

August 2020

The Latest News From Jeffrey and Wade



Exciting News

We are pleased to announce that we have started our own Brokerage. After 20 years of successfully being with Coldwell Banker we have decided to start our own Real Estate Company. It is called Home Gnome Realty and we will be happy to help you and all your friends and family with all their Real Estate needs. In addition to starting our own Brokerage, Wade has taken early retirement from Southwest Airlines. As much as he loved working for Southwest and loved the company he was offered a retirement package he could not pass up. He will now be devoting all his time helping our Clients Buy and Sell homes. Jeffrey will continue to help his clients with Home Improvement Projects while at the same time helping our Real Estate Clients. We have leased a new office space that is very convenient and easy to get to from anywhere in the Metro Area. Our new office is located at I-225 and Parker Road. We are also excited to announce that we have joined the IRES and Pikes Peak MLS systems which allows us to search homes in Northern Colorado, Southern Colorado and Eastern Plains as well as the Denver Metro Area (as we have always been able to). We are also members of the Denver Metro Area Realtors (DMAR) and the National Association of Realtors (NAR). If you know anyone that needs to Buy or Sell a home please let us know. Thanks, Wade and Jeffrey



Mortgage Rates Hit Another All-Time Low

If it seems like you keep hearing about mortgage rates hitting yet another record low, that's because you are. The 30-year mortgage rate just hit its eighth record low so far this year. The average interest rate on a 30-year fixed-rate mortgage fell to a record low of 2.88% this past week, according to Freddie Mac. That's the lowest level in the nearly 50 years of the mortgage giant's survey. The 15-year fixed-rate mortgage dropped to 2.44%. The low rates give potential home buyers more purchasing power and should strengthen demand in the real estate market, Freddie Mac said. "We expect rates to stay low and continue to propel the purchase market forward," said Sam Khater, Freddie Mac's chief economist. "However, the main barrier to rising demand remains the lack of inventory, especially for entry-level homes." The number of homes for sale has fallen to some of the lowest levels on record, said George Ratiu, Realtor.com's senior economist. This has led to a frenzied environment of multiple bids, price escalation clauses and inspection waivers. "Historically-low mortgage rates are stoking demand for real estate, as buyers are rushing to lock-in low monthly payments," he said. "Sellers remain wary to list and are often buyers themselves for their next home, so they continue to struggle with the same limited supply." Prospective home buyers are also facing tightened lending standards, said Ratiu. "At this pace, tighter lending standards and low inventory will squeeze housing activity and we will see a substantial slowdown in sales in the second half of this year," he said. Although refinance and purchase applications decreased last week, both are considerably higher than a year ago, according to the Mortgage Bankers Association. Refinances are up by 84% over last year and purchase applications are 22% higher than they were last year. The MBA expects rates to remain at these low levels, spurring strong refinance activity and offering homeowners some relief during these uncertain economic times with lower monthly mortgage payments, said Joel Kan, MBA's associate vice president of economic and industry forecasting. But he noted that loan balances are going up. "Purchase loan balances continued to climb, which is perhaps a sign that the still-weak job market and tighter credit for government loans are constraining some first-time homebuyers."

By Anna Bahney, CNN Business August 7, 2020



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"Still Your House Hubby Too"





Tips For The Sudden Homeschool Parent

With the "safe at home" mandate and schools closing, a lot of parents are finding themselves in uncharted territory. Homeschooling. Maybe you've always wanted the chance to stay home and teach your kids but working and life have gotten in the way. Or, maybe you find yourself in the, "I did not sign up for this" boat. Whatever your thoughts and feelings about it, and here in California, we are weeks into this and we are going to have to hunker down for the duration of the school year. As a homeschool mom I have been homeschooling for the past 16 years. My husband and I have 3 kids and we made the choice years ago for me to stay home and teach the kids. It's been a daunting task at times, and other times it's been a joy, but it was always our choice. I don't know what it would be like to just be thrown into it all of a sudden not really prepared or knowing what to expect. I imagine it feels kind of like the rug has been pulled out from under you. The following is a list of a few tips from this homeschool momma. Now, I do not consider myself a "professional" homeschool mom; not by far. But I will say, that over the past 16 years I have had many successes and many failures along this homeschool journey. My hope is that one or two of these things will help your family, or at the very least, make you laugh.

Take a Breath

Take a moment at the start of your day and have a cup of joe, or tea, and do something you enjoy. You can meditate, read, workout or watch the news or something on TV. Whatever you do I would suggest starting your day without the kids. This will give you some precious alone time in the morning to charge your battery. I usually get up, have a cup of coffee and read in the morning. Then I wake up my kids. My kids are 13 and 17 (my oldest is in college) so they enjoy their sleep... a lot! When my kids were little and one of them would try to get up with me, I would just task them with something that would last the 15-20 minutes that I wanted to myself. Like pick up their room or wash up and brush their teeth and hair, or get ready for their day. My oldest was able to read when we started to homeschool and she developed the pattern of getting up and reading quietly in her room. This was okay with me, as long as she wasn't interrupting me.

Eat Breakfast

I know this sounds elementary but I cannot tell you how many times I've been coming completely unglued or yelling, "7 times 7 is 49!" at the top of my lungs, just to realize that I didn't eat breakfast. Teaching the kids while 'hangry' is no picnic, for anyone. Also, teaching 'hangry' kids is no fun. Making sure everyone has had breakfast is a simple way to set your family up for success. Now I'm not saying you'll have a perfect day, but hey, you won't be hungry! I find breakfast is a good way to have a sort of "daily operations" meeting with my family. It is also a great way to combat the inevitable "but I haven't eaten yet" that your child will try to use to get out of studying cell mitosis or better yet, fractions.

Pace Yourself

If you are in the "I have always wanted to try this" category then I would caution you to not try everything at once. There are so many great resources out there and you just can't try them all. If you find something you would like to try with your family I would suggest

(Continue in Next Column)



Smoked Sausage and Pepper Pasta Skillet

Ingredients

- 8 oz uncooked pasta (any type)
- 2 tsp olive oil
- 1 - 14 oz pkg Hillshire Farms Smoked Turkey Sausage
- 2 medium bell peppers cut into 2" strips (any color)
- 1 medium sweet onion, cut in half and then slices
- 2 cloves garlic, minced
- 1/2 cup red wine
- 28 oz can of fire roasted diced tomatoes
- 1/2 tsp red pepper flakes (or to taste)
- salt and pepper, to taste
- 1/2 cup fresh basil, chopped

Directions

1. Cook pasta according to package directions. Drain and set aside.
2. While pasta is cooking, add olive oil to large skillet and heat over med/high heat until it begins to simmer. Add in sliced sausage and cook for about 3 minutes. Add in peppers, onions, and garlic. Stir and cook for another 3-5 minutes, or until veggies begin to soften.
3. Add wine to skillet and cook until most of it has evaporated. Then add in the tomatoes, red pepper, and salt and pepper to pan. Bring to boil, then reduce to simmer. Cover and cook until veggies are tender. About 10 minutes.
4. Stir in cooked pasta and fresh basil. Serve immediately.

*Prep: 15 minutes, Cook: 20 minutes, Total: 35 minutes
Servings: 4, Yield*

Serve with warm bread and a tossed salad

(Continued from Previous Column) starting it on a Monday. This will give you the week to see if it was a good fit for your kids. Also, don't be afraid to ask for your child's input on a new system or activity. We all know that teenagers will voice their opinions without being prompted (God help us!) but even your kindergartner will be able to say whether or not they have liked an activity. If you find yourself in the I didn't sign up for this category then pacing yourself could look like starting with half days. Or, tackling one subject each day of the week instead of doing all the subjects everyday. Or even tasking your older kids to help you with your younger children. This gives your older kids the chance to be your big helper.

Think Outside the Box

This is your kids' chance to really do school the way they want to. Currently my 8th grader is sitting across from me doing her math in her PJs and a snuggly blanket. There is no rule that your kids have to be "dressed" for school at home. Also, there is no set time to do school. If your child's teacher has given you a work packet or you get your child's assignments through email or online, he or she can complete those assignments whenever they want. So if your child does better after lunch then start school then. I think the main tip is allowing your child to adjust to the idea of doing school at home. Up until now, home has been the place they come to after school, so getting used to the opposite could take time.

by Ursula Houser

www.desertvineyard.org

4/28/20

Quick Glance At Home Prices In The Denver Metro Area

City	Baths	Beds	SF Above	SF Total	Garage	Levels	Yr Blt	Lot SF	DOM	Sold Price
Greenwood Village	6	5	4158	6701	4	One	1987	36,068	4	\$ 2,795,000
Boulder	4	5	4867	5038	4	Three Or More	1985	15,095	82	\$ 2,025,000
Greenwood Village	6	6	5511	7121	3	Two	1993	34,979	97	\$ 1,480,000
Arvada	4	4	2761	3706	3	Two	1998	23,897	5	\$ 940,000
Parker	4	5	2372	3776	3	Two	1991	217,800	12	\$ 890,000
Arvada	3	4	3692	5155	3	Two	2013	15,765	16	\$ 875,000
Englewood	3	4	2245	2545	0	Three Or More	1905	6,316	4	\$ 730,000
Evergreen	3	3	2456	3599	2	Two	2002	20,160	133	\$ 699,000
Denver	2	3	1076	1844	1	One	1926	4,690	2	\$ 677,000
Louisville	3	4	2194	3218	2	Two	1992	4,793	18	\$ 667,000
Morrison	3	5	3200	3200	0	Two	1984	51,770	100	\$ 650,000
Golden	0	0	769	1538	1	One	1941	8,276	0	\$ 647,000
Nederland	3	4	2556	2556	2	Two	1993	16,662	6	\$ 630,000
Denver	3	3	2349	3102	3	Two	1998	6,050	2	\$ 627,000
Highlands Ranch	4	5	2676	3711	3	Two	1989	9,583	13	\$ 607,500
Broomfield	2	2	1670	3322	2	One	2012	8,106	34	\$ 589,900
Erie	4	5	2238	3210	3	Two	2005	5,869	4	\$ 585,000
Thornton	3	4	2599	3839	3	Two	2015	7,622	3	\$ 549,900
Littleton	3	5	2553	3147	2	Two	1980	8,910	57	\$ 540,000
Aurora	3	4	2601	3729	3	Two	2012	6,856	2	\$ 530,000
Longmont	3	4	2728	4214	3	Two	2002	6,658	12	\$ 525,000
Castle Rock	4	5	2027	2994	3	Two	2001	9,627	5	\$ 520,000
Aurora	3	3	3150	4558	3	Two	2002	6,970	27	\$ 515,000
Lakewood	3	4	2109	3126	2	Two	1958	9,733	53	\$ 490,000
Parker	4	4	1972	3019	2	Two	2005	5,489	16	\$ 480,000
Denver	3	4	1283	2159	2	One	1965	12,500	3	\$ 476,000
Littleton	2	5	1161	2322	0	One	1955	8,407	4	\$ 475,400
Arvada	3	4	2170	3266	2	Two	1973	11,708	4	\$ 472,000
Parker	3	4	1854	1854	2	Two	2020	3,600	201	\$ 456,080
Arvada	3	4	2263	2938	2	Multi/Split	1976	6,821	2	\$ 455,000
Parker	3	4	2078	2078	2	Two	2020	3,596	11	\$ 450,000
Parker	3	3	1652	1652	2	Two	2002	7,579	5	\$ 436,000
Thornton	3	4	1974	2714	3	Two	2000	6,000	3	\$ 435,000
Commerce City	3	3	2338	3488	3	Two	2006	6,200	3	\$ 430,000
Parker	2	3	1426	1818	2	Multi/Split	1994	6,055	8	\$ 425,000
Castle Rock	3	3	1284	2100	2	Two	1980	9,583	6	\$ 424,000
Denver	2	3	1109	1809	2	One	1950	6,650	2	\$ 418,000
Aurora	3	3	1680	2164	2	Tri-Level	1982	6,142	12	\$ 415,000
Lakewood	2	4	1093	2186	2	One	1977	8,647	5	\$ 410,000
Aurora	3	4	2150	2852	2	Tri-Level	1978	8,886	1	\$ 387,000
Aurora	2	5	1344	2520	1	One	1958	7,500	2	\$ 379,900
Strasburg	2	4	1650	3050	2	One	1971	15,820	2	\$ 375,000
Northglenn	1	3	1121	1777	2	One	1996	6,260	11	\$ 341,000
Aurora	2	3	768	1536	2	One	1984	5,000	3	\$ 325,000
Denver	3	3	1708	1708	2	Two	2001	6,943	4	\$ 313,000
Castle Rock	2	3	682	1270	3	One	1988	5,053	3	\$ 300,500

Sampling of Data From The Multiple Listing Service For Single Family Homes Which Closed On 07/22/2020.
If you would like more information on one of the homes listed about, please email us or call us with the home information and we would be happy to send you the full MLS data sheet for that home.

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The Latest News From Your Real Estate Experts



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If you know someone who needs to sell their home or if you know of someone looking to buy a home, please let us know and give them our number!
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