

Let Us Find Your 4Ever Home!

4EVER HOMES *Colorado*

kw KELLER WILLIAMS
AVERAGES REALTY

ROCKY MOUNTAIN INSIGHTS

YOUR PREMIER COLORADO REAL ESTATE NEWSLETTER

September 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 [Where to See Fall Foliage in Colorado](#). Check out our article for fun and fascinating 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 August 31, 2024, Denver Metro Association of Realtors®

10,584

Active
Listings

5,152

New
Listings

3,896

Pending
Sales

30

Avg Days on
Market

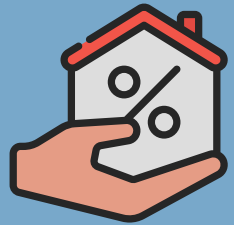
709K

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%	-0.03% ↓	-0.02% ↓	+0.00% —	-0.68% ↓	6.34%	8.03%
15 Yr. Fixed	5.93%	-0.02% ↓	-0.03% ↓	+0.04% ↑	-0.52% ↓	5.88%	7.35%
30 Yr. FHA	5.81%	-0.01% ↓	-0.05% ↓	-0.29% ↓	-0.87% ↓	5.75%	7.44%
30 Yr. Jumbo	6.60%	-0.02% ↓	-0.05% ↓	-0.08% ↓	-0.65% ↓	6.60%	8.09%
7/6 SOFR ARM	6.28%	+0.00% —	-0.03% ↓	+0.03% ↑	-0.69% ↓	5.95%	7.55%
30 Yr. VA	5.82%	-0.01% ↓	-0.06% ↓	-0.30% ↓	-0.84% ↓	5.74%	7.46%

Last Updated: 9/3/24

Denver Metro

Real Estate Market Report

*Week of 09-02-24**

Arvada

Median List Price: \$747,500

Median Days on Market: 42

Aurora

Median List Price: \$555,500

Median Days on Market: 63

Boulder

Median List Price: \$1,799,000

Median Days on Market: 77

Brighton

Median List Price: \$575,000

Median Days on Market: 56

Broomfield

Median List Price: \$727,497

Median Days on Market: 42

Centennial

Median List Price: \$717,450

Median Days on Market: 42

Commerce City

Median List Price: \$539,000

Median Days on Market: 49

Denver

Median List Price: \$730,000

Median Days on Market: 49

Englewood

Median List Price: \$700,000

Median Days on Market: 42

Federal Heights

Median List Price: \$395,000

Median Days on Market: 72

Golden

Median List Price: \$1,197,500

Median Days on Market: 56

Greenwood Village

Median List Price: \$2,395,000

Median Days on Market: 70

*For up-to-date weekly reports, follow us on



@4everhomescolorado

\$958,950

Henderson

Median List Price: \$550,000

Median Days on Market: 28

Highlands Ranch

Median List Price: \$785,000

Median Days on Market: 35

Lafayette

Median List Price: \$822,240

Median Days on Market: 42

Lakewood

Median List Price: \$700,000

Median Days on Market: 35

Littleton

Median List Price: \$774,900

Median Days on Market: 42

Lone Tree

Median List Price: \$1,387,000

Median Days on Market: 46

Louisville-Superior

Median List Price: \$1,130,750

Median Days on Market: 56

Northglenn

Median List Price: \$520,000

Median Days on Market: 28

Parker

Median List Price: \$799,000

Median Days on Market: 49

Thornton

Median List Price: \$569,450

Median Days on Market: 35

Westminster

Median List Price: \$590,000

Median Days on Market: 42

Wheat Ridge

Median List Price: \$744,950

Median Days on Market: 56

*For up-to-date weekly reports, follow us on



@4everhomescolorado

Northern Colorado (NOCO)

Real Estate Market Report

*Week of 09-02-24**

Ault

Median List Price: \$400,000

Median Days on Market: 25

Berthoud

Median List Price: \$699,450

Median Days on Market: 63

Dacono

Median List Price: \$512,486

Median Days on Market: 39

Eaton

Median List Price: \$769,950

Median Days on Market: 46

Erie

Median List Price: \$833,950

Median Days on Market: 63

Evans

Median List Price: \$415,000

Median Days on Market: 28

Firestone

Median List Price: \$465,000

Median Days on Market: 14

Frederick

Median List Price: \$508,900

Median Days on Market: 105

Ft Collins

Median List Price: \$662,500

Median Days on Market: 42

Ft Lupton

Median List Price: \$502,500

Median Days on Market: 70

Ft Morgan

Median List Price: \$342,450

Median Days on Market: 67

Greeley

Median List Price: \$499,747

Median Days on Market: 35

*For up-to-date weekly reports, follow us on



@4everhomescolorado

Johnstown

Median List Price: \$538,860

Median Days on Market: 70

LaSalle

Median List Price: \$630,000

Median Days on Market: 70

Longmont

Median List Price: \$699,500

Median Days on Market: 49

Loveland

Median List Price: \$600,000

Median Days on Market: 42

Lyons

Median List Price: \$1,025,000

Median Days on Market: 102

Mead

Median List Price: \$614,475

Median Days on Market: 67

Milliken

Median List Price: \$535,000

Median Days on Market: 39

Platteville

Median List Price: \$680,000

Median Days on Market: 84

Severance

Median List Price: \$541,950

Median Days on Market: 70

Timnath

Median List Price: \$799,450

Median Days on Market: 70

Wellington

Median List Price: \$524,900

Median Days on Market: 56

Windsor

Median List Price: \$720,059

Median Days on Market: 56

*For up-to-date weekly reports, follow us on



@4everhomescolorado

NEW BUILDS

Click on pictures for details



The Chatfield at Murphy Creek

\$647,990

4 Bed | 2.5 Bath | 2562 SqFt | Aurora



Ammolite at Brighton Crossings

\$574,950

5 Bed | 3.5 Bath | 3100 SqFt | Brighton



Stillwater at Reflection at Solstice

\$1,059,495

4 Bed | 4.5 Bath | 4045 SqFt | Littleton



Hemingway at Colliers Hill

\$850,950

5 Bed | 3.5 Bath | 3650 SqFt | Erie

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



clear, rates are expected to continue their decline.

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

Home Watch Colorado

Mortgage Rates Continue to Drop

Home buyers and refinancers had the chance to lock in the lowest mortgage rates since early February. With expectations of a Fed rate cut now

Primary Mortgage Market Survey®

U.S. weekly averages as of 08/29/2024

30-Yr FRM
6.35%

1-Wk change ▼ -0.11
1-Yr change ▼ -0.83
4-Wk avg. 6.44%
52-Wk avg. 6.97%

15-Yr FRM
5.51%



Why It's Important to Use a Realtor When Purchasing a New Build

Buying a new build home can be an exciting journey. However, many buyers make the mistake of thinking they don't need a real estate agent when purchasing directly from a builder. Here's why it's essential to work with an experienced real estate agent, even for new constructions.

1. Builder's Sales Representative Works for the Builder

The builder employs the sales representative at the construction site, meaning their loyalty lies with the builder's interests. Their goal is to sell homes at the highest price possible, so having your own agent ensures that someone is advocating for your best interests.

2. Expert Negotiation and Guidance

Even though new homes often have set prices, an agent can help you negotiate additional upgrades, incentives, or closing costs. Agents understand market trends and can advise on when to push for a better deal or when the builder's offer is competitive.

3. Insight into the Market and Neighborhood

Agents are knowledgeable about the local real estate market and future neighborhood developments, which helps determine whether the price is fair and whether the area will appreciate over time. They can also advise on which upgrades or features will add resale value.

4. Understanding the Legal and Paperwork

The contract for a new build can be complex. Agents are familiar with these legal documents and can ensure you understand the terms, timelines, and contingencies, helping to avoid costly mistakes. They also coordinate inspections and appraisals to ensure you get the best value.

5. It's Usually Free for Buyers

In most cases, the builder pays the Buyer's Agent (BA) compensation, not you*. This means you get expert advice and representation at no additional cost.

Using a real estate agent when buying a new build offers protection, valuable market knowledge, and negotiating power—all of which can make a significant difference in your home-buying experience.

*Not all builders offer BA compensation. Please talk to your Real Estate Agent and check your Buyer's Broker's Compensation Agreement and Exclusive Right-to-Buy Listing Contract for details. All BA compensation is negotiable.

September Home To-Do List

- ✓ Change the air filters
- ✓ Check the exterior for areas where critters can get inside
- ✓ Clear out the gutters
- ✓ Inspect and clean the siding
- ✓ Inspect the windows and clean inside and out
- ✓ Repair leaky faucets
- ✓ Schedule HVAC maintenance
- ✓ Test smoke & carbon monoxide detectors
- ✓ Deep clean the refrigerator



Why Invest In Real Estate?

Investing in real estate is an excellent choice for those with modest savings. The increase in property values often yields higher profits than all other investment sources combined.





seller 101

Net Proceeds Reflect *your true earnings*

- Net proceeds are what you get after all selling costs, including real estate agent compensation, closing costs, repairs, and any outstanding mortgage balance, are deducted from the sale price.
- The list price is just a starting point for negotiations. What really matters is how much you keep after the sale. For example, a house listed at \$600,000 might net you less than a house listed at \$590,000, depending on the terms of the sale and associated costs.



Ready to sell or just want to talk?

Give us a call!

303-404-0404

Kevin Hups, Realtor® | Jill Hups, Realtor®



Seller Tip

What Really Boosts Your Home's Value?

Location, Location, Location

It's the golden rule of real estate for a reason.


Condition of the Home

Well-maintained homes often fetch a higher price.

Kitchens and Bathrooms

Modern, functional spaces are highly sought after by buyers.





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?





Small Town Haven



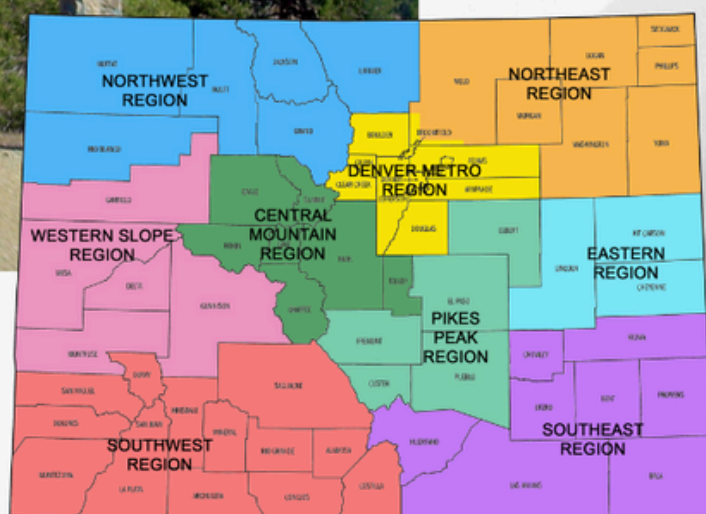
Professional



what is your LIFESTYLE?

You're probably focused on finding your dream house - and we're completely on board. But before you discover it, this can be a great time for some soul-searching and considering what lifestyle really interests you. Don't worry if you're not sure what town, city, or region reflects your lifestyle, we'll help you find it!





**what colorado
region interests
YOU??**



to find out more!



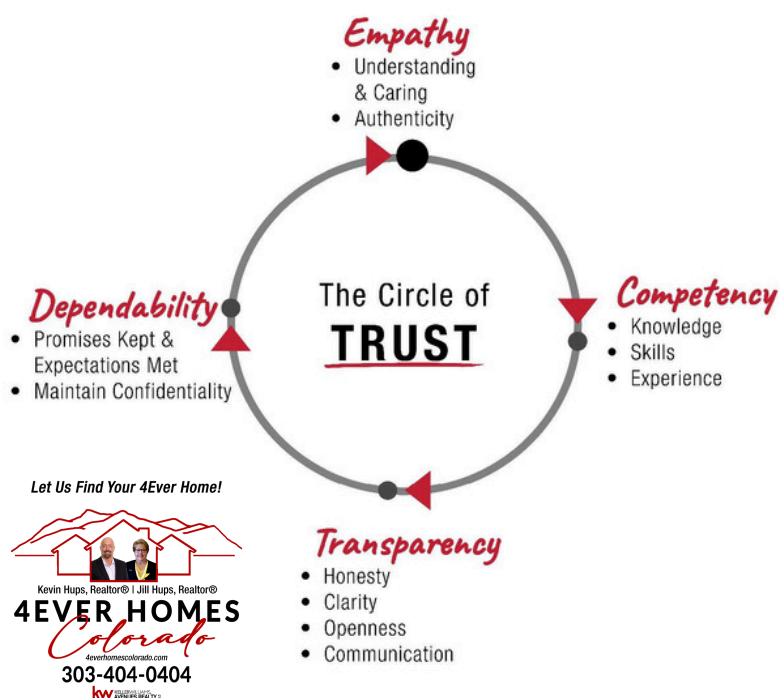
At 4Ever Homes Colorado



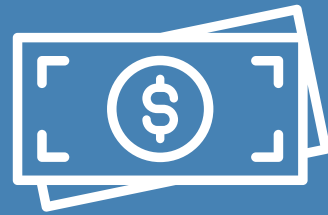
we're committed to being your go-to real estate team. Whether **buying or selling**, it's our mission to educate and guide you through the homeownership process.

Not ready to buy or sell? We LOVE referrals!

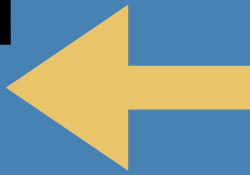
Contact us today at (303) 404-0404 to explore your options and take a step closer to your 4ever home!



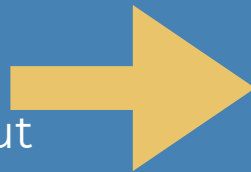
BUILD MORE WEALTH WITH YOUR HOME!



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!



Where to see **FALL** **FOLIAGE** *in Colorado*



Colorado offers some of the most breathtaking fall foliage in the United States, with its aspen trees turning brilliant shades of gold and orange against the backdrop of the Rocky Mountains. Here are some of the best places to view fall foliage in Colorado:

Kebler Pass

Location: Near Crested Butte

Kebler Pass is one of the most iconic spots for fall foliage in Colorado. The road takes you through one of the largest aspen groves in the country, offering spectacular views of golden aspen trees. The contrast between the bright foliage and the rugged mountains makes it a photographer's paradise.



Maroon Bells

Location: Near Aspen

Maroon Bells is perhaps the most photographed spot in Colorado, and for good reason. The twin peaks of Maroon and North Maroon are reflected in the serene Maroon Lake, surrounded by aspen trees that turn a brilliant yellow in the fall. It's a must-visit for anyone looking to experience the beauty of Colorado's autumn.

San Juan Skyway

Location: SW Colorado (Durango, Silverton, Ouray, Telluride)

This 236-mile loop through the San Juan Mountains offers some of the most dramatic fall colors in the state. The drive takes you through charming mountain towns, past waterfalls, and along steep canyon walls. The aspens in this area are particularly vibrant, and the high elevation provides expansive views of the changing landscape.



Trail Ridge Road

Location: Rocky Mountain National Park

Trail Ridge Road is the highest continuous paved road in North America, offering sweeping views of the Rocky Mountains and the fall foliage below. The drive takes you through various ecosystems, from dense forests to alpine tundra, with plenty of opportunities to stop and take in the scenery.

Guanella Pass

Near Georgetown

Guanella Pass is an easily accessible spot for viewing fall colors, located just an hour from Denver. The road climbs from Georgetown through dense forests of aspen, providing stunning views of Mount Bierstadt and the surrounding peaks. It's a great option for a day trip from the city.



Independence Pass

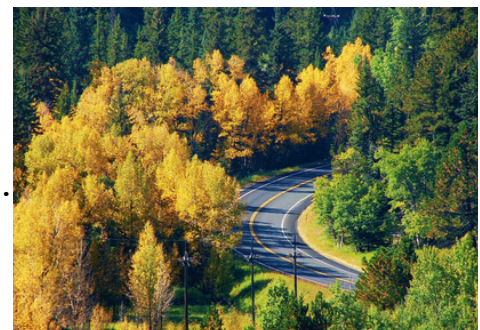
Location: Between Aspen and Twin Lakes

This high mountain pass, which reaches an elevation of over 12,000 feet, offers incredible views of the changing aspens. The road winds through narrow canyons and open meadows, providing a variety of perspectives on the fall colors. Be sure to stop at the viewpoints along the way for some of the best vistas.

Peak to Peak Scenic Byway

Location: Between Estes Park and Central City

This byway offers a leisurely drive through the Front Range of the Rockies, with plenty of opportunities to see fall foliage. The route takes you through charming towns, past historic landmarks, and offers beautiful views of the aspens and mountain peaks.





Aspen

Location: Aspen, Colorado

The town of Aspen itself, surrounded by the White River National Forest, offers numerous hiking trails and scenic drives to enjoy the fall colors. Aspen groves are particularly abundant in this area, and the contrast with the rugged mountains creates a stunning visual experience.

Dallas Divide

Location: Near Ridgway

Dallas Divide offers some of the most iconic views in Colorado, with the rugged peaks of the Sneffels Range providing a dramatic backdrop to the golden aspens. The area is particularly photogenic, especially around sunrise and sunset.



Cottonwood Pass

Location: Between Buena Vista and Almont

Cottonwood Pass offers stunning views of fall foliage as it climbs over the Continental Divide. The aspen trees are particularly vibrant here, and the pass offers panoramic views of the surrounding mountains and valleys.

These locations showcase the diverse and breathtaking fall scenery that Colorado has to offer, making them perfect for leaf-peepers, photographers, and nature lovers alike.

THE BEST TIME TO VIEW



COLORS IN COLORADO

The best time to view fall colors in Colorado typically varies depending on the elevation and the region, but generally, the peak season for fall foliage is from mid-September to early October. Here's a more detailed breakdown:

Early September (Late August - Early September)

- Higher Elevations (Above 9,000 feet):
 - Areas such as the San Juan Mountains, Trail Ridge Road in Rocky Mountain National Park, and some parts of the Central Rockies see the earliest changes. At these elevations, the aspen trees begin turning in late August, with peak colors often occurring in early September.

Mid-September (Mid-September to Late September)

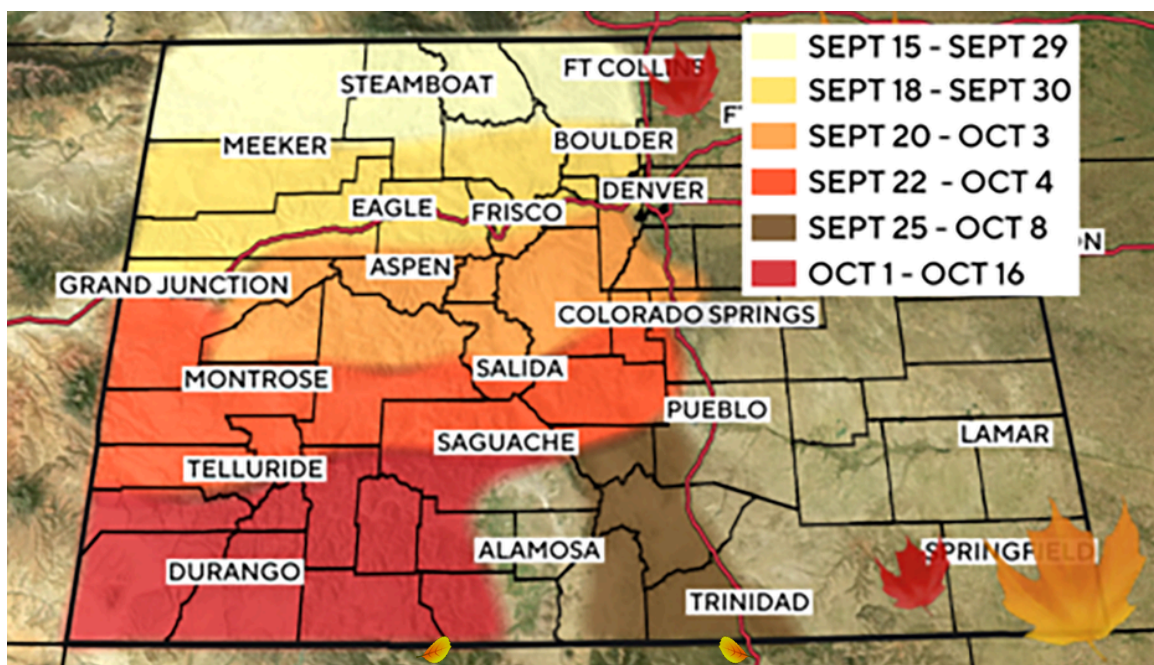
- Mid-Elevation Areas (7,000 - 9,000 feet):
 - This is the prime time for most of Colorado's iconic fall foliage spots. Popular areas like Maroon Bells, Kebler Pass, Independence Pass, and the San Juan Skyway usually reach their peak during this period. The colors are typically most vibrant in mid to late September.

Late September to Early October

- Lower Elevations (6,000 - 8,000 feet):
 - Areas at slightly lower elevations, such as along the Front Range (including Peak to Peak Scenic Byway and areas around Denver), begin to show peak colors around the end of September and into early October. This is also a good time to explore lower elevation routes, like those around Boulder, Colorado Springs, and along rivers and valleys.

Late October

- Foothills and Plains:
 - While most of the mountainous areas will have passed their peak by mid-October, the plains and foothills might still offer some late-season colors, especially in riparian zones (areas along rivers and streams) where cottonwoods and other trees change later.



BUSINESS SPOTLIGHT OF THE MONTH

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

Alamo Drafthouse Cinema & Pandora's Box Bar

8905 Westminster Blvd

Westminster, CO 80031

(303) 731-3330

<https://drafthouse.com/denver/theater/westminster>



"The Alamo Drafthouse Theater is good food, good beer and good film, all at the same place!"



Pardora's Box Bar

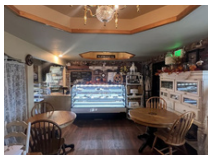


Alamo Drafthouse Cinema

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



Scrumptious
7523 Grandview Ave.
Arvada CO, 80002
(303) 431-2639



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

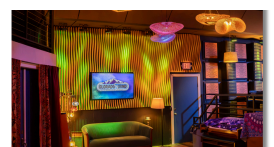


16:3 Cake Studio
Lafayette, CO
(303) 747-5884



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

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

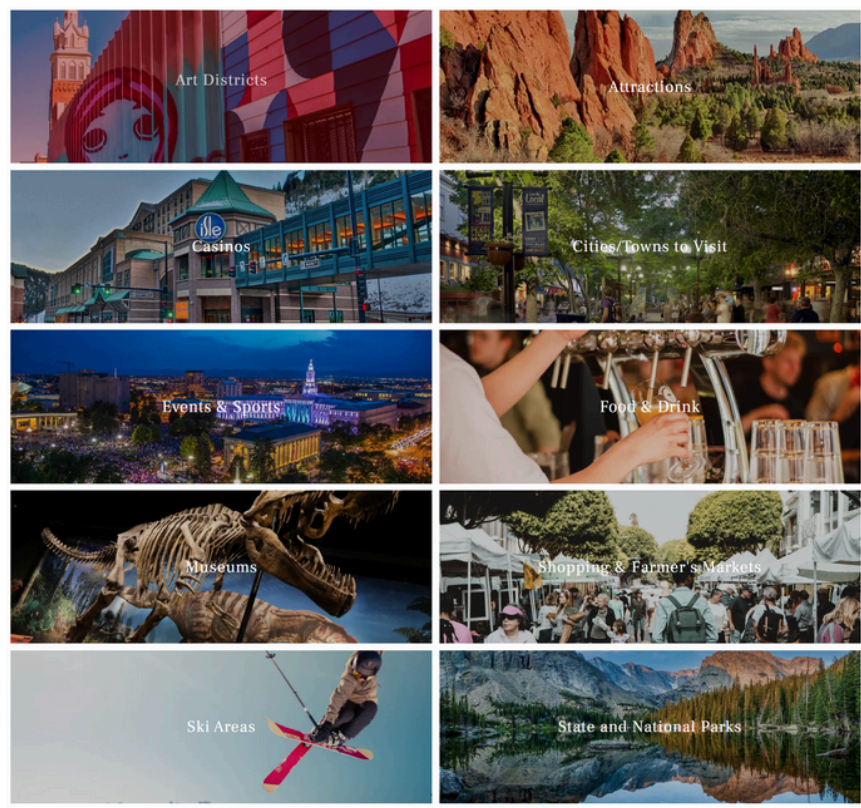


WE'RE HERE TO HELP! WE'RE HERE TO HELP!

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**

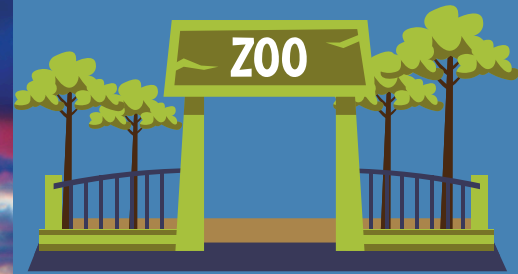
400 Quail Rd., Longmont
longmontcolorado.gov

- 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**

usaafa.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



2024

Fall Activities



hello
AUTUMN

Arvada
Harvest Festival
September 6-8
aradaharvestfestivalparade.com

Aurora
Agriculture Festival
September 14
auroragov.org

Choctoberfest
October 12
cochocolatefests.com

Nick's Fall Fest
Starting in October
nicksgardencenter.com

Fall Into Fun
October 19
auroragov.org

Boulder
Fall Fest
September 13-15
boulderdowntown.com

Pumpkin Patch
Mid-September- October 31
munsonfarms.com

Harvest Festival
October 9
growinggardens.org

Munchkin Masquerade
October 31
boulderdowntown.com

Breckenridge
Oktoberfest
September 13-15
gobreck.com
Film Festival
September 21-24
gobreck.com
Craft Spirits Festival
October 11-13
breckenridgecraftspiritsfestival.com

Broomfield
Broomfield Days
September 21
broomfield.org

Castle Rock
Artfest
September 7 & 8
castlerock.org

Oktoberfest
September 21
downtowncastlerock.com

Fangtastic Festival
October 25
downtowncastlerock.com

Cedaredge
Applefest
October 4-6
cedaredgeapplefest.com

Colorado Springs
Labor Day Lift Off
August 31-September 2
visitcos.com

Harvest Festival
October 5
visitcos.com

Pumpkin Patch
October 5, 12, 19, 26
minerspumpkinpatch.com

Boo at the Zoo
October 18-20, 25-27 & 31
cmzoo.org

Crested Butte
Chili & Beer Festival
September 7
cbchamber.com

Denver
Colorado Rockies
Brew Fest
September 14
mlb.com

Oktoberfest
September 20-22 & 27-29
thedenveroktoberfest.com

Fright Fest
Weekends, September 30
-November 5
elitchgardens.com

Pumpkin Harvest
Festival
October 12 & 13
fourmilepark.org

Glow at the
Botanic Gardens
October 22-27
botanicgardens.org

Estes Park

Elk Fest

September 28-29
visitestespark.com

Autumn Gold Festival

September 21 & 22
estesparkautumngold.com

Fort Collins

Spooky's Pumpkin Patch

Opens September 30
spookypumpkinpatch.com

Golden

Beer Tasting & Chili Cook-Off

October 19
goldenbeerchilicookoff.org

Greeley

Pumpkin Patch

Mid August- Mid October
tiggesfarmllc.com

Hudson

Corn Maze
& Pumpkin Patch
Saturday & Sundays
in October
mazzottifarms.com

Littleton

Corn Maze
Fridays-Sundays
September 20- October 27
botanicgardens.org

Hop Festival

September 21
botanicgardens.org

Giant Pumpkin Festival

September 28
jaredsgarden.com

Pumpkin Festival

October 11-13
botanicgardens.org

Manitou Springs

Emma Crawford
Coffin Races

October 26
manitousprings.org

Morrison

Ciderfest

September 28
morrisonciderfest.org

Pueblo

Chile & Frijoles Festival

September 20-22
pueblochilefestival.com

Telluride

Autumn Classic

September 26-28
tellurideautumnclassic.com

Windsor

Harvest Fest

August 31-September 2
windsorharvestfest.com



information subject to change.

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	
00	00	00	00
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.





2024-25 Season Schedule

COLORADO HOCKEY

2024-2025 SEASON SCHEDULE

SEPTEMBER

SEP. 23*	VS DALLAS	7:00 PM
Sep. 27*	at Dallas	6:00 pm
SEP. 29*	VS UTAH	5:00 PM

OCTOBER

OCT. 1*	VS VEGAS	7:00 PM
Oct. 3*	at Vegas	8:00 pm
Oct. 5*	at Utah	5:00 pm
Oct. 9	at Vegas	8:00 pm
OCT. 12	VS COLUMBUS	7:00 PM
OCT. 14	VS NY ISLANDERS	7:00 PM
OCT. 16	VS BOSTON	7:30 PM
OCT. 18	VS ANAHEIM	7:00 PM
Oct. 20	at San Jose	2:00 pm
Oct. 22	at Seattle	8:30 pm
Oct. 24	at Utah	7:00 pm
OCT. 27	VS OTTAWA	7:00 PM
OCT. 28	VS CHICAGO	7:00 PM
OCT. 30	VS TAMPA BAY	7:00 PM

NOVEMBER

Nov. 2	at Nashville	6:00 pm
NOV. 5	VS SEATTLE	7:00 PM
Nov. 7	at Winnipeg	6:00 pm
NOV. 9	VS CAROLINA	7:00 PM
NOV. 11	VS NASHVILLE	7:00 PM
NOV. 13	VS LOS ANGELES	8:00 PM
NOV. 15	VS WASHINGTON	7:00 PM
Nov. 18	at Philadelphia	5:00 pm
Nov. 21	at Washington	5:00 pm
Nov. 23	at Florida	4:00 pm
Nov. 25	at Tampa Bay	5:00 pm
NOV. 27	VS VEGAS	8:00 PM
Nov. 29	at Dallas	6:30 pm
NOV. 30	VS EDMONTON	8:00 PM

*Preseason Games | Home Games are in ALL CAPS | Game times are Mountain Time | Schedule subject to change.

COLORADO HOCKEY

2024-2025 SEASON SCHEDULE

DECEMBER

Dec. 3	at Buffalo	5:00 pm
Dec. 5	at Carolina	5:00 pm
Dec. 7	at Detroit	5:00 pm
Dec. 8	at New Jersey	5:00 pm
Dec. 10	at Pittsburgh	5:00 pm
DEC. 12	VS UTAH	7:00 PM
DEC. 14	VS NASHVILLE	7:00 PM
Dec. 16	at Vancouver	8:30 pm
Dec. 19	at San Jose	8:30 pm
Dec. 20	at Anaheim	8:00 pm
DEC. 22	VS SEATTLE	6:00 PM
Dec. 27	at Utah	7:00 pm
DEC. 31	VS WINNIPEG	6:00 PM

JANUARY

JAN. 2	VS BUFFALO	7:00 PM
JAN. 4	VS MONTREAL	5:00 PM
JAN. 6	VS FLORIDA	7:00 PM
Jan. 8	at Chicago	5:30 pm
Jan. 9	at Minnesota	6:00 pm
Jan. 11	at Winnipeg	5:00 pm
JAN. 14	VS NY RANGERS	7:00 PM
JAN. 16	VS EDMONTON	7:30 PM
JAN. 18	VS DALLAS	2:00 PM
JAN. 20	VS MINNESOTA	1:00 PM
JAN. 22	VS WINNIPEG	7:30 PM
Jan. 25	at Boston	11:00 am
Jan. 26	at NY Rangers	11:00 am
Jan. 28	at NY Islanders	5:30 pm
JAN. 31	VS ST. LOUIS	7:00 PM

Home Games are in ALL CAPS | Game times are Mountain Time | Schedule subject to change.

COLORADO HOCKEY

2024-2025 SEASON SCHEDULE

FEBRUARY

FEB. 2	VS PHILADELPHIA	1:00 PM
Feb. 4	at Vancouver	8:00 pm
Feb. 6	at Calgary	7:00 pm
Feb. 7	at Edmonton	7:00 pm
Feb. 22	at Nashville	4:00 pm
Feb. 23	at St. Louis	4:00 pm
FEB. 26	VS NEW JERSEY	7:30 PM
FEB. 28	VS MINNESOTA	7:00 PM

MARCH

MAR. 4	VS PITTSBURGH	7:00 PM
MAR. 6	VS SAN JOSE	7:30 PM
MAR. 8	VS TORONTO	5:00 PM
MAR. 10	VS CHICAGO	7:00 PM
Mar. 11	at Minnesota	6:00 pm
Mar. 14	at Calgary	7:00 pm
MAR. 16	VS DALLAS	1:30 PM
Mar. 19	at Toronto	5:00 pm
Mar. 20	at Ottawa	5:00 pm
Mar. 22	at Montreal	5:00 pm
MAR. 25	VS DETROIT	7:00 PM
MAR. 27	VS LOS ANGELES	7:00 PM
MAR. 29	VS ST. LOUIS	2:30 PM
MAR. 31	VS CALGARY	6:30 PM

APRIL

Apr. 2	at Chicago	7:30 pm
Apr. 3	at Columbus	5:30 pm
Apr. 5	at St. Louis	5:00 pm
APR. 8	VS VEGAS	8:00 PM
APR. 10	VS VANCOUVER	7:00 PM
Apr. 12	at Los Angeles	2:00 pm
Apr. 13	at Anaheim	6:00 pm

TICKETS: [ticketmaster.com](https://www.ticketmaster.com)

Ball Arena: 1000 Chopper Circle, Denver, CO 80204

Home Games are in ALL CAPS | Game times are Mountain Time | Schedule subject to change.



colorado

SKI COUNTRY USA

OPENING DAYS

2024-25 SKI SEASON

- Mid-October: Keystone opens, pending weather conditions
- Nov. 8: Breckenridge Ski Resort opens
- Nov. 15: Vail Mountain opens
- Nov. 27: Beaver Creek and Crested Butte Mountain Resorts both open

For Resorts, Snow Reports, and Ski Passes



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!



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