



Let Us Find Your 4Ever Home!

4EVER HOMES *Colorado*

kw KELLER WILLIAMS
AVENUES REALTY

ROCKY MOUNTAIN **INSIGHTS**

YOUR PREMIER COLORADO REAL ESTATE NEWSLETTER

JANUARY 2025

Happy
New Year!



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 Exploring Colorado's Scenic Railroads. Check out our article for fascinating facts and history. Also, check out our new Recipe section!

<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 December 31, 2024, Denver Metro Association of Realtors®

6,888

Active Listings

1,840

New Listings

2,459

Pending Sales

56

Avg Days on Market

689K

AVG Close 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	7.08%	+0.01% ↑	-0.16% ↓	+0.16% ↑	+0.20% ↑	6.11%	7.52%
15 Yr. Fixed	6.50%	+0.02% ↑	-0.03% ↓	+0.30% ↑	+0.35% ↑	5.54%	6.91%
30 Yr. FHA	6.47%	-0.01% ↓	-0.08% ↓	+0.21% ↑	+0.32% ↑	5.65%	7.00%
30 Yr. Jumbo	7.35%	+0.00% —	-0.07% ↓	+0.20% ↑	+0.25% ↑	6.37%	7.68%
7/6 SOFR ARM	6.97%	-0.01% ↓	-0.13% ↓	+0.14% ↑	+0.72% ↑	5.95%	7.55%
30 Yr. VA	6.48%	-0.02% ↓	-0.09% ↓	+0.20% ↑	+0.31% ↑	5.66%	7.03%



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

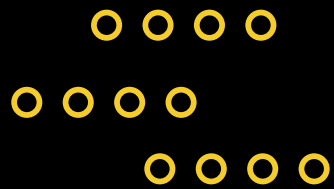
In most cases, the builder pays the Buyer's Agent (BA) compensation, not you*. This means you get expert advice and representation at no additional cost.

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.



WE NEED YOUR VENDORS!



- Electricians
- Plumbers
- General Contractors
- Fencing
- Decking
- Painters
- HVAC
- and more!

**IF YOU KNOW OF
RELIABLE HOME
SERVICE BUSINESSES,
WE'D LOVE TO HEAR
ABOUT THEM!**

**DROP US AN EMAIL OR
FILL OUT OUR HANDY
VENDOR FORM**



OVERCOME THE AFTER-CHRISTMAS HOME DECOR BLUES



- Add warm, ambient lighting with candles or string lights.
- Layer textiles using chunky knit blankets, faux fur throws, and linen throws to keep warm and add visual interest.
- Bring the outdoors inside with potted plants, window boxes, and hanging plants.

- Use small spruce trees or branches, pine cones, or a pine wreath.
- Use a natural color scheme.
- Use candlesticks in wintery colors like light blue to create a cozy, understated look.
- Rearrange your furniture for a fresh look or add soft throws and pillows for extra comfort.



Real Estate Investing

1.



Understand the market that you would like to invest in. What is the neighborhood like? What are the current home values in the neighborhood?

2.



Now that you've picked your investment area, what's your exit strategy? Are you a flipper? Do you enjoy engaging with tenants? Or would you like to simply collect passive income?

3.



Now that you know your area, numbers, and exit strategy. How will you finance the investment?

THERE ARE MANY OPTIONS NO MATTER
WHAT LEVEL OF INVESTOR YOU ARE





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®





Understanding recent industry
changes

Visitors attending an open house independently do not need a written Buyer's Agent agreement.








However, if a buyer wants an agent to show them properties that aren't holding open houses, a written agreement will be necessary.



HOUSE HUNTING?

HERE ARE THE TOP 5 MUST-DOS!

-  **1. Set Your Budget:** Determine your budget and get pre-approved for a mortgage. Knowing your financial boundaries is the first step to a successful house hunt.
-  **2. Define Your Priorities:** List your must-haves and nice-to-haves. Prioritize features, location and make your search easier.
-  **3. Research Neighborhoods:** Investigate prospective areas for safety, schools, amenities and future growth. Find the perfect community for your family.
-  **4. Attend Open Houses:** Explore properties to get a feel for layout and condition. Don't forget to take notes and pictures to compare later.
-  **5. Hire a Realtor:** A professional can guide you through the process, negotiate and help you make the best choice. They're your house hunting secret weapon!



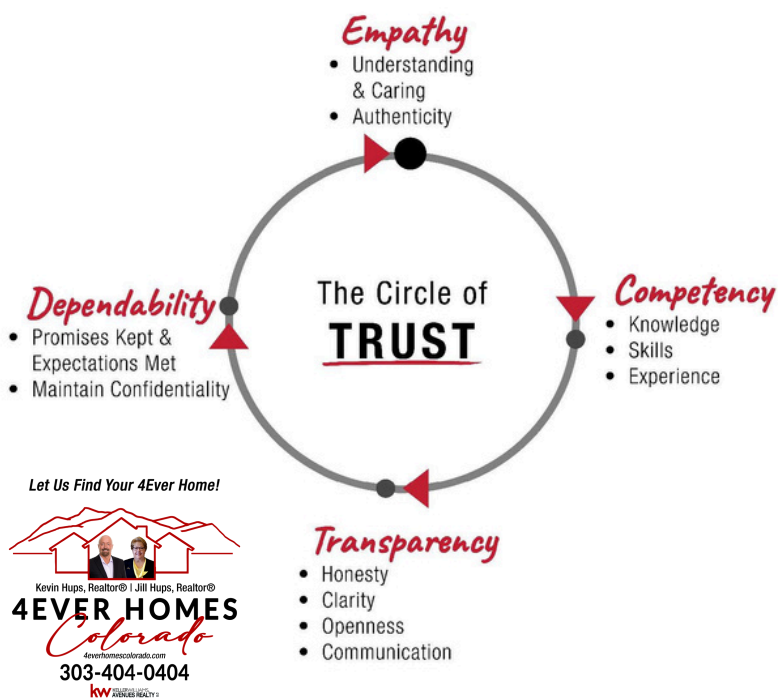
At 4Ever Homes Colorado



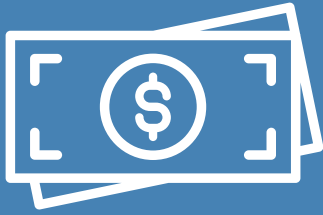
we're committed to being your go-to real estate team. Whether **buying or selling**, it's our mission to educate and guide you through the homeownership process.

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



January Recipes

ONE-PAN TUSCAN CHICKEN

Courtesy of The Kitchn (<https://www.thekitchn.com/tuscan-chicken-recipe-23624913>)

Ingredients

- 1 small yellow onion
- 3 cloves garlic
- 1/2 cup drained oil-packed sun-dried tomatoes (2 1/2 ounces)
- 1 ounce Parmesan cheese (1/2 cup firmly packed freshly grated or 1/3 cup store-bought grated)
- 2 large boneless, skinless chicken breasts (1 1/2 to 2 pounds total)
- 1 1/2 teaspoons kosher salt, divided
- 1/2 teaspoon freshly ground black pepper
- 2 to 3 tablespoons olive oil, divided
- 2 teaspoons dried Italian seasoning
- 5 ounces baby spinach (about 5 packed cups)
- 1 1/4 cups heavy cream



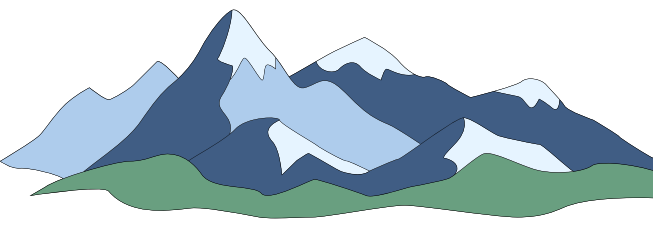
Instructions

1. Dice 1 small yellow onion (about 2/3 cup). Mince 3 garlic cloves. Thinly slice 1/2 cup drained oil-packed sun-dried tomatoes. Finely grate 1 ounce Parmesan cheese if needed (about 1/2 cup lightly packed), or measure out 1/3 cup store-bought grated.
2. Cut 2 large boneless, skinless chicken breasts in half horizontally (also known as butterflying). Pat dry with paper towels. Season all over with 1 teaspoon of the kosher salt and 1/2 teaspoon black pepper.
3. Heat 1 tablespoon of the olive oil in a large skillet over medium-high heat until shimmering. Add half of the chicken in a single layer and sear

until browned, 3 to 5 minutes per side. Transfer to a large plate (the chicken will not be cooked through). Add 1 tablespoon of the olive oil to the pan and repeat browning the remaining chicken. Transfer to the same plate.

4. Reduce the heat to medium. Add the remaining 1 tablespoon olive oil, if needed, and heat until shimmering. Add the onion and cook, stirring occasionally until softened, 2 to 3 minutes. Add the garlic, sun-dried tomatoes, and 2 teaspoons dried Italian seasoning. Cook until fragrant, 30 seconds to 1 minute. Add 5 ounces baby spinach a handful at a time. Cook, stirring regularly, until just wilted, 1 to 2 minutes.
5. Add the Parmesan, 1 1/4 cups heavy cream, and the remaining 1/2 teaspoon kosher salt. Bring to a simmer, scraping up any browned bits from the bottom of the pan with a wooden spoon. Reduce the heat to maintain a gentle simmer. Return the chicken and any accumulated juices on the plate to the pan and cook until the chicken is cooked through and registers at least 165°F on an instant-read thermometer, 4 to 7 minutes.





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!



Exploring Colorado’s Scenic Railroads

Colorado’s scenic railroads offer an unforgettable way to experience the state’s breathtaking landscapes, rich history, and charming mountain towns. These iconic train journeys blend stunning views with stories of the state’s mining and pioneer heritage. Here’s a look at some of the most beloved railways across Colorado:

Durango & Silverton Narrow Gauge Railroad

This historic steam-powered train takes passengers through the rugged San Juan Mountains, offering jaw-dropping views of cliffs, rivers, and forests. Originally built to transport silver and gold, it now provides a nostalgic trip back in time.



Georgetown Loop Railroad

Nestled in the Rocky Mountains, this narrow-gauge railroad connects Georgetown and Silver Plume. The train ride features steep grades, sharp curves, and the famous Devil’s Gate High Bridge, making it a thrilling journey.

Cumbres & Toltec Scenic Railroad

Crossing the Colorado-New Mexico border, this railway is America’s highest and longest narrow-gauge railroad. The route offers majestic views of high desert, mountain meadows, and historic mining towns.





The Broadmoor Manitou and Pikes Peak Cog Railway

This cog railway ascends to the summit of Pikes Peak, one of Colorado's most famous fourteeners. The journey offers panoramic views of alpine forests, rugged peaks, and distant plains.

Royal Gorge Route Railroad

Running along the Arkansas River, this train passes through the dramatic Royal Gorge. Highlights include the towering cliffs, the famous suspension bridge, and gourmet dining onboard.



Leadville, Colorado & Southern Railroad

Located in the heart of the Rockies, this railroad offers a tranquil ride through the Arkansas River Valley with views of Colorado's two highest peaks, Mount Elbert and Mount Massive.

Cripple Creek & Victor Narrow Gauge Railroad

Step into the past on this charming railroad, which offers a short yet scenic ride through mining country. The journey includes fascinating commentary on the area's gold rush history.



California Zephyr

One of America's most famous Amtrak routes, the California Zephyr travels from Chicago to San Francisco, cutting through Colorado's stunning Rocky Mountains along the way. Highlights include Glenwood Canyon and the Continental Divide.

Southwest Chief

Connecting Chicago to Los Angeles, this Amtrak route traverses southern Colorado, offering scenic views of wide-open plains, mountain backdrops, and historic towns.



Rockies to the Red Rocks via the Rocky Mountaineer

This luxurious train journey connects Denver to Moab, Utah, with an overnight stay in Glenwood Springs. Passengers enjoy incredible views of canyons, red rock formations, and river valleys, all in first-class comfort.

Whether you're a history enthusiast or simply looking to marvel at Colorado's natural beauty, these railroads provide a timeless and unique adventure through the heart of the Rockies.

BUSINESS SPOTLIGHT OF THE MONTH

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

Benders Bar & Grill

10710 Westminster Blvd

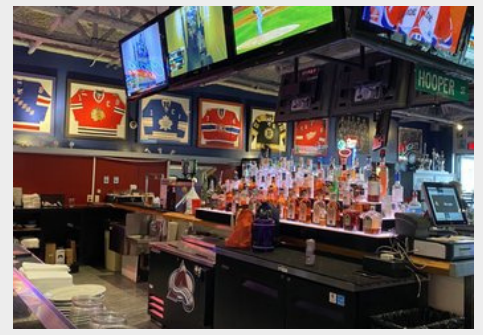
Westminster, CO 80020

303-974-5215

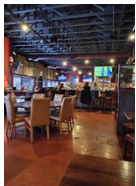
<https://bendersbarandgrill.com/>



Hockey-themed restaurant at the Westminster Ice Rink at the Promenade. Serving up diverse bar bites and a great view of the ice rink.



PREVIOUS BUSINESS SPOTLIGHTS



North Side Tavern
12708 Lowell Blvd
Broomfield, CO 80020
(303) 466-8643



Wishbone Restaurant
9701 Federal Blvd
Westminster, CO 80031
(303) 465-6204



Los Arcos Mexican Restaurant
4991 W 80Th Ave
Westminster, CO 80030
(303) 426-8523



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



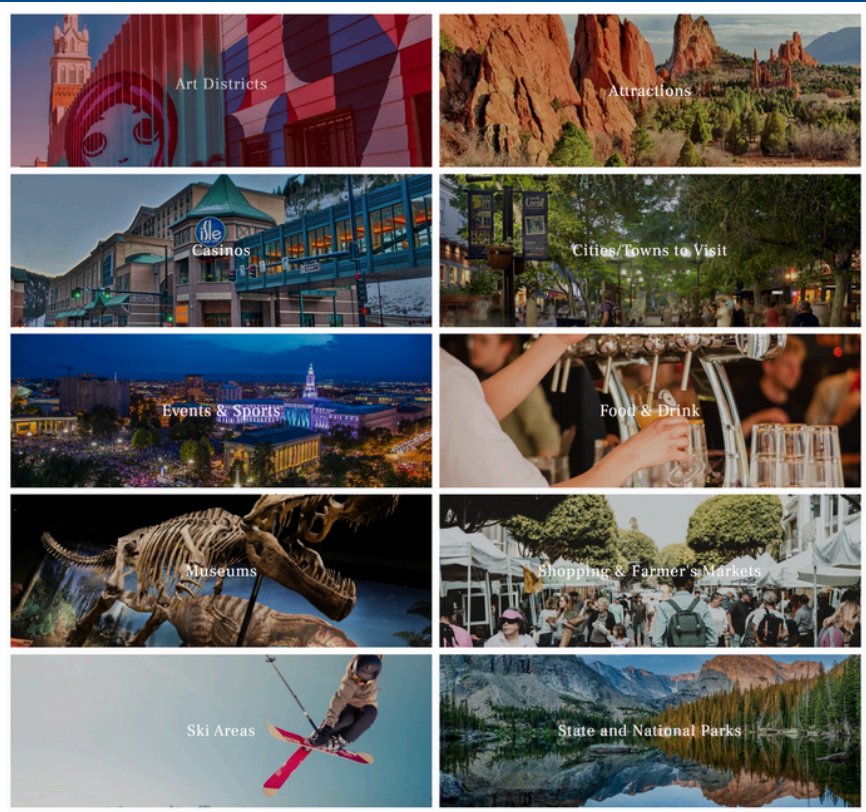
Tokyo House
3013 W 104th Ave #100
Westminster, CO 80031
(303) 524-9568

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

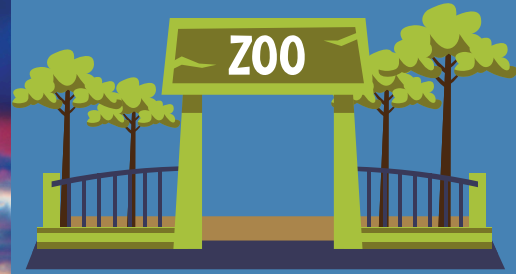
400 Quail Rd., Longmont
longmontcolorado.gov

- 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





colorado

SKI COUNTRY USA

2024-25 SKI SEASON

OPENING DATES



- **Arapahoe Basin: November 2, 2024**
- **Aspen Highlands: December 14, 2024**
- **Aspen Mountain: November 28, 2024**
- **Beaver Creek: November 27, 2024**
- **Breckenridge: November 8, 2024**
- **Buttermilk: December 14, 2024**
- **Copper Mountain: November 8, 2024**
- **Crested Butte: November 27, 2024**
- **Eldora: November 15, 2024**
- **Keystone: November 2, 2024**
- **Powderhorn: November 22, 2024**
- **Purgatory: November 16, 2024**
- **Snowmass: November 28, 2024**
- **Steamboat: November 23, 2024**
- **Telluride: November 28, 2024**
- **Vail: November 15, 2024**
- **Wolf Creek: October 26, 2024**

Some other resorts, like Echo Mountain, Granby Ranch, Hesperus, and Sunlight Mountain Resort, are expected to open as soon as conditions allow, which could be in early December.

For Resorts, Snow Reports, and Ski Passes





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.
Game times are Mountain Time.
Schedule subject to change.

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

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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!



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