



Let Us Find Your 4Ever Home!

4EVER HOMES *Colorado*

kw KELLER WILLIAMS
AVENUES REALTY

ROCKY MOUNTAIN **INSIGHTS**

YOUR PREMIER COLORADO REAL ESTATE NEWSLETTER

February 2024



WELCOME!

We are delighted to extend a warm welcome to you as we present the latest edition of our real estate newsletter, your ultimate guide to all things happening in our vibrant community. In these pages, you'll discover insightful market updates, valuable tips for buyers and sellers, and a showcase of some of the finest properties available right in your backyard. Whether you're a long-time resident or considering a move to this fantastic neighborhood, our newsletter is designed to keep you informed and inspired.

MARKET TRENDS REPORT*

Our market update brings you a closer look at the ever-evolving real estate landscape, delivering key information on pricing, inventory, and investment opportunities.

DENVER METRO AREA

2,051

Sold
Homes

3,280

New
Listings

3,294

Pending
Sales

36

Median Days on
Market

660K

AVG Sale
Price

98.42%

Price to List
Ratio

*As of January 2024, Denver Metro Association of Realtors®

NEW BUILDS

Click on pictures for details

Durango



Consumer Promo

No Down Payment Required

Through - 12/12

\$485,900

3 Bed | 2 Bath | 1320 SqFt | Brighton

Boston



\$539,950

RICHMOND
AMERICAN HOMES

3 Bed | 2.5 Bath | 1430 SqFt | Northglenn

Ponderosa



Consumer Promo

No Down Payment Required

Through - 12/12

\$537,900

4 Bed | 2.5 Bath | 2101 SqFt | Commerce City

Hopewell



\$958,950

RICHMOND
AMERICAN HOMES

4 Bed | 3.5 Bath | 2680 SqFt | Arvada

Contact us at (303) 404-0404 for these **and additional** new builds, or click [here](#).

Mortgage Watch

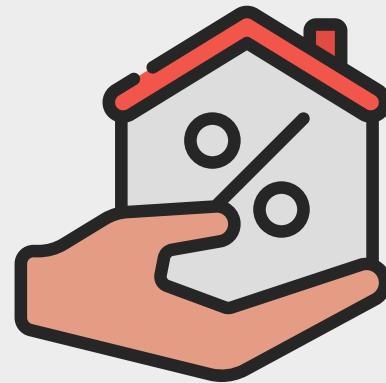
Rates Dip After Fed Meeting

Freddie Mac Expects Rates to Decline More

From MarketWatch.com Economic Report

Published: Feb. 1, 2024

Lower rates and a strong economy are 'setting the stage for amore robust housing market,' Freddie Mac says. The 30-year fixed-rate mortgage fell and averaged 6.63% as of Feb. 1, according to data released by Freddie Mac on Thursday. The average rate on the 15-year mortgage was 5.94%, down from 5.96% last week.



Home Watch

Although today's home values have stabilized, due to the limited inventory in the housing market and the increase we're seeing in Purchase Applications, most houses are on the market for less than 45 days and getting full-price offers. **Houses priced under \$600,000, are selling even quicker--many with multiple offers.** As interest rates continue to drop, **now is the time to buy or sell.**

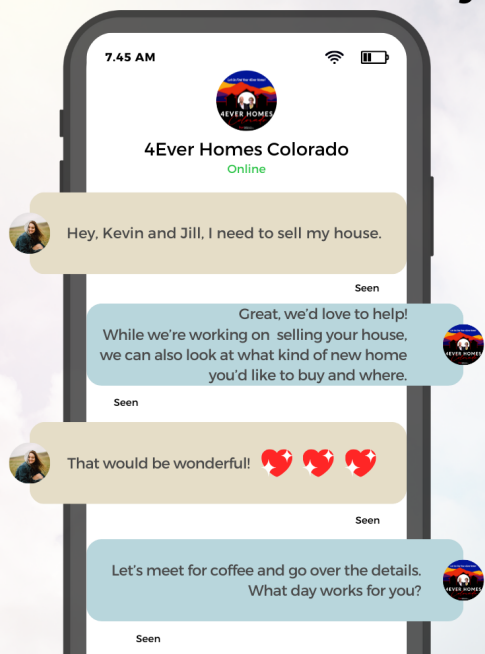
Home Design Trends

What's IN

- **Smarter homes** - More and more homeowners seek to invest in smart-home upgrades. This may include everything from remotely controlled appliances to smart thermostats and light installations.
- **Scented design** - Much like a new mirror or accent chair, scent is strongly influencing design aesthetics in 2024. Use candles and diffusers to create a specific mood.
- **Mixed metals** - Mixed metals will be a hit in 2024. From mixed metal light fixtures to harmoniously combinations of brass and black or bronze or brass and nickel, expect to see more of this look in design layouts.
- **Earthy color palates** - Gone is the day of all white. Instead more earth tones like cream, beige, and green will be seen again along with wood accents.
- **Spa-like bathrooms** - Creating a bathroom oasis will be a top priority for both new constructions and renovations, according to multiple designers. Homeowners are flocking to incorporate steam showers, infrared saunas, and cold plunges into their bathrooms as they become more affordable and accessible. They'll also explore gentle spa-like lighting too, like backlit mirrors and integrated ceiling lighting.



How Sellers Become Buyers



7 STEPS TO BUYING

Your First Home

- 01 FIND YOUR BUDGET
- 02 SAVE FOR UP-FRONT COST
- 03 GET A LOAN
- 04 FIND A REAL ESTATE AGENT
- 05 OFFERS, INSPECTIONS AND APPRAISALS
- 06 CREDITS AND REPAIRS
- 07 DO A FINAL WALKTHROUGH

PERKS OF A HOME OWNER

- ✓ Your Own Mortgage
- ✓ Potential Investment
- ✓ Personalize
- ✓ Belonging

Tips for a FAST Home Sale

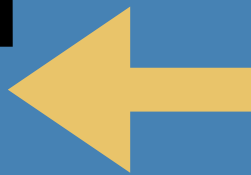
- ✓ Use the right real estate professional
- ✓ Price it correctly according to the market
- ✓ Clean, declutter, and depersonalize
- ✓ Boost your curb appeal
- ✓ Make necessary repairs
- ✓ Offer buyer concessions



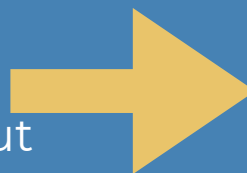
BUILD MORE WEALTH WITH YOUR HOME!



What is My Home Worth?



SCAN
or CLICK
to find out



powered by
*my*homeIQ



Home Buying Grants

up to \$6,000



Home buying grants of up to \$6,000.00 are now available to teachers, first responders, nurses, and other public service professionals. All eligible participants may qualify for a minimum \$1,000.00 NON-repayable grant to be used towards closing costs.



Benefits of Next Door program:

Purchase **ANY** home on the market

NO application fees

NO up-front fees

NO Broker fees

LOW interest rates for program participants

NO MONEY DOWN home loans (Where available)

FREE home buyer representation

ASSISTANCE with down payment (where applicable)

FREE Nationwide access to Foreclosures

FREE appraisal (credit at closing)

Discount title services (Where available)



Who is Eligible:

Teachers and school employees

Non-instructional staff

Law enforcement officers and staff

Firefighters and staff

Nurses and EMT's

Medical professionals and staff

Professors and college staff

Government employees

Military and D.O.D.



Teacher Next Door is the only nationwide grant program for teachers in the United States, serving over **3.3 million teachers** and their families

For more info go to <https://www.4everhomescolorado.com/next-door/>



What is CeaseMyLease?

As a Renter you will receive up to \$6,000 or up to \$500 for every month you paid rent on time for the last 12 months, towards your closing cost. This program brings together top Realtors and Loan officers for your home buying team. It was designed to increase home ownership among current renters. CeaseMyLease is intended to reduce risk and streamline the home buying process. Our Real Estate agents are experts in getting you additional savings and are skilled at retrieving seller concessions that can help you get an additional five to twenty thousand dollars towards your closing costs.

For more info go to <https://ceasemylease.com/jill-hups>

BUSINESS SPOTLIGHT OF THE MONTH

Each month, we shine a light on a local business, celebrating their contributions and excellence within our community.

*Lisa Anne's
Country Cupboard*



12400 First St
Thornton, CO 80241
(303) 255-2024
<https://www.lisaannesbakery.com/>

Dedicated to baking fresh, top quality pastries and providing an inviting, old fashioned atmosphere since they first opened their doors in 2011, Lisa Anne's Country Cupboard is famous for their handcrafted cinnamon rolls, sticky buns and wide array of other tasty treats. All goodies are all made from scratch and are sure to please.

At 4Ever Homes Colorado

we're committed to being your go-to real estate team. Whether **buying or selling**, it's our mission to educate and guide you through the homeownership process.

Contact us today at **(303) 404-0404** to explore your options and take a step closer to your 4ever home!

A photograph of a pair of hands holding a large, bright red heart. The hands are positioned as if they are gently cradling the heart. The background is a rustic, wooden surface. The text "YOU ARE THE heart OF OUR BUSINESS" is overlaid on the image in a mix of bold, sans-serif and elegant, cursive fonts.

YOU ARE THE
heart
OF OUR BUSINESS

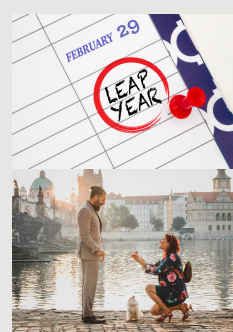
4EVER HOMES
Colorado
Let Us Find Your 4Ever Home!

Valentine's Day Events in the Denver Area

Sponsored by

Eventbrite™

click banner for more info



Back in 1288, the Scots passed a law that allowed a woman to propose marriage to the man of their dreams in a leap year, with the law also stating that any man who declined the proposal on this day would have to pay a fine.



Colorado SKI RESORTS



ARAPAHOE BASIN

970-468-0718

arapahoebasin.com

ASPEN / SNOWMASS

800-525-6200

aspensnowmass.com

BEAVER CREEK

970-754-0020

beavercreek.com

BRECKENRIDGE

970-453-5000

breckenridge.com

COPPER MOUNTAIN

970-968-2318

coppercolorado.com

CRESTED BUTTE MOUNTAIN

970-251-7021

skicb.com

ECHO MOUNTAIN

720-899-2100

echomntn.com

ELDORA

303-440-8700

eldora.com

HESPERUS SKI AREA

970-385-2199

ski-hesperus.com

KEYSTONE

970-754-0001

kestoneresort.com

LOVELAND

303-571-5580

skiloveland.com

MONARCH

719-530-5000

skimonarch.com

POWDERHORN

970-268-5700

powderhorn.com

PURGATORY

970-247-9000

purgatoryresort.com

SILVERTON

970-387-5706

silvertonmountain.com

SKI COOPER

800-707-6114

skicooper.com

STEAMBOAT

970-879-6111

steamboat.com

SUNLIGHT

970-945-7491

sunlightmtn.com

TELLURIDE

877-358-7122

telluride.com

VAIL

970-754-0015

vail.com

WINTER PARK

970-726-1564

winterparkresort.com

WOLF CREEK

970-264-5639

wolfcreekski.com

Information subject to change.

THE MOUNTAINS
are calling



MEET THE TEAM

KEVIN HUPS, Realtor®

- Member of the National Association of Realtors (NAR)
- Member of the Colorado Realtor Association (CAR)
- Member of the Denver Metro Association of REALTORS® (DMAR)



JILL HUPS, Realtor®

- Member of the National Association of Realtors (NAR)
- Member of the Colorado Realtor Association (CAR)
- Member of the Denver Metro Association of REALTORS® (DMAR)
- Preferred Agent Partner of Next Door Home Buying Programs®
- Preferred Agent Partner of Cease My Lease™

4Ever Homes Colorado functions under the umbrella of Keller Williams Avenues Realty, offering our company the essential corporate backing needed in today's competitive real estate landscape.

As a team and individuals, Kevin and Jill Hups' paramount goal is to furnish clients with top-notch customer service, underscored by integrity, forthrightness, and complete transparency. Whether you're in the market to buy or sell, rest assured that 4Ever Homes Colorado is fully committed to being your unwavering partner, dedicated to turning your real estate journey into a cherished memory.

Realtors with Insight. As a Colorado natives, we possess valuable insight into the state, including its stunning landscapes, urban centers, rural communities, and natural features like mountains and plains. Our network of colleagues within the community, church, construction, writing, real estate industries, as well as our role as Colorado Realtor®, has allowed us to provide that same valuable insight into helping you find a home.

Realtors that Care. One of our core strengths is providing personalized attention to each client, and understanding their unique needs, preferences, and budget constraints. By tailoring services to their specific requirements, we aim for a smooth and stress-free home buying or selling process. You can rely on my expertise and guidance to navigate the complexities of the real estate market in Colorado.

Foundation of Trust. Building a foundation of trust with you is crucial, and we achieve this through open communication, integrity, honesty, transparency, and an ethical approach to each real estate transaction. Our goal is to take the burden of stress away from you during the home buying or selling journey, thus allowing you to focus on making informed decisions with confidence.

Whether buying or selling, you can be sure we will be there for you 100%, turning your experience into a wonderful memory as we help you find your 4ever home!

Let Us Find Your 4Ever Home!

