

Let Us Find Your 4Ever Home!

4EVER HOMES *Colorado*

kw KELLER WILLIAMS
AVENUES REALTY

ROCKY MOUNTAIN INSIGHTS

YOUR PREMIER COLORADO REAL ESTATE NEWSLETTER

August 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 much more. Whether you're considering buying, selling, or staying put, our newsletter is designed to keep you informed and inspired.

This month in *Your Own Backyard*, we look at The Hot Springs of Colorado. Check out our article for fun and facinating facts.

<https://www.4everhomescolorado.com>

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.



FOLLOW US ON SOCIAL MEDIA TO GET WEEKLY MARKET UPDATES
@4everhomescolorado



DENVER METRO AREA

*As of July 31, 2024, Denver Metro Association of Realtors®

10,584

Active
Listings

5,152

New
Listings

3,896

Pending
Sales

30

Avg Days on
Market

709K

AVG Closed
Price

99%

Price to List
Ratio

Mortgage Watch



Source: [Mortgage News Daily](#)

The MND Rate Index is the best way to follow day-to-day movement in mortgage rates. The index is driven by real-time changes in actual lender rate sheets.

Mortgage News Daily - Rate Index

Frequency: **Daily** | Data Source: Mortgage News Daily

The MND Rate Index is the best way to follow day-to-day movement in mortgage rates. Our index is driven by real-time changes in actual lender rate sheets. This has two **huge advantages**, timeliness and accuracy. [Read more below](#)

		Change				52 Week Range	
Average Rates	Current	1 day	1 week	1 month	1 year	Low	High
30 Yr. Fixed	6.40%	-0.22% ↓	-0.46% ↓	-0.73% ↓	-0.73% ↓	6.40%	8.03%
15 Yr. Fixed	5.89%	-0.26% ↓	-0.42% ↓	-0.58% ↓	-0.59% ↓	5.89%	7.35%
30 Yr. FHA	6.10%	-0.03% ↓	-0.22% ↓	-0.50% ↓	-0.68% ↓	6.00%	7.44%
30 Yr. Jumbo	6.68%	-0.12% ↓	-0.36% ↓	-0.61% ↓	-0.49% ↓	6.68%	8.09%
7/6 SOFR ARM	6.25%	-0.08% ↓	-0.28% ↓	-0.85% ↓	-0.70% ↓	6.11%	7.55%
30 Yr. VA	6.12%	-0.03% ↓	-0.22% ↓	-0.50% ↓	-0.70% ↓	6.02%	7.46%

Last Updated: 8/2/24

NEW BUILDS

Click on pictures for details



The Villas at Sterling Ranch - Plan 2

NEW
HOME
CO.

\$598,740

3 Bed | 2.5 Bath | 1642 SqFt | Littleton



The Ridge at Ward Station - Baker

Toll Brothers
AMERICA'S LUXURY HOME BUILDER

\$559,995

2 Bed | 2.5 Bath | 1672 SqFt | Wheat Ridge



Harmony - Agate

RICHMOND
AMERICAN HOMES

\$619,950

3 Bed | 2.5 Bath | 2100 SqFt | Aurora



Gallery at the Canyons - 4074 Corbett

Shea
HOMES

\$1,044,553

4 Bed | 3 Bath | 2931 SqFt | Castle Pines

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



Home Watch Colorado

***Lowest Interest Rates
since February***

This week, home buyers and refinancers had the chance to lock in the lowest mortgage rates since early February. Additionally, the current average

mortgage rate is now lower than it was a year ago. The Federal Reserve hinted at a potential cut to its key benchmark rate this fall, possibly leading some prospective home buyers to wait for even lower mortgage rates.*

CALL TODAY AND LET'S TALK ABOUT WHAT THIS CAN MEAN TO YOU!
303-404-0404

*National Association of Realtors (NAR)

this month **August**

home maintenance list

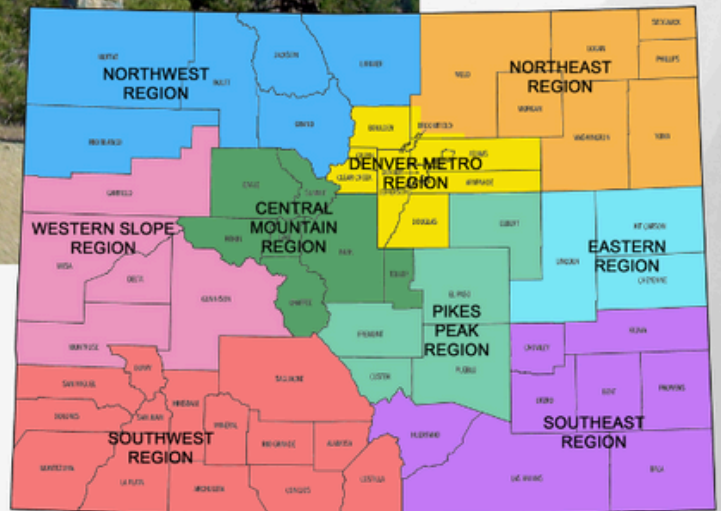
- test carbon monoxide and smoke detectors
- clean garbage disposal
- check water softener
- Refrigerator, stove, and sink
- clean gutters
- clean and inspect chimneys



Home Staging Tip

Repaint rooms with more neutral color palette.
You want your home to appeal to the most amount of people as possible. People are particular about wall color!






**what colorado
region interests
YOU??**



to find out more!





TOP REASON FOR CHOOSING A NEIGHBORHOOD

Affordability of
home

1

Quality of
neighborhood

2

Convenience to friends
and family

3



5 QUESTIONS TO ASK YOURSELF IF NOW IS THE RIGHT TIME FOR YOU TO SELL

- ✓ Need more space? Have we outgrown our home?
- ✓ Do I have equity in my home?
- ✓ Is there a demand for homes?
- ✓ Am I willing to part ways with my home?
- ✓ What kind of home do I want next?



HOW YOUR HOME IS PRICED



NEIGHBORHOOD EVALUATION



LOCAL COMPS



PROPERTY ASSESTMENTS



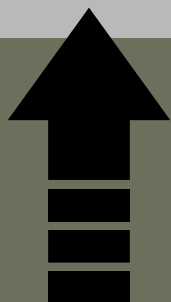
REAL ESTATE AGENT INSIGHTS





Buying *and* Selling Simultaneously

WHY YOU'VE COME TO THE RIGHT SPOT



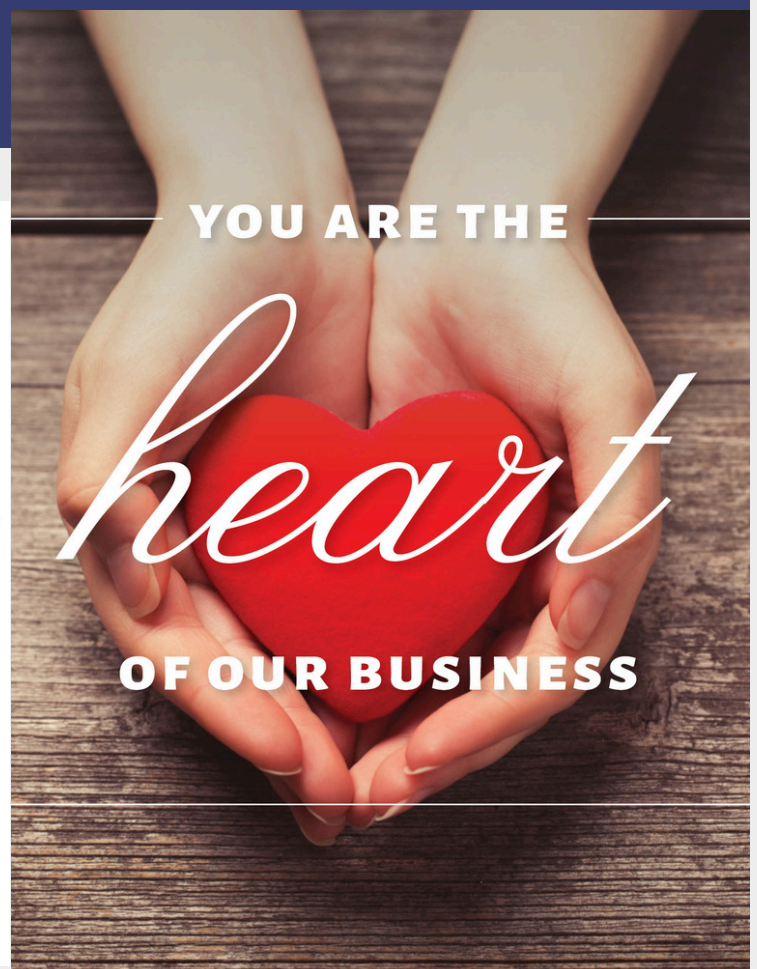
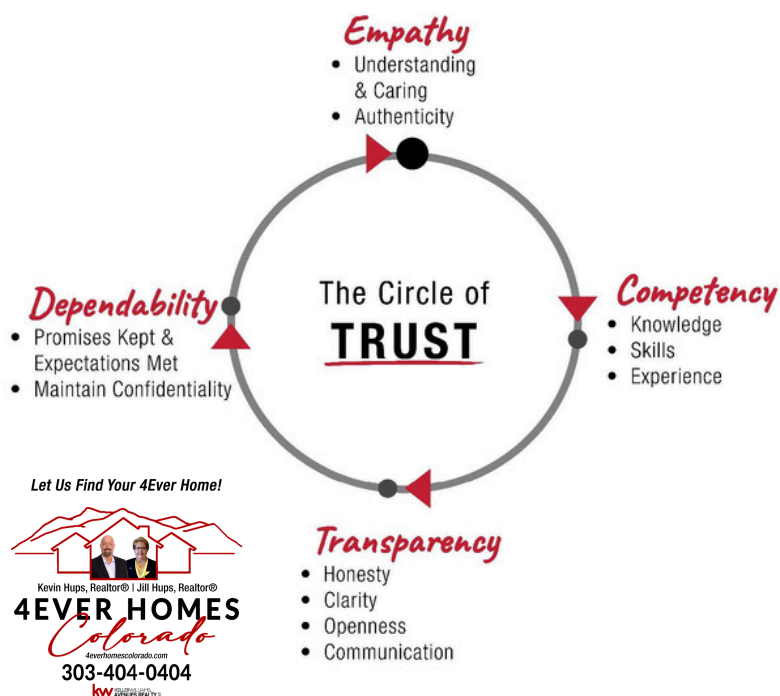
At 4Ever Homes Colorado

kw KELLERWILLIAMS.
AVENUES REALTY

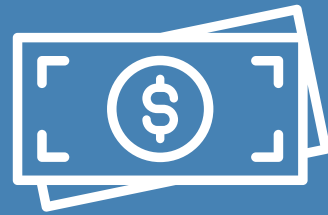
we're committed to being your go-to real estate team. Whether **buying or selling**, it's our mission to educate and guide you through the homeownership process.

Not ready to buy or sell? We LOVE referrals!

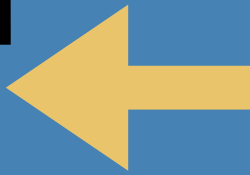
Contact us today at (303) 404-0404 to explore your options and take a step closer to your 4ever home!



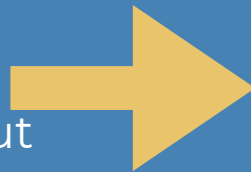
BUILD MORE WEALTH WITH YOUR HOME!



What is My Home Worth?



SCAN
or CLICK
to find out



powered by
*my*home**IQ**

YOUR OWN BACKYARD

Have you ever explored the wonders of your own backyard? This new monthly article will unveil Colorado trivia, delve into conspiracy theories, highlight must-see places, and more – a blend of familiar facts and intriguing discoveries that might leave you saying, “What the heck?” Enjoy!



The **HOT SPRINGS** of Colorado

According to the Colorado Geological Survey, Colorado is home to ninety-three known thermal areas, also referred to as hot springs. These include natural springs, enhanced natural springs, and wells. These warm springs are classified as low temperature, meaning their water temperature is below the boiling point. They are commonly used for recreational bathing, aquaculture, minor space heating, and greenhouse heating. Originating from geological activity in the Rocky Mountains, these springs are typically

**Many Colorado Cities Have "Springs" in their
Name Due to their
Proximity to Natural Spring Water**

enriched with various minerals as the water flows through underground geothermal systems. The specific mineral content can vary by location, but common minerals found in Colorado hot springs include:

- Sodium: Often present in significant quantities, sodium contributes to the "soft" feel of the water and can have mild cleansing properties.
- Calcium: Known for its role in bone health, calcium in hot springs water can contribute to the soothing and therapeutic qualities of the soak.

- **Magnesium:** This mineral is often associated with muscle relaxation and is commonly found in many of Colorado's hot springs.
- **Potassium:** Present in smaller amounts, potassium helps to regulate fluid balance and nerve signals in the body.
- **Iron:** Iron can be found in some Colorado hot springs, often giving the water a reddish or brownish tint. It is believed to have invigorating effects on the skin.
- **Lithium:** Found in certain hot springs, lithium is known for its mood-stabilizing properties and is believed to have calming effects.
- **Silica:** Silica contributes to the smooth texture of the water and is thought to promote healthy skin.

Below is a list of some of the more popular hot springs in the state:



Pinkerton Hot Springs La Plata County, CO

Located off the Million Dollar Highway (US 550) between Durango and Silverton it was discovered by James Pinkerton in the 1800s, who decided to transform it into a travel destination.

Glenwood Hot Springs Resort Glenwood Springs, CO

Flowing along the banks of the Colorado River Canyon you will find the Glenwood hot springs. Known to the local Ute tribe as Yampah (big medicine), the large red sandstone building that houses its water was once used as healing bathhouses and vapor rooms. After WWII it was converted to a medical clinic, and in 1970 made public. An updated water filtration system, children's wading pool, water slide, and miniature golf were added, and in 1986, the new 107-room Glenwood Hot Springs Lodge was built just north of the pool. It is one of the most popular hot spring resorts in the state.



Strawberry Park Hot Springs, Steamboat Springs, CO

Known for its natural settings, Strawberry Park Hot Springs is fed by Hot Springs Creek. These springs have a history that dates back to the early use of the springs by Native American tribes who valued the warm, mineral-rich waters for their healing properties. As the area developed, the hot springs became known to settlers in the late 19th century, who also recognized their therapeutic benefits. Over time, the site evolved from a natural bathing spot into a more established location for

relaxation and wellness. In the 1980s, Strawberry Park was transformed into the rustic and picturesque retreat it is today, with stone pools and natural surroundings that enhance the soothing experience of the hot springs. The site has become one of Steamboat Springs' most cherished attractions, drawing visitors year-round to enjoy the combination of natural beauty and the rejuvenating waters, all while maintaining the tranquil, historic atmosphere that has defined the springs for generations.

Hortense Hot Springs

Buena Vista, CO

Less renowned than other hot springs, Hortense Hot Springs is Colorado's warmest spring at 181 degrees. Located at an elevation of 8,999 feet, local folklore states Hortense was a madam whose female staff entertained gentlemen in the hot pools. Today, her namesake is located outside Salida at Antero Hot Springs cabins. The pool is cooled with water from Merriam Creek.



Ouray Hot Springs Pool

Ouray, CO

Like most hot springs in Colorado, these natural springs come out of the ground at a blistering 156° F. Nearly one million gallons of clear hot springs water, without the sulfur smell common in many hot springs, supply Ouray's three pools, which are naturally cooled to 80 - 105 degrees.

Hot Sulphur Springs Resort

Hot Sulphur Springs, CO

Used for healing by the Ute people, these waters have been flowing from natural springs for hundreds of years. In 1860, William Newton Byers, founder of the *Rocky Mountain News*, purchased the land and established the town of Hot Sulphur Springs, envisioning it as a health resort. Today, Hot Sulphur Springs remains a beloved destination, offering visitors 16 natural pools fed by water from the seven springs on the mountain.



Pagosa Springs Resort

Pagosa Springs, CO

Generations ago, the Southern Ute Indian Tribe, the original inhabitants of Colorado, discovered this region's natural hot mineral springs. The Utes referred to them as *Paqhosa*, a name that has since evolved into "Pagosa" and come to mean "healing waters." Pagosa Springs boasts the world's deepest hot spring aquifer.

The hot water ascends from more than 6,000 feet below the Earth's surface through fractures, heated by residual volcanic activity from over 20 million years ago. The springs discharge approximately 700 gallons per minute, which is utilized in local motels and for heating buildings throughout the town.

Waunita Hot Springs Ranch

Gunnison, CO

Waunita Hot Springs Ranch in Gunnison County, Colorado, has a rich history that stretches back centuries. Before the ranch was homesteaded in the late 1880s, the hot springs were used by Native American tribes, including the Ute, who believed in the healing powers of the mineral-rich waters. In the late 19th century, settlers were drawn to the area, and the ranch was established, capitalizing on the natural springs as a resource for health and relaxation. Today, Waunita Hot Springs Ranch continues to operate as a guest ranch, preserving its historical charm while offering visitors a chance to enjoy the therapeutic benefits of its ancient hot springs.



Indian Springs Resort

Idaho Springs, CO

Indian Hot Springs Resort in Idaho Springs, Colorado, has a history deeply connected to the region's natural and cultural heritage. Originally used by Native American tribes, particularly the Ute, the hot springs were revered for their therapeutic and spiritual significance. During the Colorado Gold Rush in the mid-19th century, the hot springs became popular among miners and settlers. Established in the late 19th century, the resort has since become a cherished destination known for its soothing waters and historic charm. Today, it continues to attract visitors seeking relaxation and a connection to Colorado's past.

Juniper Hot Springs

Craig, CO

Throughout the 20th century, Juniper Hot Springs became a popular spot for locals and travelers alike, offering a tranquil retreat in the rugged landscape of northwest Colorado. The springs have a long history that dates back to their use by Native American tribes, who were the first to recognize the healing properties of the mineral-rich waters. The natural hot springs were later discovered by settlers in the late 19th century, who began to develop the area as a destination for relaxation and wellness. Juniper Hot Springs continues to be appreciated for their soothing waters and the sense of history that surrounds this unique Colorado landmark.





Dunton Hot Springs

Telluride, CO

Dunton Hot Springs has a rich history that began as a mining town in the late 19th century. Originally established during the Colorado silver boom, Dunton was a bustling community with miners drawn to the area by the promise of wealth. The natural hot springs in the area provided a much-needed respite for the miners, who used the mineral-rich waters to relax and rejuvenate after long days of work. Today, Dunton Hot Springs is a unique destination where visitors can enjoy the rustic charm of a 19th-century mining town alongside the comfort and relaxation of the natural hot springs, all set against the stunning backdrop of the Colorado Rockies.

Joyful Journey Hot Springs

Moffat, CO

In Moffat, Colorado, a rich history tied to the geothermal activity of the San Luis Valley is evident. The hot springs, known today as Joyful Journey Hot Springs, have been held in high esteem for centuries. Initially, they were used by Native American tribes who highly regarded the mineral-rich waters for their healing benefits and integrated them into their spiritual practices. The site was not just a place of physical relief but also of spiritual significance. The springs have since become a serene retreat that continues to offer a variety of wellness services. The resort remains deeply connected to its natural and cultural roots, drawing people who wish to relax and rejuvenate amidst the tranquility of the San Luis Valley.



Mt Princeton Hot Springs Resort

Nathrop, CO

Mt. Princeton Hot Springs Resort has a history rooted in the late 19th century when the area began to attract settlers and miners who were drawn to the region by the Colorado Gold Rush. The natural hot springs, nestled at the base of the towering Mount Princeton, quickly became a popular spot for miners seeking relaxation and relief from their grueling work. In the early 20th century, the site was further developed into a resort, offering accommodations and facilities that allowed more visitors to enjoy the therapeutic benefits of the hot springs. Over the decades, Mt. Princeton Hot Springs Resort has grown into a beloved destination, blending its historic charm with modern amenities. Today, it continues to draw visitors who seek both the natural beauty of the Colorado Rockies and the soothing, restorative waters that have been cherished for generations.

Additional Hot Springs

There are many other hot springs, pools, resorts, and spas throughout Colorado. Here are some that made the list along with the above:

Avalanche Ranch Cabins & Hot Springs

Redstone, CO

Old Town Hot Springs

Steamboat Springs, CO

Wiesbaden Hot Springs

Ouray, CO

Orvia Hot Springs

Ridgway, CO

Overlook Hot Springs

Pagosa Springs, CO

Healing Waters Resort & Spa

Pagosa Springs, CO

Box Canyon Lodge & Hot Springs

Ouray, CO

Durango Hot Springs Resort

Durango, CO

Valley View Hot Springs

Moffat, CO

Charlotte Hot Springs & Botanical Gardens

Buena Vista, CO

Aqua Hot Springs

Buena Vista, CO

Antero Hot Springs

Nathrop, CO

Salida Hot Springs

Salida, CO

Cottonwood Hot Springs Inn & Spa

Buena Vista, CO

Iron Mountain Hot Springs

Glenwood Springs, CO

Twin Peaks Hot Springs

Ouray, CO

Splashland Hot Springs

Alamosa, CO

Great Sand Dunes Hot Springs Pool

Alamosa, CO

Desert Reef Hot Springs

Cañon City, CO



BUSINESS SPOTLIGHT OF THE MONTH

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

Scrumptious

7523 Grandview Ave.

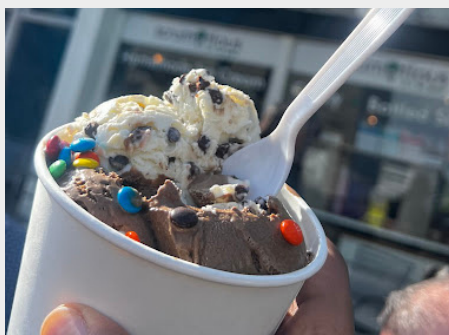
Arvada CO, 80002

(303) 431-2639

<https://www.scrumptiousco.com/>



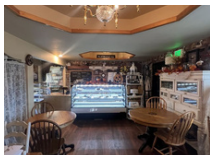
Premier Ice Cream, Bottled Soda, and Candy shop. With a wide variety of selections you are sure to find exactly what you want - and likely lots of things you didn't know you wanted! Come visit us today in Olde Town Arvada.



PREVIOUS BUSINESS SPOTLIGHTS



Navah Coffee Shop
3013 W 104th Ave Ste 700
Westminster, CO 80031
(303) 955-4382



Lisa Anne's Country Cupboard
12400 First St
Thornton, CO 80241
(303) 255-2024

Tokyo House
3013 W 104th Ave #100
Westminster, CO 80031
(303) 524-9568



Topgolf
16011 Grant St
Thornton, CO 80023
(303) 785-6350



16:3 Cake Studio
Lafayette, CO
(303) 747-5884



Colorado Sound Studios
3100 W 71st Ave
Westminster, CO 80030
(303) 430-8811



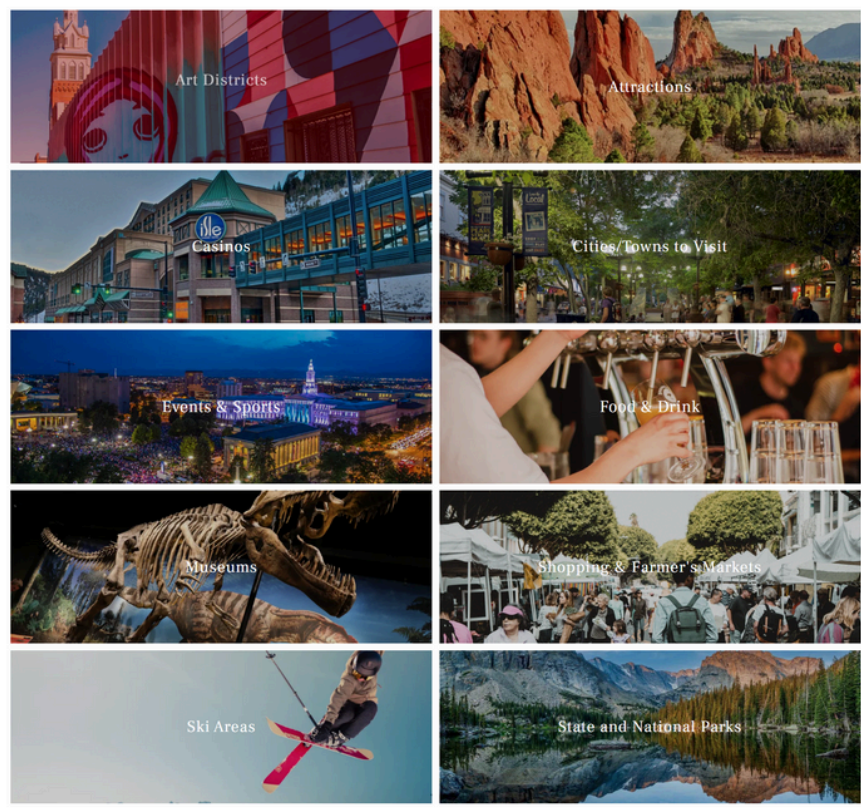
Beltran's Mexican Grill & Meat Market
11920 Washington St.
Northglenn, CO 80233
(303) 280-7293

WE'RE HERE TO HELP! WE'RE HERE TO HELP!

Scan QR code for
our handy
relocation guide.



<https://4everhomescolorado.com/relocating>



Colorado is a diverse and beautiful state with a wide range of activities and attractions to enjoy. Whether you're an outdoor enthusiast, a history buff, a foodie, or an art lover, our website has a list of something for everyone!



<https://www.4everhomescolorado.com/things-to-do/>

FREE

2024

COLORADO FREE DAYS

FREE

DENVER MUSEUM OF NATURE & SCIENCE

2001 Colorado Blvd., Denver
dmns.org

- January 8* & 28*
- February 25*
- April 28*
- June 4** & 19*
- August 21**
- September 10** & 30*
- October 20*
- November 2** & 18*
- December 8*

Online registration is required.

**Free from 9am-5pm*

***Free from 5pm-9pm*

DENVER ZOO

2300 Steele St., Denver
denverzoo.org

- January 5 & 21
- February 11
- April 7
- November 1, 9 & 17
- December 12

See website for details.

DENVER ART MUSEUM

100 W. 14th Ave. Pkwy., Denver
denverartmuseum.org

- January 9 & 27
- February 13
- March 12 & 24
- April 9 & 28
- May 14
- June 11
- July 9 & 21
- August 13
- September 7 & 10
- October 8
- November 2 & 12
- December 10

DENVER BOTANIC GARDENS AT PLAINS CONSERVATION CENTER

21901 E. Hampden Ave.,
Aurora | botanicgardens.org

- January 18
- February 22
- March 16
- June 13
- July 13
- August 15
- November 16
- December 12



**DENVER BOTANIC
GARDENS AT YORK ST.
& CHATFIELD FARMS**

1007 York St., Denver
8500 W. Deer Creek Canyon Rd.,
Littleton | botanicgardens.org

- January 15
- February 15
- March 9
- April 22
- June 5
- July 3
- August 28
- November 29

**CLYFFORD STILL
MUSEUM**

1250 Bannock St., Denver
clyffordstillmuseum.org

- February 29
- April 28
- July 28
- November 2

**CITY OF LONGMONT
MUSEUM**

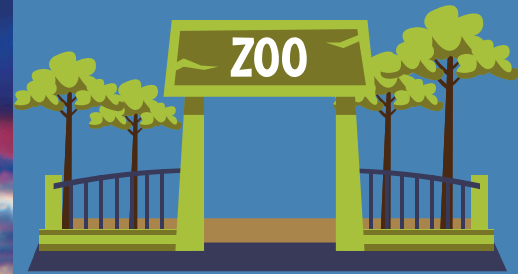
400 Quail Rd., Longmont
longmontcolorado.gov

- February 10
- March 9
- April 13
- May 11
- June 8
- July 13
- August 10
- September 14
- October 12
- November 9
- December 14

NATIONAL PARKS

nps.gov

- January 15
- April 20
- June 19
- August 4
- September 28
- November 11



ALWAYS FREE



**ARVADA CENTER
GALLERIES**

arvadacenter.org

**ROCKY MTN.
MOTORCYCLE
MUSEUM**

themotorcyclemuseum.com

**COLORADO SPRINGS
PIONEERS MUSEUM**

cspm.org

**US AIR FORCE
ACADEMY VISITOR
CENTER & CHAPEL**

usafa.edu

**HUDSON GARDENS -
GARDEN AREA**

hudsongardens.org

**COLORADO SPORTS
HALL OF FAME**

coloradosports.org

**COLORADO STATE
CAPITOL TOUR**

capitol.colorado.gov

**PETERSON AIR &
SPACE MUSEUM**

petemuseum.org

CU ART MUSEUM

colorado.edu

LOOKOUT MOUNTAIN

jeffco.us

**CU MUSEUM OF
NATURAL HISTORY**

cumuseum.colorado.edu

RED ROCKS PARK

denvergov.org

LITTLETON MUSEUM

littletongov.org

**GARDEN OF THE GODS
VISITOR CENTER**

gardenofgods.com

**BETTY FORD
ALPINE GARDENS**

bettyfordalpinegardens.org



COLORADO BASEBALL 2024 SEASON SCHEDULE

MARCH

Thu, 3/28	8:10 PM	at ARI
Fri, 3/29	7:40 PM	at ARI
Sat, 3/30	6:10 PM	at ARI
Sun, 3/31	2:10 PM	at ARI

APRIL

Mon, 4/1	12:20 PM	at CHC
Tue, 4/2	5:40 PM	at CHC
Wed, 4/3	5:40 PM	at CHC
FRI, 4/5	2:10 PM	VS TB
SAT, 4/6	6:10 PM	VS TB
SUN, 4/7	1:10 PM	VS TB
MON, 4/8	6:40 PM	VS ARI
TUE, 4/9	6:40 PM	VS ARI
WED, 4/10	1:10 PM	VS ARI
Fri, 4/12	5:07 PM	at TOR
Sat, 4/13	1:07 PM	at TOR
Sun, 4/14	11:37 AM	at TOR
Mon, 4/15	4:40 PM	at PHI
Tue, 4/16	4:40 PM	at PHI
Wed, 4/17	4:05 PM	at PHI
FRI, 4/19	6:40 PM	VS SEA
SAT, 4/20	6:10 PM	VS SEA
SUN, 4/21	1:10 PM	VS SEA
MON, 4/22	6:40 PM	VS SD
TUE, 4/23	6:40 PM	VS SD
WED, 4/24	6:40 PM	VS SD
THU, 4/25	1:10 PM	VS SD
SAT, 4/27	4:05 PM	VS HOU
SUN, 4/28	2:05 PM	VS HOU
Tue, 4/30	4:40 PM	at MIA

MAY

Wed, 5/1	4:40 PM	at MIA
Thu, 5/2	10:10 AM	at MIA
Fri, 5/3	4:40 PM	at PIT
Sat, 5/4	2:05 PM	at PIT
Sun, 5/5	11:35 AM	at PIT
TUE, 5/7	6:40 PM	VS SF
WED, 5/8	6:40 PM	VS SF
THU, 5/9	1:10 PM	VS SF
FRI, 5/10	6:40 PM	VS TEX
SAT, 5/11	6:10 PM	VS TEX
SUN, 5/12	1:10 PM	VS TEX
Mon, 5/13	7:40 PM	at SD
Tue, 5/14	7:40 PM	at SD
Wed, 5/15	2:10 PM	at SD
Fri, 5/17	8:15 PM	at SF
Sat, 5/18	2:05 PM	at SF
Sun, 5/19	2:05 PM	at SF
Tue, 5/21	7:40 PM	at OAK
Wed, 5/22	7:40 PM	at OAK
Thu, 5/23	1:37 PM	at OAK
FRI, 5/24	6:40 PM	VS PHI
SAT, 5/25	7:10 PM	VS PHI
SUN, 5/26	1:10 PM	VS PHI
MON, 5/27	2:10 PM	VS CLE
TUE, 5/28	6:40 PM	VS CLE
WED, 5/29	6:40 PM	VS CLE
Fri, 5/31	8:10 PM	at LAD

JUNE

Sat, 6/1	8:10 PM	at LAD
Sun, 6/2	2:10 PM	at LAD
MON, 6/3	6:40 PM	VS CIN
TUE, 6/4	6:40 PM	VS CIN
WED, 6/5	1:10 PM	VS CIN
Thu, 6/6	5:45 PM	at STL
Fri, 6/7	6:15 PM	at STL
Sat, 6/8	2:15 PM	at STL
Sun, 6/9	12:15 PM	at STL
Mon, 6/10	5:40 PM	at MIN
Tue, 6/11	5:40 PM	at MIN
Wed, 6/12	11:10 AM	at MIN
FRI, 6/14	6:40 PM	VS PIT
SAT, 6/15	7:10 PM	VS PIT
SUN, 6/16	1:10 PM	VS PIT
MON, 6/17	6:40 PM	VS LAD
TUE, 6/18	6:40 PM	VS LAD
WED, 6/19	6:40 PM	VS LAD
THU, 6/20	1:10 PM	VS LAD
FRI, 6/21	6:40 PM	VS WAS
SAT, 6/22	7:10 PM	VS WAS
SUN, 6/23	1:10 PM	VS WAS
Tue, 6/25	6:10 PM	at HOU
Wed, 6/26	12:10 PM	at HOU
Fri, 6/28	5:10 PM	at CHW
Sat, 6/29	12:10 PM	at CHW
Sun, 6/30	12:10 PM	at CHW

Home Games are in ALL CAPS.
Schedule subject to change.



COLORADO BASEBALL 2024 SEASON SCHEDULE

JULY			AUGUST			SEPTEMBER		
MON, 7/1	6:40 PM	VS MIL	Thu, 8/1	7:38 PM	at LAA	SUN, 9/1	1:10 PM	VS BAL
TUE, 7/2	6:40 PM	VS MIL	Fri, 8/2	7:40 PM	at SD	Tue, 9/3	5:20 PM	at ATL
WED, 7/3	6:40 PM	VS MIL	Sat, 8/3	6:40 PM	at SD	Wed, 9/4	5:20 PM	at ATL
THU, 7/4	6:10 PM	VS MIL	Sun, 8/4	2:10 PM	at SD	Thu, 9/5	5:20 PM	at ATL
FRI, 7/5	6:10 PM	VS KC	TUE, 8/6	6:40 PM	VS NYM	Fri, 9/6	6:10 PM	at MIL
SAT, 7/6	7:10 PM	VS KC	WED, 8/7	6:40 PM	VS NYM	Sat, 9/7	5:10 PM	at MIL
SUN, 7/7	1:10 PM	VS KC	THU, 8/8	1:10 PM	VS NYM	Sun, 9/8	12:10 PM	at MIL
Mon, 7/8	5:10 PM	at CIN	FRI, 8/9	6:40 PM	VS ATL	Tue, 9/10	4:40 PM	at DET
Tue, 7/9	5:10 PM	at CIN	SAT, 8/10	6:10 PM	VS ATL	Wed, 9/11	4:40 PM	at DET
Wed, 7/10	5:10 PM	at CIN	SUN, 8/11	1:10 PM	VS ATL	Thu, 9/12	11:10 AM	at DET
Thu, 7/11	11:10 AM	at CIN	Mon, 8/12	7:40 PM	at ARI	FRI, 9/13	6:40 PM	VS CHC
Fri, 7/12	5:10 PM	at NYM	Tue, 8/13	7:40 PM	at ARI	SAT, 9/14	6:10 PM	VS CHC
Sat, 7/13	2:10 PM	at NYM	Wed, 8/14	1:40 PM	at ARI	SUN, 9/15	1:10 PM	VS CHC
Sun, 7/14	11:40 AM	at NYM	FRI, 8/16	6:40 PM	VS SD	MON, 9/16	6:40 PM	VS ARI
FRI, 7/19	6:40 PM	VS SF	SAT, 8/17	6:10 PM	VS SD	TUE, 9/17	6:40 PM	VS ARI
SAT, 7/20	6:10 PM	VS SF	SUN, 8/18	1:10 PM	VS SD	WED, 9/18	1:10 PM	VS ARI
SUN, 7/21	1:10 PM	VS SF	Tue, 8/20	4:45 PM	at WAS	Fri, 9/20	8:10 PM	at LAD
MON, 7/22	6:40 PM	VS BOS	Wed, 8/21	4:45 PM	at WAS	Sat, 9/21	7:10 PM	at LAD
TUE, 7/23	6:40 PM	VS BOS	Thu, 8/22	11:05 AM	at WAS	Sun, 9/22	2:10 PM	at LAD
WED, 7/24	1:10 PM	VS BOS	Fri, 8/23	5:05 PM	at NYY	TUE, 9/24	6:40 PM	VS STL
Fri, 7/26	8:15 PM	at SF	Sat, 8/24	12:05 PM	at NYY	WED, 9/25	6:40 PM	VS STL
Sat, 7/27*	5:05 PM	at SF	Sun, 8/25	11:35 AM	at NYY	THU, 9/26	1:10 PM	VS STL
Sun, 7/28	2:05 PM	at SF	MON, 8/26	6:40 PM	VS MIA	FRI, 9/27	6:10 PM	VS LAD
Tue, 7/30	7:38 PM	at LAA	TUE, 8/27	6:40 PM	VS MIA	SAT, 9/28	6:10 PM	VS LAD
Wed, 7/31	7:38 PM	at LAA	WED, 8/28	6:40 PM	VS MIA	SUN, 9/29	1:10 PM	VS LAD
			THU, 8/29	1:10 PM	VS MIA			
			FRI, 8/30	6:40 PM	VS BAL			
			SAT, 8/31	6:10 PM	VS BAL			

*7/27 - Double Header

Home Games are in ALL CAPS.
Schedule subject to change.



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HOME	INNING	GUESTS	
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BALL	STRIKE	OUT	AT BAT
00	00	00	00



DENVER PROFESSIONAL FOOTBALL 2024 SEASON SCHEDULE

PRESEASON GAMES

W L

Sun, 8/11	11:00 AM	at Indianapolis		
SUN, 8/18	6:00 PM	VS GREEN BAY		
SUN, 8/25	2:30 PM	VS ARIZONA		

REGULAR SEASON GAMES

W L

Sun, 9/8	2:05 PM	at Seattle		
SUN, 9/15	2:25 PM	VS PITTSBURGH		
Sun, 9/22	11:00 AM	at Tampa Bay		
Sun, 9/29	11:00 AM	at N.Y. Jets		
SUN, 10/6	2:05 PM	VS LAS VEGAS		
SUN, 10/13	2:05 PM	VS L.A. CHARGERS		
Thu, 10/17	6:15 PM	at New Orleans		
SUN, 10/27	2:25 PM	VS CAROLINA		
Sun, 11/3	11:00 AM	at Baltimore		
Sun, 11/10	11:00 AM	at Kansas City		
SUN, 11/17	2:05 PM	VS ATLANTA		
Sun, 11/24	2:05 PM	at Las Vegas		
MON, 12/2	6:15 PM	VS CLEVELAND		
BYE WEEK				
SUN, 12/15	2:25 PM	VS INDIANAPOLIS		
Sun, 12/22	2:05 PM	at L.A. Chargers		
Sat/Sun, 12/28 & 12/29	TBD	at Cincinnati		
SAT/SUN 1/4 & 1/5	TBD	VS KANSAS CITY		

Home Games are in ALL CAPS. Schedule subject to change.



2024 COLLEGE SCHEDULE

COLORADO BUFFALOES

THU, 8/29	VS NORTH DAKOTA STATE
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Sat, 9/7	at Nebraska
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Sat, 9/14	at Colorado State
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SAT, 9/21	VS BAYLOR
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Sat, 9/28	at Central Florida
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SAT, 10/12	VS KANSAS STATE
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Sat, 10/19	at Arizona
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SAT, 10/26	VS CINCINNATI
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Sat, 11/9	at Texas Tech
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SAT, 11/16	VS UTAH
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Sat, 11/23	at Kansas
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SAT, 11/29	VS OKLAHOMA STATE
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For times and tickets, go to cubuffs.com

Home Games are in ALL CAPS. Schedule subject to change.



2024 COLLEGE SCHEDULE

COLORADO STATE RAMS

Sat, 8/31	at Texas
SAT, 9/7	VS NORTHERN COLORADO
SAT, 9/14	VS COLORADO
SAT, 9/21	VS UTEP
Sat, 10/5	at Oregon State
Sat, 10/12	VS SAN JOSE STATE
Sat, 10/19	at Air Force
Sat, 10/26	VS NEW MEXICO
Sat, 11/2	at Nevada
Fri, 11/15	VS WYOMING
Sat, 11/23	at Fresno State
Fri, 11/29	VS UTAH STATE

For times and tickets, go to csurams.com

Home Games are in ALL CAPS. Schedule subject to change.



2024 COLLEGE SCHEDULE

AIR FORCE FALCONS

SAT, 8/31	VS MERRIMACK
SAT, 9/7	VS SAN JOSE STATE
Sat, 9/14	at Baylor University
Sat, 9/28	at Wyoming
SAT, 10/5	VS NAVY
Sat, 10/12	at New Mexico
SAT, 10/19	VS COLORADO STATE
Sat, 11/2	at Army
SAT, 11/9	VS FRESNO STATE
SAT, 11/16	VS OREGON STATE
Sat, 11/23	at Nevada
Sat, 11/30	at San Diego State

For times and tickets, go to goairforcefalcons.com

Home Games are in ALL CAPS. Schedule subject to change.



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)

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!

