions.

New Business:

1. Informed BOD of the number of Realtor and Affiliate drops from Annual dues.
2. Discussion held on Zoom meetings and overall consensus that it should be kept as an option for committee meetings. BOD is to think on this regarding any rules that might need to be in place, tabled at this time.
3. Discussed Facebook post regarding USDA making changes to RD Loan areas – 90 day review. Send informational link/post to everyone in blast and on Facebook. Tech and Ed Committee to monitor progress and update membership when it is decided by USDA.

All the above motions passed with majority vote.

Meeting adjourned.

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Birthday Cake Kit Food Drive

OGAR'S Community Relations Committee is holding a fundraiser to help Jasper County 4-H collect items for party kits so that everyone has the opportunity to have a birthday cake on their birthday. Jasper County 4-H's goal is to make 300 birthday party kits. Let's help them reach their goal!!

Items Needed

Cake Mixes

Birthday Candles

12 oz. Cans of Soda

Birthday Cards

Tubs of Frosting

Sprinkles

You can drop off items in the baskets at area offices or drop them off at the OGAR office by April 24, 2023.



MLS Statistics

February RESIDENTIAL SALES TRENDS

Figures are taken from a comprehensive report compiled monthly
By the MLS Service of the Ozark Gateway Association of REALTORS®, Inc.

Number of Units SOLD

Number of Units FINANCED

Year	Total	1-2 Bed	3 Bed	4+ Bed	Conv.	FHA	VA	Cash	Own	Lease Purch	RD	Other
2018	3091	612	1716	759	1378	390	149	755	13	157	208	31
2019	3281	628	1867	779	1393	445	170	765	14	243	228	22
2020	3497	620	2042	870	1497	557	193	702	9	231	311	35
2021	3965	763	2189	1013	1797	554	225	997	5	116	243	28
FEB. 2022	231	55	117	59	106	21	22	59	0	11	11	1
FEB. 2023	185	49	100	36	79	30	17	28	0	18	12	1

Total Number of Active & Pending Listings: 747

1-30 Days: 37 31-60 Days: 53 61-90 Days: 38 91-120 Days: 26 120+ days: 31

Total Units Sold: 185 Avg. DOM: 81

Avg. Sold Price: \$160,275 Median Sold Price: \$171,750

Absorption Rate: 1.66 months

Agent Type	Count
Designated REALTOR®	92
Designated REALTOR® MLS only	10
REALTOR®	575
REALTOR® MLS only	57
Salesperson	20
Waiver	0
Designated Appraiser	45
Associate Appraiser	7
Designated Affiliate	50
Associate Affiliate	56
Total Board/MLS	806
Total Board with Affiliates	912

Summary Statistics	FEB.-23	FEB.-22	% Chg.	2023 YTD	2022 YTD	% Chg.
Absorption Rate	1.66	1.22	36.07	1.81	1.29	40.31
Average List Price	\$302,814	\$245,230	23.48	\$251,117	\$226,288	10.97
Median List Price	\$215,000	\$180,000	19.44	\$198,900	\$179,950	10.53
Average Sale Price	\$181,283	\$179,799	0.83	\$181,338	\$178,156	1.79
Median Sale Price	\$171,750	\$158,000	8.70	\$163,200	\$159,900	2.06
Average DOM	81	81	0	79	81	-2.47
Median DOM	70	61	14.75	64	63	1.59





MARKET STATISTICS

February 2023

Prepared March 15, 2023

Number of Listings	October-22	November-22	December-22	January-23	February-23	February-23 Pending
Number of Listings from Reporting MLS's	10,590	9,813	8,318	7,780	7,304	39% of Listings

Year-to-date Figures	February-20	February-21	February-22	February-23	2023 YTD vs 2022 YTD	2023 YTD vs 2021 YTD	2023 YTD vs 2020 YTD
Number of Residential Properties Sold - YTD	9,214	10,833	10,767	8,372	-22.2%	-22.7%	-9.1%
Median Residential Property Selling Price-YTD	163,000	194,000	211,000	220,000	4.3%	13.4%	35.0%


Monthly Detail Comparison	February-21	February-22	January-23	February-23	Feb. vs Jan.	Feb. '23 vs Feb. '22	Feb. '23 vs Feb. '21
Number of Homes Sold	5,430	5,142	3,809	4,381	15.0%	-14.8%	-19.3%
Number of Days on Market	46	36	46	49	6.5%	36.1%	6.5%
Average Selling Price	\$243,948	\$257,877	\$265,652	\$261,695	-1.5%	1.5%	7.3%
Median Selling Price	\$195,000	\$215,000	\$219,900	\$225,000	2.3%	4.7%	15.4%
Monthly Dollar Volume	\$1,324,637,614	\$1,326,005,952	\$1,011,867,794	\$1,146,484,786	13.3%	-13.5%	-13.4%

The statewide information in this report is furnished by participating Local Boards, Associations and Multiple Listing Services.

This information does not reflect all real estate activity in Missouri.

MR Membership	February-21	February-22	January-23	February-23	Feb. vs Jan.	Feb. '23 vs Feb. '22	Feb. '23 vs Feb. '21
Number of REALTORS®	23,596	25,087	25,358	25,188	-0.7%	0.4%	6.7%


FEBRUARY 2023 STATISTICS



MARKET STATISTICS


4,381

RESIDENTIAL
PROPERTIES SOLD
-14.8% vs Feb. 2022




49

AVERAGE DAYS ON
MARKET
+36.1% vs Feb. 2022




\$225,000

RESIDENTIAL
MEDIAN SALE PRICE
+4.7% vs Feb. 2022



OVER \$1.1 BILLION

IN DOLLAR VOLUME
-13.5% vs Feb. 2022



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Market Summary

Residential, March 2023

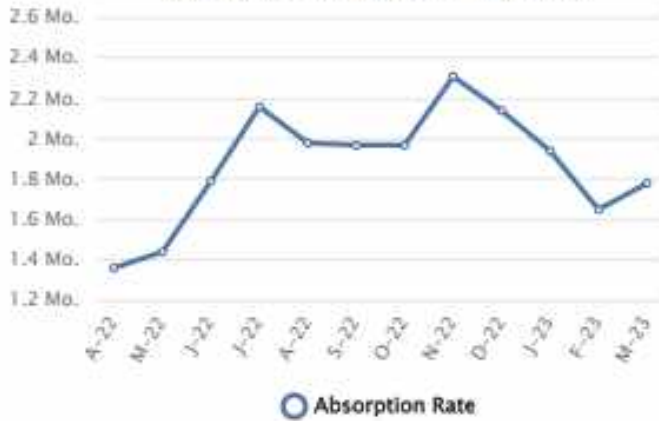
Number of Listings



Listing Prices



Absorption Rate, in Months



Sold to List Ratio



Days on Market



Price Volume



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**Ozark Gateway
Association of
REALTORS®**

Tour of Homes 2023 Schedule

January

3	NE
10	NW
17	S
24	NE
31	NW

February

7	S
14	NE
21	NW
28	S

March

7	NE
14	NW
21	S
28	NE

April

4	NW
11	S
18	NE
25	NW

May

2	S
9	NE
16	NW
23	S
30	NE

June

6	NW
13	S
20	NE
27	NW

July

4	S
11	NE
18	NW
25	S

NW — N of 7th & W of Main (CJ)
S — Everything S of 7th
NE — N of 7th & E of Main (WC)

NEWS FROM NAR

10 Home Design Features for Pets

By: Leanne Potts

For most of us, our pets are family. We let them sleep in our beds, ladle nutritional supplements on their organic kibble, and throw birthday parties for them. In fact, we love our animal companions so much that we even choose a home and a home design for pets.

These numbers tell the story. Forty-three percent of pet owners say they'd move to accommodate their pet, according to a 2021 study from the National Association of REALTORS®.

What's more, 68% of pet owners surveyed by realtor.com® say they'd pass on an otherwise perfect home that didn't meet their pet's needs. According to the same survey, nearly 95% of pet-owning respondents say their furry companion plays a role in selecting a home. Real estate agents are seeing the numbers play out IRL. "Our pets are pampered and adored. That's really translating into how people are buying real estate and what amenities they are looking for," says Nicole Prince, an agent with the Figueroa Team in Orlando. "I get clients who bring me a list of features they want in a home or neighborhood that are for their pets — from dog parks nearby to no carpet in the house."

Here are some pet-friendly features that will make a home more welcoming for animals. Whether you're shopping for a new home or upgrading your space to suit your fur baby's needs, they'll make the place a pet paradise.

#1 Pet Bathing Station

Washing a dog in a normal bathtub can be miserable. Even if your pup is groomed regularly, you still need to clean them up after they romp at the dog park or roll in mud in the yard. One solution is to build a grooming station in your home for quick cleanups.

"I've shown homes lately that have grooming stations built in," Prince says. "It's super cool — a utility sink that doubles as a place for you to wash your dog." For larger dogs, you can install a commercial grooming tub with a hand sprayer or a walk-in shower that will accommodate your pet. The location is flexible: A grooming station can go in a laundry room, mudroom, or garage.

#2 Chicken Coops

Backyard chickens are chic. Driven by the pandemic, ownership of backyard chickens increased from 8% in 2018 to 13% in 2020, according to the American Pet Product Association. Why? Fresh eggs, says Amanda Terbrock of Manna Pro Products, quoted in Pet Business. More chickens means more fancy chicken coops, because we would never put our beloved backyard hens in shabby digs. You can build your own or buy a chicken coop that looks like a luxe she-shed or child's playhouse. A nice coop can set you back thousands, but hey, it's for our darling animals. Also, fresh eggs!

#3 Pet-Proof Flooring

Accidents happen, even with the best-behaved pets. That's why floors with a hard, impermeable surface make your life easier. Think tile, hardwood, terrazzo, cement, or laminate, Prince says. Stay away from wall-to-wall carpet. "Carpets soak up pet stains, so they're a bad idea," Prince explains.

Adding wood floors to your home increases monetary value, too. The National Association of REALTORS® "2022 Remodeling Impact Report" says new wood floors bring a 118% return when it's time to sell the house.

#4 Build-in Pet Beds

Pet beds tossed about your house are unattractive and consume valuable floor space. The alternative is building pet beds into cabinets, shelves, and other pieces of furniture. You can build a pet bed into the bottom shelves of a bookcase or into a kitchen or mudroom cabinet. Or tuck it under the stairs. If hiring a cabinetmaker or carpenter to build a seamless pet bed isn't in your budget, you can also buy pet beds that look like furniture. You'll be happier with the way your pet bed looks, and your pet will have a permanent space.

#5 Built-in Pet Gates

You don't want your pets to go into certain places in your home, and most of us keep them out with baby gates. Plastic baby gates are flimsy and unattractive. A better option is a built-in gate. You can hire a cabinetmaker to build a custom pet gate for a door that's mounted to a door jamb on hinges. Or you could make a pocket door-style pet gate that slides into the walls. Can't afford custom work?

Consider premade upscale pet gates that you can mount to a door jamb or staircase.

NEWS FROM NAR

10 Home Design Features for Pets, Continued

By: Leanne Potts

#6 Outdoor Ramp

Just like humans, dogs and cats can get too old to easily navigate stairs. If stairs are separating your pet from the outdoors, build a ramp from the door to the yard to make your house accessible as they age. You can hire a carpenter to construct the outdoor ramp for dogs. Be sure you design it at an angle they can navigate. Small or short-legged dogs — like basset hounds and corgis — may need a ramp to navigate stairs even when they're young.

#7 Enclosed Cat Patio

Also called a catio (cat + patio,) these outdoor enclosures provide a safe place for your cat to play outside. The structure, with a roof and four walls, keeps your cat safe and unable to harm wildlife. Catos can range from window-box sized ones to lanai-sized ones large enough to enclose a patio with human seating.

#8 Built-in Pet Doors

Those pet doors with the rubber flaps and plastic frames that you hack into a door can be flimsy and straight-up ugly. Fortunately, sturdier and more aesthetically pleasing alternatives are available. You can get exterior doors with built-in pet doors. Or, consider glass inserts with built-in pet doors that replace sidelights on an exterior door. If you want to spend more, you can get heavy duty pet door inserts that fit into your home's exterior wall. Integrating a pet door into your home's design is better for you and your pup because it's more permanent, secure, and lovely.

#9 Built-in Pet Feeding Station

Food and water bowls are messy, so upgrade your setup with a built-in pet feeding station. You can build a dedicated space for pet bowls into the cabinets in your kitchen or laundry room. That means no more tripping over bowls. A built-in station organizes the space, turning pet bowls from clutter to part of the furniture. Consider installing a faucet near the feeding station so you can easily refill or rinse bowls.

#10 Fenced-in Yard

A meadow-like grassy yard enclosed by a secure fence is the holy grail for pet owners. An outdoor area for their beloved animals to play safely is why pet owners leave lofts in the city for single-family homes in the suburbs. "A fenced-in yard is near the top of my clients' list when they're looking for dog-friendly features," Prince says. "There's no substitute for a safe place for your animals to spend time outdoors."

