

Let Us Find Your 4Ever Home!

4EVER HOMES *Colorado*

kw KELLER WILLIAMS
AVENUES REALTY

ROCKY MOUNTAIN INSIGHTS

YOUR PREMIER COLORADO REAL ESTATE NEWSLETTER

October 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 [Haunted Colorado](#). Check out our article for fascinating facts and theories.

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

MARKET TRENDS REPORT

Our market trends report for the Metro Denver and Northern Colorado areas, and Mortgage Watch, gives 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 September 30, 2024, Denver Metro Association of Realtors®

11,115

Active Listings

5,053

New Listings

3,761

Pending Sales

35

Avg Days on Market

702K

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](#)

Average Rates	Current	Change				52 Week Range	
		1 day	1 week	1 month	1 year	Low	High
30 Yr. Fixed	6.63%	+0.01% ↑	-0.04% ↓	+0.51% ↑	-1.17% ↓	6.11%	8.03%
15 Yr. Fixed	6.07%	+0.00% —	-0.14% ↓	+0.44% ↑	-1.03% ↓	5.54%	7.35%
30 Yr. FHA	6.08%	-0.01% ↓	-0.10% ↓	+0.42% ↑	-1.14% ↓	5.65%	7.44%
30 Yr. Jumbo	6.74%	+0.00% —	-0.05% ↓	+0.36% ↑	-1.16% ↓	6.37%	8.09%
7/6 SOFR ARM	6.53%	-0.02% ↓	-0.07% ↓	+0.42% ↑	-0.63% ↓	5.95%	7.55%
30 Yr. VA	6.10%	+0.00% —	-0.10% ↓	+0.42% ↑	-1.14% ↓	5.66%	7.46%

Denver Metro

Real Estate Market Report

Week of 10-14-24*

Arvada

Median List Price: \$759,000

Median Days on Market: 49

Aurora

Median List Price: \$550,000

Median Days on Market: 63

Boulder

Median List Price: \$1,799,000

Median Days on Market: 98

Brighton

Median List Price: \$576,900

Median Days on Market: 42

Broomfield

Median List Price: \$757,500

Median Days on Market: 35

Centennial

Median List Price: \$700,000

Median Days on Market: 49

Commerce City

Median List Price: \$550,000

Median Days on Market: 53

Denver

Median List Price: \$725,000

Median Days on Market: 56

Englewood

Median List Price: \$655,000

Median Days on Market: 53

Federal Heights

Median List Price: \$452,500

Median Days on Market: 110

Golden

Median List Price: \$1,200,000

Median Days on Market: 56

Greenwood Village

Median List Price: \$2,395,000

Median Days on Market: 42

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

\$958,950



@4everhomescolorado

Henderson

Median List Price: \$565,000

Median Days on Market: 21

Highlands Ranch

Median List Price: \$779,000

Median Days on Market: 42

Lafayette

Median List Price: \$792,000

Median Days on Market: 49

Lakewood

Median List Price: \$698,500

Median Days on Market: 49

Littleton

Median List Price: \$775,000

Median Days on Market: 49

Lone Tree

Median List Price: \$1,250,000

Median Days on Market: 63

Louisville-Superior

Median List Price: \$1,112,250

Median Days on Market: 56

Northglenn

Median List Price: \$520,000

Median Days on Market: 28

Parker

Median List Price: \$799,999

Median Days on Market: 49

Thornton

Median List Price: \$569,900

Median Days on Market: 49

Westminster

Median List Price: \$607,500

Median Days on Market: 49

Wheat Ridge

Median List Price: \$735,000

Median Days on Market: 53

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



@4everhomescolorado

Northern Colorado (NOCO)

Real Estate Market Report

*Week of 10-14-24**

Ault

Median List Price: \$477,000

Median Days on Market: 24

Berthoud

Median List Price: \$700,000

Median Days on Market: 77

Dacono

Median List Price: \$542,000

Median Days on Market: 46

Eaton

Median List Price: \$729,500

Median Days on Market: 63

Erie

Median List Price: \$815,000

Median Days on Market: 70

Evans

Median List Price: \$425,000

Median Days on Market: 28

Firestone

Median List Price: \$430,000

Median Days on Market: 28

Frederick

Median List Price: \$508,900

Median Days on Market: 70

Ft Collins

Median List Price: \$678,940

Median Days on Market: 56

Ft Lupton

Median List Price: \$505,000

Median Days on Market: 56

Ft Morgan

Median List Price: \$329,900

Median Days on Market: 39

Greeley

Median List Price: \$492,600

Median Days on Market: 42

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



@4everhomescolorado

Johnstown

Median List Price: \$532,425

Median Days on Market: 60

La Salle

Median List Price: \$675,000

Median Days on Market: 70

Longmont

Median List Price: \$665,000

Median Days on Market: 56

Loveland

Median List Price: \$584,900

Median Days on Market: 42

Lyons

Median List Price: \$975,000

Median Days on Market: 105

Mead

Median List Price: \$599,000

Median Days on Market: 98

Milliken

Median List Price: \$539,950

Median Days on Market: 25

Platteville

Median List Price: \$710,000

Median Days on Market: 35

Severance

Median List Price: \$535,522

Median Days on Market: 70

Timnath

Median List Price: \$784,250

Median Days on Market: 70

Wellington

Median List Price: \$519,900

Median Days on Market: 63

Windsor

Median List Price: \$719,900

Median Days on Market: 70

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



@4everhomescolorado

NEW BUILDS

Click on pictures for details

Vista Pines at Crystal Valley (Dayton)



RICHMOND
AMERICAN HOMES

\$1,019,950

6 Bed | .5 Bath | 5320 SqFt | Castle Rock

Hilltop 55+ at Inspiration 55 (Plan C451)s



American
Legend
HOMES

\$750,588

3 Bed | 2 Bath | 1694 SqFt | Aurora

Ridgeline Vista: The Flora Collection
(Snowberry)



MeritageHomes

\$534,990

4 Bed | 3 Bath | 2661 SqFt | Brighton

4610 - The McStain Park Place Collection)
Arras Park



McSTAIN
NEIGHBORHOODS

\$649,900

3 Bed | 2.5 Bath | 1950 SqFt | Thornton

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



Home Watch Colorado *Great Time to Buy or Sell!*

With mortgage rates continuing to drop, more homes on the market, and close-to-list-price ratio at a healthy 99.31%, now is a great time to put your home on the market or purchase your next home, your first

home, a vacation home, or investment property.

CALL US TODAY AND LET'S TALK ABOUT WHAT THIS CAN MEAN TO YOU!

303-404-0404



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.



OCTOBER

Home Maintenance



GUTTER CLEAN-UP: PREVENT CLOGS AND WATER DAMAGE.



HVAC CHECK-UP: ENSURE YOUR HEATING SYSTEM IS COZY-READY.



SEAL WINDOWS AND DOORS: KEEP DRAFTS AT BAY.



OUTDOOR CLEAN-UP: TRIM TREES, CLEAN GARDEN BEDS, AND PREP FOR WINTER, KEEPS DRAFTS AT BAY.





Ready To Grow Your Investment Portfolio?

Real estate can be an excellent addition to your investment strategy. If you're interested in exploring real estate investments, contact me to discuss your options and goals.





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?

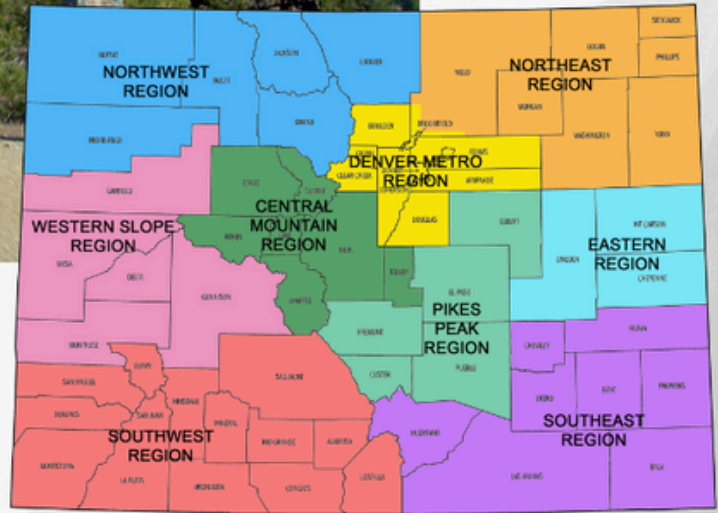




What is your LIFESTYLE?

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!



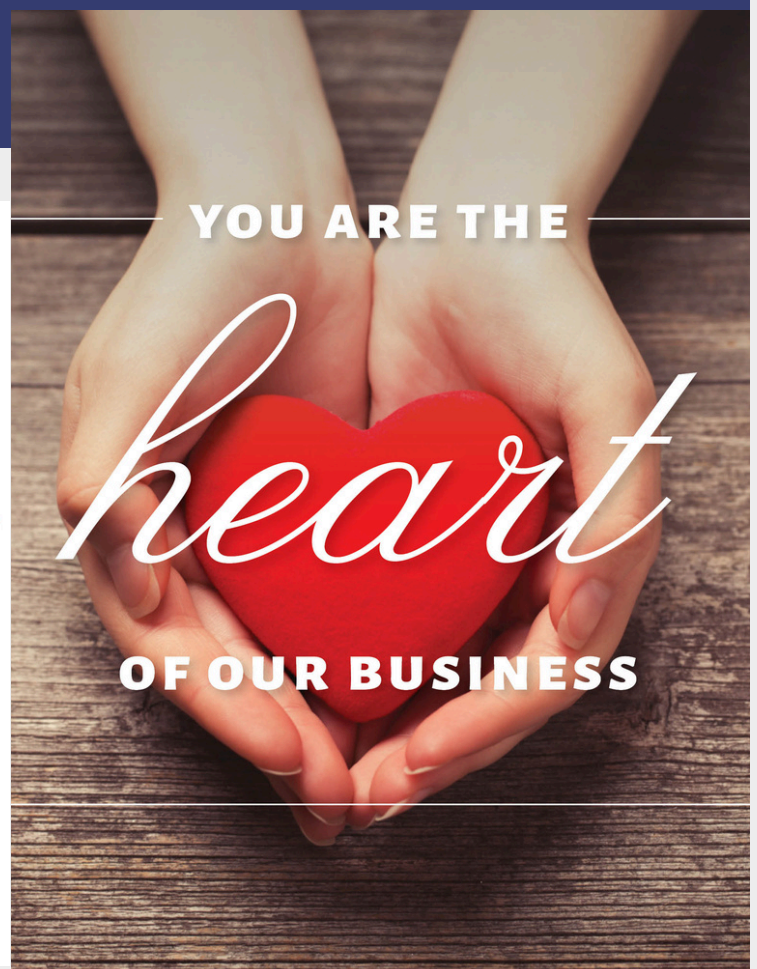
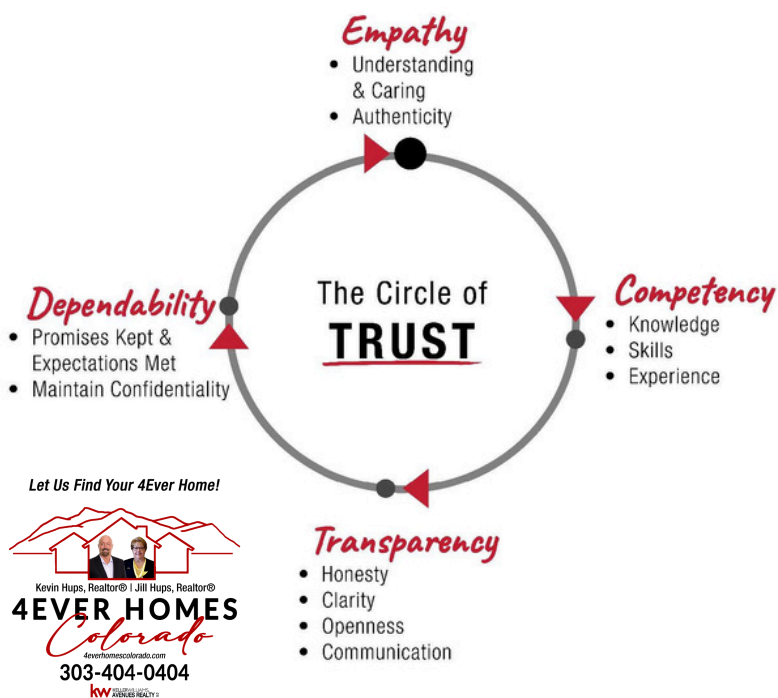
At 4Ever Homes Colorado



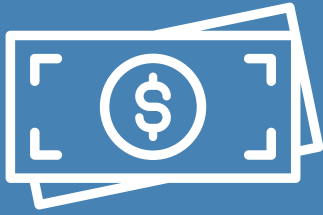
we're committed to being your go-to real estate team. Whether **buying or selling**, it's our mission to educate and guide you through the homeownership process.

Not ready to buy or sell? We LOVE referrals!

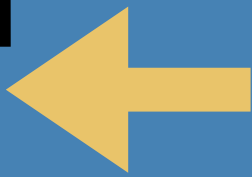
Contact us today at (303) 404-0404 to explore your options and take a step closer to your 4ever home!



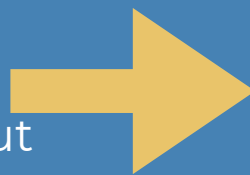
BUILD MORE WEALTH WITH YOUR HOME!



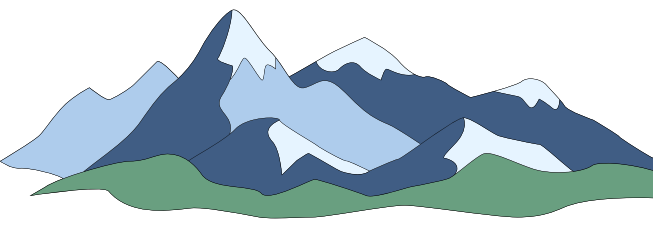
What is My Home Worth?



SCAN
or CLICK
to find out



powered by
*my*homeIQ



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!



Haunted Colorado



Colorado’s haunted history is deeply tied to its past as a frontier state. The intense emotions of the Gold Rush, the tragedies of mining accidents, the hardships of the Wild West, and the many abandoned ghost towns scattered across the state contribute to a culture steeped in legend and mystery. Whether you're a skeptic or a believer, the stories of haunted Colorado continue to captivate, drawing in ghost hunters and thrill-seekers from around the world. Here’s a look at some of the most haunted locations in the state:

The Stanley Hotel (Estes Park)

One of Colorado's most famous haunted spots, the Stanley Hotel, inspired Stephen King's *The Shining*. Guests and staff have reported strange occurrences since the hotel opened in 1909. Phantom footsteps, flickering lights, and ghostly apparitions are common tales. The most haunted area is Room 217, where guests have experienced everything from objects moving on their own to the sensation of being



watched.

Cheesman Park (Denver)

Cheesman Park in Denver has a dark history. It was once a cemetery, but in the late 1800s, the city decided to convert it into a park. However, many of the bodies were never

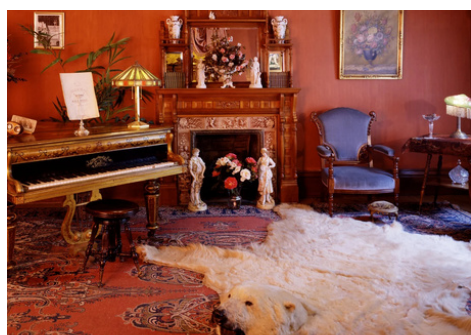


properly moved, and visitors today report feeling uneasy, with some claiming to see ghostly figures at dusk. The park's haunted reputation stems from its unsettling past, with many graves still lying beneath its grounds.



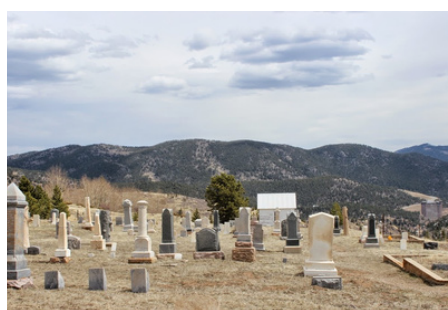
The Molly Brown House (Denver)

The Titanic survivor Margaret "Molly" Brown's house in Denver is said to be haunted by both her spirit and that of her husband, J.J. Brown. Visitors report hearing mysterious voices, footsteps, and even the piano playing by itself. Staff have also described objects moving or disappearing. The house is now a museum, and while it celebrates Molly's life, it also embraces its haunted reputation.



Central City Masonic Cemetery (Central City)

Central City, known for its mining history, is home to the haunted Masonic Cemetery. One of the most famous ghosts is that of a woman dressed in black who is said to visit the grave of John Edward Cameron every year on April 5th. No one knows who she is, but locals have reported seeing her vanish into thin air. The cemetery, perched on a hill, offers a quiet yet eerie setting that has spooked visitors for generations.



Hotel Jerome (Aspen)

Aspen's luxurious Hotel Jerome has been around since 1889 and is said to host several ghostly entities. The most famous is the spirit of a little boy who allegedly drowned in the hotel's pool in the early 1900s. Guests have reported seeing the boy wandering the halls in a drenched suit or hearing his



laughter in the middle of the night. The hotel's opulent setting only adds to the ghostly allure.



The Gold Camp Road Tunnels (Colorado Springs)

Just outside Colorado Springs, the Gold Camp Road tunnels have a sinister reputation. The tunnels were built in the late 1800s to serve as train routes for the mining industry, but several workers are said to have died during their construction. Today, visitors report hearing screams, feeling cold spots, and seeing strange shadows when driving through. One tunnel is even rumored to have collapsed on a school bus in the 1980s, adding to the eerie atmosphere.



The Museum of Colorado Prisons (Cañon City)

Formerly a women's prison, the Museum of Colorado Prisons is known for paranormal activity. Visitors have reported hearing disembodied voices, seeing shadowy figures, and experiencing cold spots throughout the building. The prison's dark history, combined with the tragic fates of many of its inmates, has led to its haunted reputation.



The Brown Palace Hotel (Denver)

Opened in 1892, the Brown Palace Hotel in Denver has hosted celebrities and dignitaries, but it's also home to several ghosts. One of the most well-known hauntings is that of a man in a train conductor's uniform seen wandering the halls. Guests have also reported hearing children laughing and the unexplained sounds of a piano playing in the ballroom, long after everyone has gone to bed.



Riverdale Road (Thornton)

Perhaps the most famous haunted road in Colorado, Riverdale Road, stretches between Thornton and Brighton. It's often called "The Gates of Hell" due to the numerous paranormal reports tied to it. The road is believed to be cursed, with stories ranging

from ghostly apparitions to strange sounds and even demonic entities. One of the most chilling legends is that of a phantom jogger. According to the story, a jogger was hit by a car along the road, and now his spirit haunts the area, often chasing after cars that speed by. Drivers have reported hearing rapid footsteps and banging on their car doors, only to look and find no one there. Riverdale Road is also said to be home to a ruined mansion where a man reportedly went mad and burned his house down with his family inside, leaving behind restless spirits that still wander the area.



Phantom Canyon Road (Between Florence and Victor)

A scenic yet isolated dirt road winding through the mountains, Phantom Canyon Road is part of the Gold Belt Scenic Byway. Its name alone evokes an eerie feeling, but the road's haunted reputation comes from its history as a former stagecoach route and railway line. The area was a hotspot during Colorado's gold rush, and many workers died during its construction.



Travelers have reported seeing ghostly apparitions of miners along the sides of the road, especially near old mining sites. Some claim to have encountered an eerie stagecoach, pulled by spectral horses, disappearing into the mist. The road itself, with its sharp turns and narrow pathways, can feel unnerving, especially at night when the mountains close in, and shadows play tricks on the eyes.

Third Bridge (Between Aurora and Bennett)

Third Bridge, also known as “Ghost Bridge,” is located east of Aurora and has been the center of numerous ghost sightings and paranormal reports. The bridge crosses Kiowa Creek and is surrounded by rural farmland, creating an isolated and eerie atmosphere. Many visitors have reported hearing ghostly drumming, believed to be the echoes of Native American ceremonies or battles that took place in the area long ago. Visitors to Third Bridge frequently mention strange sounds, sudden drops in temperature, and an overwhelming sense of dread, particularly at night.



BUSINESS SPOTLIGHT OF THE MONTH

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

Los Arcos Mexican Restaurant

4991 W 80Th Ave

Westminster, CO 80030

(303) 426-8523

<https://www.arcosrestaurant.com>



Authentic Mexican Food. Serving the local community for over 45 years.



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



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



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



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

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



Alamo Drafthouse
8905 Westminster Blvd,
Westminster, CO 80031
(303) 731-3330



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



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

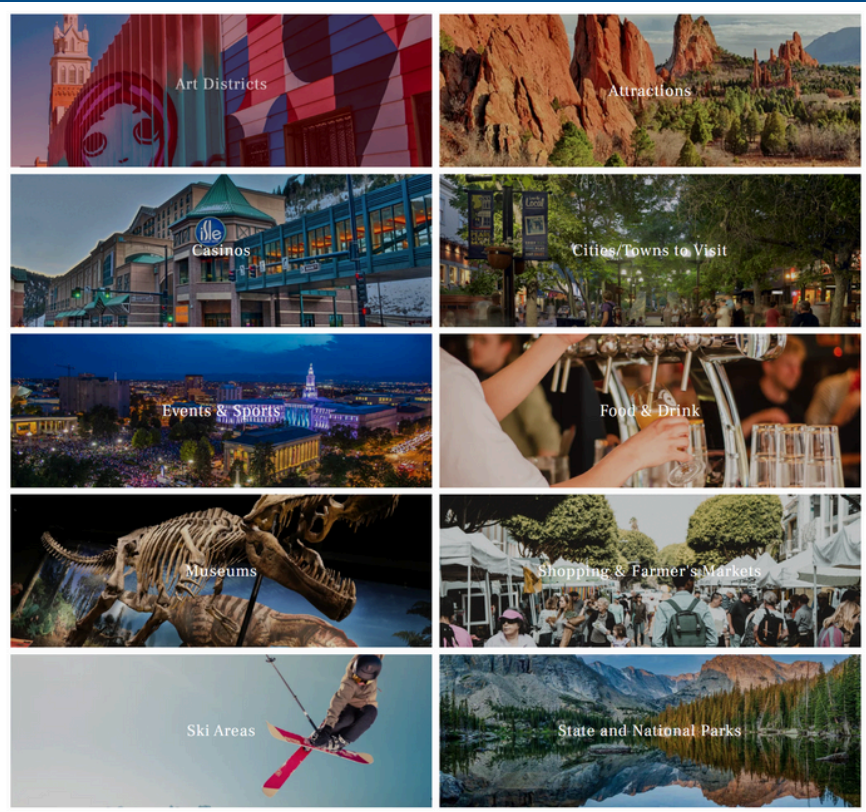


WE'RE HERE TO HELP! WE'RE HERE TO HELP!

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/>



2024

COLORADO

FREE DAYS



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

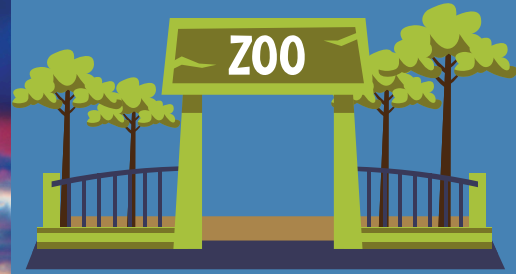
400 Quail Rd., Longmont
longmontcolorado.gov

- 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
arvadaharvestfestivalparade.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
spookyspumpkinpatch.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.

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
Sat, 9/7	at Nebraska
Sat, 9/14	at Colorado State
SAT, 9/21	VS BAYLOR
Sat, 9/28	at Central Florida
SAT, 10/12	VS KANSAS STATE
Sat, 10/19	at Arizona
SAT, 10/26	VS CINCINNATI
Sat, 11/9	at Texas Tech
SAT, 11/16	VS UTAH
Sat, 11/23	at Kansas
SAT, 11/29	VS OKLAHOMA STATE

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

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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

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

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



2024-25 Basketball Season **SCHEDULE**





2024-2025 SEASON SCHEDULE

OCTOBER

Oct. 4*	at Boston Celtics	10:00 am
Oct. 6*	at Boston Celtics	8:00 am
OCT. 13*	VS PHOENIX SUNS	7:00 PM
OCT. 15*	VS OKLAHOMA CITY THUNDER	7:00 PM
Oct. 18*	at Minnesota Timberwolves	6:00 pm
OCT. 24	VS OKLAHOMA CITY THUNDER	8:00 PM
OCT. 26	VS LA CLIPPERS	3:00 PM
Oct. 28	at Toronto Raptors	5:30 pm
Oct. 29	at Brooklyn Nets	5:30 pm

NOVEMBER

Nov. 1	at Minnesota Timberwolves	7:30 pm
NOV. 2	VS UTAH JAZZ	8:00 PM
NOV. 4	VS TORONTO RAPTORS	8:00 PM
NOV. 6	VS OKLAHOMA CITY THUNDER	7:00 PM
NOV. 8	VS MIAMI HEAT	7:00 PM
NOV. 10	VS DALLAS MAVERICKS	6:00 PM
Nov. 15	at New Orleans Pelicans	6:00 pm
Nov. 17	at Memphis Grizzlies	4:00 pm
Nov. 19	at Memphis Grizzlies	6:00 pm
NOV. 22	VS DALLAS MAVERICKS	8:00 PM
Nov. 23	at Los Angeles Lakers	8:30 pm
NOV. 25	VS NEW YORK KNICKS	7:00 PM
Nov. 27	at Utah Jazz	7:00 pm

*Preseason Games

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



2024-2025 SEASON SCHEDULE

DECEMBER

Dec. 1	at LA Clippers	8:00 pm
DEC. 3	VS GOLDEN STATE WARRIORS	8:00 PM
Dec. 5	at Cleveland Cavaliers	5:00 pm
Dec. 7	at Washington Wizards	5:00 pm
Dec. 8	at Atlanta Hawks	4:00 pm
Dec. 19	at Portland Trail Blazers	8:00 pm
Dec. 22	at New Orleans Pelicans	5:00 pm
DEC. 23	VS PHOENIX SUNS	8:00 PM
Dec. 25	at Phoenix Suns	8:30 pm
DEC. 27	VS CLEVELAND CAVALIERS	7:00 PM
DEC. 28	VS DETROIT PISTONS	7:00 PM
Dec. 30	at Utah Jazz	7:00 pm

JANUARY

JAN. 1	VS ATLANTA HAWKS	7:00 PM
JAN. 3	VS SAN ANTONIO SPURS	7:00 PM
Jan. 4	at San Antonio Spurs	6:00 pm
JAN. 7	VS BOSTON CELTICS	8:00 PM
JAN. 8	VS LA CLIPPERS	7:00 PM
JAN. 10	VS BROOKLYN NETS	7:00 PM
Jan. 12	at Dallas Mavericks	1:00 pm
Jan. 14	at Dallas Mavericks	7:30 pm
JAN. 15	VS HOUSTON ROCKETS	7:00 PM
Jan. 17	at Miami Heat	6:00 pm
Jan. 19	at Orlando Magic	4:00 pm
JAN. 21	VS PHILADELPHIA 76ERS	8:00 PM
JAN. 23	VS SACRAMENTO KINGS	7:00 PM
Jan. 25	at Minnesota Timberwolves	1:00 pm
Jan. 27	at Chicago Bulls	6:00 pm
Jan. 29	at New York Knicks	5:30 pm
Jan. 31	at Philadelphia 76ers	5:30 pm

Home Games are in ALL CAPS.
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2024-2025 SEASON SCHEDULE



FEBRUARY

Feb. 1	at Charlotte Hornets	5:00 pm
FEB. 3	VS NEW ORLEANS PELICANS	7:00 PM
FEB. 5	VS NEW ORLEANS PELICANS	8:00 PM
FEB. 6	VS ORLANDO MAGIC	7:00 PM
Feb. 8	at Phoenix Suns	7:00 pm
FEB. 10	VS PORTLAND TRAIL BLAZERS	7:00 PM
FEB. 12	VS PORTLAND TRAIL BLAZERS	7:00 PM
FEB. 20	VS CHARLOTTE HORNETS	7:00 PM
FEB. 22	VS LOS ANGELES LAKERS	6:30 PM
Feb. 24	at Indiana Pacers	5:00 pm
Feb. 27	at Milwaukee Bucks	5:30 pm
Feb. 28	at Detroit Pistons	5:00 pm

MARCH

Mar. 2	at Boston Celtics	11:00 am
MAR. 5	VS SACRAMENTO KINGS	7:00 PM
MAR. 7	VS PHOENIX SUNS	8:00 PM
Mar. 9	at Oklahoma City Thunder	11:00 am
Mar. 10	at Oklahoma City Thunder	6:00 pm
MAR. 12	VS MINNESOTA TIMBERWOLVES	8:00 PM
MAR. 14	VS LOS ANGELES LAKERS	7:30 PM
MAR. 15	VS WASHINGTON WIZARDS	7:00 PM
Mar. 17	at Golden State Warriors	8:00 pm
Mar. 19	at Los Angeles Lakers	8:00 pm
Mar. 21	at Portland Trail Blazers	8:00 pm
Mar. 23	at Houston Rockets	5:00 pm
MAR. 24	VS CHICAGO BULLS	7:00 PM
MAR. 26	VS MILWAUKEE BUCKS	7:00 PM
MAR. 28	VS UTAH JAZZ	7:00 PM

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!



If your home is currently listed with another real estate agent, this is not intended as a solicitation.