

Let Us Find Your 4Ever Home!

4EVER HOMES COLORADO

kw KELLERWILLIAMS
AVENUES REALTY

ROCKY MOUNTAIN **INSIGHTS**

YOUR PREMIER COLORADO REAL ESTATE NEWSLETTER

January 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.

WINTER FUN

around Colorado

TAKE A SLEIGH OR DOG SLED RIDE

Alpine Adventures

Leadville
alpineadventuresdogsledding.com

Cosmic Cruisers

Crested Butte
gunnisonsleddogs.com

Durango Dog Ranch

Durango
durangodogranch.com

Good Times Adventure

Breckenridge
goodtimesadventures.com

Grizzle-T Dog

& Sled Works
Steamboat
steamboatdogsledding.com

Monarch Dog Sled Rides

Salida
monarchdogsleddes.com

Mountain Musher

Dog Sled Rides
Beaver Creek/Vail
mountainmusher.com

Mountain Paws

Pagosa Springs
mountainpawdogsledding.com

Snow Mountain Ranch

Granby
ymcarockies.org

Wintermoon Sled Dog

Adventures
Telluride
wintermoonsleddogadventures.com

GRAB YOUR POLE AND ENJOY SOME ICE FISHING

Eleven Mile Reservoir

Park County
colorado.com

Trinidad Lake State Park

Las Animas County
colorado.com

Chambers Lake

Larimer County
colorado.com

Harvey Gap State Park Reservoir

Garfield County
colorado.com

Chatfield Reservoir

Douglas & Jefferson County
colorado.com

Crawford Reservoir

Delta County
colorado.com

Lake Granby

Grand County
colorado.com

Twin Lakes Reservoir

Chaffee County
colorado.com

Vega Reservoir

Mesa County
facebook.com/explorevega/



HIT AN OUTDOOR ICE SKATING RINK

Pindustry On Ice

Greenwood Village
thepindustry.com

The Pond Ice Rink

Aurora
shopsouthlands.com

Beaver Creek Village Ice Skating

Avon
beavercreek.com

Ice Skating at Lakeside Village

Keystone
keystonereresort.com

Belmar Rink

Lakewood
belmarcolorado.com

Evergreen Lake

Evergreen
evergreenrecreation.com

GO SNOWSHOEING

Rocky Mountain National Park
Estes Park/Grand Lake
nps.gov

Vail Pass
Copper Mountain/Vail
fs.usda.gov

Heil Valley Ranch
Near Boulder
bouldercounty.gov

Betasso Preserve
Near Boulder
bouldercounty.gov

St. Mary's Glacier
St. Mary's/Northwest of Idaho Springs
alltrails.co...

The Colorado Trail
From Denver to Durango
alltrails.com

Rabbit Ears Pass
Near Steamboat
alltrails.com

Monarch Lake
Near Granby
fs.usda.gov

Seven Bridges Trail
From Colorado Springs to Jones Park
alltrails.com

Rampart Reservoir
Woodland Park
fs.usda.gov

Purgatory Nordic Center
Durango
durangotrails.org

SOAK IN A HOT SPRING

Glenwood Hot Springs Resort
Glenwood Springs
hotspringspool.com

Mount Princeton Hot Springs Resort
Nathrop
mtprinceton.com

Avalanche Ranch Cabins & Hot Springs
Redstone
avalancheranch.com

Dunton Hot Springs
Dolores
duntondestinations.com

Box Canyon Lodge & Hot Springs
Ouray
boxcanyonouray.com

Old Town Hot Springs
Steamboat Springs
oldtownhotsprings.org

Joyful Journey Hot Springs Spa
Moffat
joyfuljourneyhotsprings.com

The Springs Resort Hot Springs
Pagosa Springs
pagosahotsprings.com

Durango Hot Springs Resort & Spa
Durango
durangohotspringsresortandspa.com



SNOW TUBE DOWN THE MOUNTAINS

The Tubing Hill
Frisco
tc_noffrisco.com

Snow Mountain Ranch Tubing
Granby
snowmountainranch.org

Mountaintop Tubing
Keystone
keystoneresort.com

The Tubing Hill
Copper Mountain
coppercolorado.com

Tubing Hill
Pagosa Springs
pagosamountainsports.com

Tubing at Snowmass
Snowmass
aspensnowmass.com

YeeHaw Tubing Hill
Steamboat Springs
saddlebackranch.net

Coca-Cola Tube Park
Winter Park
winterparkresort.com

BOOK A RELAXING HUT TRIP

San Juan Huts
Telluride, Ridgway & Ouray
sanjuanhuts.com

OPUS Hut
San Juan Mountain in Silverton
opushut.com

10th Mountain Division Huts
Aspen, Leadville & Vail
huts.org

Weston Pass Hut
near Leadville
westonpasshut.com

Alfred A Braun & Friends' Hut
South of Aspen
huts.org

Summit Huts
Breckenridge & Copper Mountain
summithuts.org

Hinsdale Haute Route
near Lake City
hinsdalehauteuroute.com



JANUARY 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

2,620

Sold
Homes

1,725

New
Listings

29

AVG Days on
Market

657K

AVG Sale
Price

662K

AVG Listing
Price

99.25%

Price to List
Ratio

*As of December 2023, Denver Metro Association of Realtors®

RICHMOND
AMERICAN HOMES

DREAM FINDERS HOMES

MOVE-IN READY NEW BUILDS

Click on pictures for details

MeritageHomes

**NEW
HOME
CO.**



LISTED AT \$559,950

4 Bed | 1498 Sqft | 2.5 Bath | Commerce City



LISTED AT \$424,990

3 Bed | 1498 Sqft | 2.5 Bath | Aurora



LISTED AT \$1,399,990

6 Bed | 5458 Sqft | 5.5 Bath | Parker



LISTED AT \$551,990

4 Bed | 2661 Sqft | 3 Bath | Brighton

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

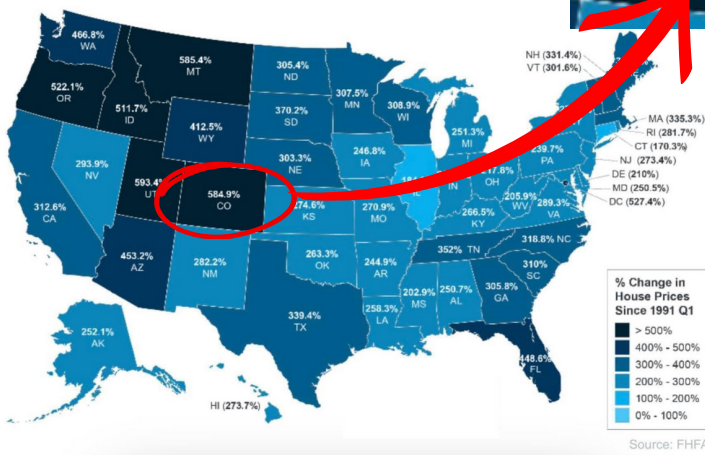


Buyers

The market is heating up, with interest rates becoming more favorable than last year. We're also seeing a surge in Purchase Applications - a clear sign of growing confidence in the market. While we can't promise a 500% increase in value over the next 30 years, we believe it's a conversation worth having. Investing in a home isn't just about the numbers; it's about finding your perfect space to live, grow, and create lasting memories. It's about finding your 4ever home.

Percent Change in Home Prices

Since Q1 1991, Q3 2023



Sellers

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 30 days and getting full-price offers. While we can't promise the bidding wars of 2022, the Denver-Metro area is definitely seeing a healthy increase in home sales and buyer interest.

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!

****Ask us about our concierge listing service.****

*If you're a teacher, non-instructional staff, school employee, law enforcement officer, law enforcement staff, firefighter, firefighter staff, nurse, EMT, medical professional, medical staff, professor, college staff, government employee, military, of D.O.D., check out **Next Door Programs** for NON-repayable home buying grants. **Details are in this newsletter.***

BUILD MORE WEALTH WITH YOUR HOME!



What is My Home Worth?

SCAN
or CLICK
to find out



powered by
*my*homeIQ

SUPPLY OUR SCHOOLS Drive



Collection drive to help replenish school supplies!

December 6th to January 29th

Well over **90 percent*** of teachers spend their own money on school supplies such as paper and notebooks, binders, crayons, pencils, dry-erase markers, and glue sticks. These are items that students need to succeed.

This year **Teacher Next Door**, a branch of the **Next Door Home Buying Program** for teachers and other professionals, has stepped up and asked their Preferred Real Estate Agents (us!) to sponsor a school during their Supply Our Schools (SOS) Drive. We have chosen **Leroy Elementary School in Northglenn, Colorado, a K-5 school with over 410 students.**

To help get their students through the remainder of the 2023-24 school year, we have **put together a list** of needed school supplies online at **Amazon.com**. There you can pick the supplies you'd like to donate--even surprise a teacher with a much-needed gift card!



All supplies will be shipped to a central location where they will be boxed and labeled for each teacher.

If you would prefer to shop at your local store instead, such as Walmart or Target, you can **download the supply list [here](#)** and contact Jill Hups for pick up at 720-971-1766.

Collection runs from December 6th to January 29th. Supplies will be **delivered** to the teachers on **January 31st.**

EVERY LITTLE BIT HELPS! Let's show our educators and children how much we care!

THANK YOU!

Connect with your agent:



Jill Hups
Licensed Realtor®
Teacher Next Door®
Preferred Agent Partner

For more info and to check program availability, visit the official Teacher Next Door website at:

www.NextDoorPrograms.com/Jill-Hups

or Call (720) 971-1766



HUD License No. NAID - TCHRNX8324

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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>

COLORADO EVENTS

Event: National Western Stockshow

Date: January 6 -21, 2024

Where: Denver

More Info: <https://nationalwestern.com/>

Event: Mile High Holidays

Date: January 7 -31, 2024

Where: Denver

More Info:

<https://www.denver.org/milehighholidays/>

Event: Breckenridge International Snow Sculpture Championships

Date: January 22 – 31, 2024

Where: Breckenridge

More Info:

<https://gobreck.com/event/international-snow-sculpture-championships>

Event: Winter X Games (sponsored by ESPN)

Date: Fri-Sun, January 26-28, 2024

Where: Aspen

More Info:

<https://www.aspensnowmass.com/vi-games-aspen>

Event: Ice Castles

Date: January - February 2024

Where: Cripple Creek

More Info:

<https://icecastles.com/colorado/>

REAL ESTATE GLOSSARY

Appraisal: An assessment of a property's value by a licensed appraiser.

Closing Costs: Fees and expenses associated with finalizing a real estate transaction.

Escrow: A third-party arrangement holding funds and documents during a real estate deal.

Mortgage Pre-Approval: Lender evaluation of a borrower's ability to secure a home loan.

BUSINESS SPOTLIGHT OF THE MONTH

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

Navah Coffee House



3013 W 104th Ave Ste 700
Westminster, CO 80031
(303) 955-4382
navahcoffee.net

Navah (naw-vuh) Coffee is an independently owned family run shop. From coffee, to blenders, to smoothies, all the way to local craft beer and wine we try to have a little something for everyone.

We pride ourselves on exceptional customer service where you are treated like family, and proudly serve Ozo Coffee from Boulder, winning best of Boulder the last 5 years. We have a wide range of baked goods from local bakeries. Our Breakfast menu items are either made in house or they come from kitchens in our great Colorado community.



Home MAINTENANCE TIPS

- ✓ Look for leaks and replace any faulty parts.
- ✓ Check flashlight batteries in case of power outage.
- ✓ Clean furnace filter
- ✓ Test smoke and carbon monoxide detectors.
- ✓ Review your emergency plan.

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!



Kevin Hups, Realtor® | Jill Hups, Realtor®
303-404-0404 | 720-971-1766

4EVER HOMES COLORADO

kw KELLERWILLIAMS.
AVENUES REALTY

