

February 2021

The Latest News From Jeffrey and Wade



How is the Denver Metro Market?

We get asked this a lot by friends and family members. Currently it is a Seller's Market. Sellers usually receive multiple offers and the home is usually on the market for only a few days. There are the exceptions like always, so the average days on the market is 28 but homes in good condition and priced right will sell quickly. As of today (Sunday 2/14) the 7 County Metro Area has 2619 homes on the market; that includes Single Family Homes, Townhomes, Condos, etc. The average asking price for these homes is \$566,832 but the average price they sold for is \$571,338. So on average a Buyer needs to pay \$4506 over the asking price to be the one to own it. Also Cash is King which means that if two people both offer the same price the one paying cash is going to get it. And even if the person with a loan offers more than the cash offer the majority of the time the person offering cash is going to win because the seller doesn't have to worry about an appraisal or the loan falling apart. We did a little research and over the last 5 years on average, 5190 homes (again all types of homes) were sold every month. This means we have a shortage of homes on the market currently here in the Metro Area with only 2619, which is a 15 day supply. This means that if no one else put their home on the market as of today, we would be out of homes to sell in 15 days. A six month supply of homes is considered a neutral market; less than 6 months is a seller's market and more than 6 months is a buyer's market. To be neutral we would need about 31,140 homes on the market. Even a 3 month supply would help buyers be able to have a few days to make a decision on a home. One of the other interesting stats we pulled up is which month has the most homes Sold (Closed). June is the number one month for the highest number of homes Sold (Closed). Once a home has an offer on it, it usually takes about 30 days to close; therefore, May is the busiest month for people out looking to buy a home. Here is how the months Rank in Closings. If you have any questions please contact us.

#1 - June	#5 - September	#9 - November
#2 - July	#6 - October	#10 - December
#3 - August	#7 - April	#11 - February
#4 - May	#8 - March	#12 - January



Cheese Fondue

Ingredients:

12 oz Swiss Cheese or Emmental, Shredded
6 oz Gruyere Cheese, Shredded
1 ½ Clove Garlic
1 ½ cup Dry White Wine
1 ½ tbsp Cornstarch
1 ½ tbsp Kirsch or Sherry
¼ tsp Nutmeg
couple pinches of pepper
1 loaf french bread for dipping

Directions:

1. Cut the clove of garlic in half and rub the inside of your saucepan with the garlic. Discard the clove.
2. Bring wine to a low simmer.
3. Toss all shredded cheeses with cornstarch. Set aside.
4. Reduce heat to medium low and add cheese a small handful at a time over low heat until melted. Stir in a figure 8 pattern until smooth before adding more. Do not try to rush this process or your cheese will not melt properly.
5. Stir in remaining ingredients (except bread) and heat through.
6. Serve warm with bread for dipping and other items below

2 Servings

Also try other things for dipping like: green apples, pears, cherry tomatoes, bell peppers, meatballs, pickles, cooked shrimp, cured meats, poached chicken breast, or anything else that goes well with cheese.

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"Still Your House Hubby Too"





7 Renovation Trends to Look Out For in 2021

This year saw an incredible shift in the day-to-day operations of the world. Offices shuttered, daily commutes ended, and we tried to do it all—from schooling, to working out, to therapy, to vacations—in our homes. According to a study, 36.2 million Americans (22% of the workforce) will be working remotely by 2025, which is an 87% increase from the number of remote workers prior to the pandemic. It's no wonder that how we're thinking about renovation projects has likely changed from previous years. So we reached out to those in the world of decorating, landscape design, and home improvement for the scoop on what they think the big trends will be for 2021.

Giving rooms a new life "Entertainment and recreational room design help requests have, as of recently, begun to supersede family room makeovers, which were the leading trend for the past eight to nine months," says Devin Shaffer, lead interior designer at Decorilla Online Interior Design. "The pandemic continues to teach us new ways to maximize the uses of the space that we're spending time in. Because of this, many homeowners have maxed out the design opportunities for the most commonly used rooms in their homes and are now seeking expert advice on what rooms or areas in their home can take on a new life. Basement remodel projects are a great way to create a recreational room, and they have been in high demand over the last quarter of the year. We expect this to trend more and more over the next year."

Focusing on work-from-home sanctuaries "With more and more workers taking up remote positions in a post-COVID world, I think we are going to see an even larger increase in demand for live/work-space renovation, whether that's the transformation of current bedrooms and bonus spaces into offices or the addition of purpose-built home-office structures to empty land," says Christian Adams, CEO and cofounder at Repair Pricer. "The focus will be on creating functional spaces that can double for both [live/work] purposes, such as built-in furniture that can be hidden away or used for work and storage, or improving sound insulation in existing walls and areas to create a calm environment for work."

Making room for multigenerational households "One trend I have seen emerging in major markets that has even been picked up on by large tract builders such as Lennar, is the creation of purpose-built multigenerational homes with essentially two separate homes under one roof," says Christian. "This is not just down to the shifting dynamic among families but also because of the ability for homeowners to monetize the extra space for long-term rentals or even Airbnb-style short-term leasing."

Incorporating green solutions "Now that the Electoral College has confirmed Joe Biden as the next president, I think we will see a return to green initiatives that were sorely lacking under the previous government. Whether it's the addition of larger systems like solar power or rainwater harvesting to existing homes or simpler incentives for property owners to undertake insulation and HVAC upgrades, this new initiative will bring a boon of work for both the commercial and residential renovation industries," says Christian. "At Repair Pricer we have already seen an increase in the prevalence of these types of additions and upgrades, and with potential new tax incentives for green renovation we would expect that trend to continue well into 2021 and beyond."

Extending the indoors into the outdoors "Creating a comfortable outdoor living space that is an extension of your indoors will continue to be popular with 2021 home renovations, and not just in the warmer climates," says Blythe Yost, lead designer and cofounder of landscape design company Tilly. "Designing so that there is a natural flow between the indoors and outdoors with features like large sliding or folding glass doors allow for the option to let the outside in, and vice versa. Drop-down screens on the porch to help with mosquitos, outdoor heating lamps, outdoor fire places that create warmth, and cozy couches will extend your relaxation into the cooler months."

Creating bathroom oases How often have you escaped to your bathroom this year with the sole purpose of quiet alone time? The experts at Houzz have the same idea, saying that with the right features, a bathroom can help reduce stress. According to a 2020 Houzz Bathroom Trends Study, two in five homeowners (41%) who renovated a master bathroom say they rely on their new space for rest and relaxation.

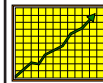
Getting bigger with tiles Since we're spending all our time at home, making visual upgrades is a big part of the home trends. Large-format tile can help visually expand a small space, according to the professionals on Houzz, so their use is on the rise. Another bonus of the trend: Fewer grout lines means less cleaning and less visual clutter.

By Zoe Sessums, www.architecturaldigest.com, December 30, 2020



Home Gnome Realty Website

If you have not checked out our website recently we invite you to go to www.HomeGnomeRealty.com. Here you will find Our Mission and Our Company Core Values, Information about both Jeffrey and Wade, Weekly Updated Housing Stats, Featured Properties with 3D Virtual Tours, Testimonies, Archives of Our Newsletters, Property Search Function, Guide to Explain the Buying Process, Guide to Explain the Selling Process, a short paragraph about every Town/City in the 7 County Metro Area and a paragraph about each County, and a List of Recommended Service Providers. Here is also where you come in; we are looking for your referrals for various service folks you have used for repairs around your home, like Plumbers, Heating and A/C folks, Gardeners, Painters, etc. We are building on our list of service folks we can refer to others who might need their services. So please check it out and let us know if you have any feedback for us or have anyone you want to recommend we add to our Service Providers. Also if you have a friend or family member looking to buy or sell their home let us know and give them our website address to check us out too. Thanks!!!



Current Mortgage Rates

On Sunday February 14, 2021, the average APR on a 30-year fixed-rate mortgage remained at 2.799%. The average APR on a 15-year fixed-rate mortgage remained at 2.253% and the average APR for a 5/1 adjustable-rate mortgage (ARM) rose 3 basis points to 2.943%, according to rates provided to NerdWallet by Zillow. The 30-year fixed-rate mortgage is 1 basis points lower than one week ago and 123 basis points lower than one year ago.

Product	Interest rate	APR
30-year fixed rate	2.746%	2.799%
15-year fixed rate	2.172%	2.253%
5/1 ARM rate	3.031%	2.943%

www.nerdwallet.com, 2/14/21



Valentine's Day, also called Saint Valentine's Day or the Feast of Saint Valentine, is celebrated annually on February 14. It originated as a Christian feast day honoring one or two early Christian martyrs named Saint Valentine and, through later folk traditions, has become a significant cultural, religious, and commercial celebration of romance and love in many regions of the world. There are a number of martyrdom stories associated with various Valentines connected to February 14th including an account of the imprisonment of Saint Valentine of Rome for ministering to Christians persecuted under the Roman Empire in the third century. According to an early tradition, Saint Valentine restored sight to the blind daughter of his jailer. Numerous later additions to the legend have better related it to the theme of love: an 18th-century embellishment to the legend claims he wrote the jailer's daughter a letter signed "Your Valentine" as a farewell before his execution; another addition posits that Saint Valentine performed weddings for Christian soldiers who were forbidden to marry. The Feast of Saint Valentine was established by Pope Gelasius I in AD 496 to be celebrated on February 14 in honor of Saint Valentine of Rome, who died on that date in AD 269. The day became associated with romantic love in the 14th and 15th centuries when notions of courtly love flourished, apparently by association with the "lovebirds" of early spring. In 18th-century England, it grew into an occasion in which couples expressed their love for each other by presenting flowers, offering confectionery, and sending greeting cards (known as "valentines"). Saint Valentine's Day is not a public holiday in any country, although it is an official feast day in the Anglican Communion and the Lutheran Church. wikipedia.org

Quick Glance At Home Prices In The Denver Metro Area

City	Baths	Beds	SF Above	SF Total	Garage	Style	Yr Blt	Lot SF	DOM	Sold Price
Castle Pines	6	6	4284	6615	3	Two	2002	74923	24	\$ 1,325,000
Morrison	4	3	2901	4319	8	Two	1973	659498	32	\$ 1,039,970
Lakewood	4	4	2831	5472	3	One	1985	9362	5	\$ 826,500
Littleton	3	4	3086	3086	2	Two	1999	17685	4	\$ 749,000
Parker	5	5	3248	4746	3	Two	2020	8276	0	\$ 721,016
Indian Hills	2	4	1508	2560	2	One	1953	60984	6	\$ 675,000
Littleton	4	4	1861	2874	2	Two	1968	10545	3	\$ 655,000
Parker	2	2	1792	1936	2	One	1967	90169	5	\$ 638,000
Englewood	3	5	1198	2396	2	One	1956	8276	7	\$ 631,500
Castle Rock	3	5	2498	4907	2	One	2006	7144	1	\$ 614,900
Arvada	3	4	1255	2510	1	One	1958	7133	4	\$ 600,000
Littleton	3	3	2207	2967	2	Two	1978	6070	10	\$ 570,000
Wheat Ridge	0		2469	2469	2	Bi-Level	1969	11948	32	\$ 554,900
Denver	2	2	1009	1222	2	One	1884	3140	4	\$ 550,000
Denver	2	3	802	1604	0	One	1944	6750	44	\$ 530,000
Aurora	3	4	2020	2857	3	Two	2015	10056	9	\$ 515,000
Lakewood	3	3	1644	2277	2	Multi/Split	1972	10668	5	\$ 507,500
Castle Rock	3	4	1892	2606	3	Two	2013	5837	3	\$ 500,000
Castle Rock	3	3	2299	3058	2	Two	2000	7536	1	\$ 495,000
Parker	3	4	1873	2466	2	Multi/Split	1995	8581	6	\$ 490,000
Lakewood	3	4	1917	1917	2	Multi/Split	1974	7290	3	\$ 489,500
Denver	2	4	2015	2015	2	Two	1962	8850	23	\$ 485,000
Broomfield	4	4	1364	2036	2	Two	1995	5022	2	\$ 480,000
Denver	2	5	1040	2080	0	One	1959	7310	37	\$ 475,000
Denver	2	4	1332	2424	2	One	1957	6280	9	\$ 470,000
Thornton	3	3	1839	2417	2	Two	2003	6900	33	\$ 465,000
Littleton	3	5	1161	2322	3	One	1963	9540	2	\$ 460,000
Commerce City	3	4	2236	3338	2	Two	2007	6639	2	\$ 455,000
Lakewood	2	4	1476	1476	4	One	1953	12981	5	\$ 447,000
Denver	3	3	1970	2686	2	Two	2001	4645	4	\$ 444,000
Lakewood	2	4	1124	2248	2	One	1957	6705	3	\$ 431,000
Lakewood	2	3	1200	1200	1	Two	1947	10250	5	\$ 430,000
Denver	2	2	946	946	2	One	1890	6250	106	\$ 427,000
Broomfield	2	4	834	1252	2	Multi/Split	1974	11718	4	\$ 420,000
Aurora	3	4	1405	2601	2	One	1972	7667	3	\$ 415,000
Aurora	2	4	1701	1701	2	Bi-Level	1977	7187	4	\$ 406,000
Aurora	3	3	1443	1443	2	Two	2019	3614	2	\$ 400,000
Denver	1	2	808	952	2	One	1954	6142	2	\$ 398,000
Westminster	2	3	1071	1071	1	Two	1978	5745	7	\$ 390,000
Aurora	3	3	1590	2238	2	One	1968	9540	22	\$ 385,000
Aurora	2	3	1098	1098	0	One	1953	6882	3	\$ 329,000
Denver	2	4	1156	2013	2	One	1955	6250	0	\$ 305,000
Thornton	2	4	1717	1717	2	One	1955	7000	3	\$ 300,000
Westminster	1	2	1416	1416	0	Two	1901	11151	2	\$ 249,900

Sampling of Data From The Multiple Listing Service For Single Family Homes Which Closed On 1/12/2021.

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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**February
2021**

The Latest News From Your Real Estate Experts



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Sold



19 S. Millbrook St.
Aurora
Sold Price \$425,000

Pending



17292 Cornerstone Ln.
Parker
Asking Price \$665,000

Go to
www.HomeGnomeRealty.com
to see the 3D Virtual Tour
of this home

What Our Former Clients Are Saying:

We were very pleased with the service and support we received from Wade and Jeff. Their professionalism, communication skills and ease of doing business made this transaction run smoothly. We received notification from the lender the day of closing that the closing was NOT going to happen. Wade took the bull by the horns and worked with both our lender and the listing agent to get whatever was necessary to make the closing happen sooner vs. later. We ended up closing the following day. Thank you for all your hard work! Wishing your new Real Estate Company, Home Gnome Realty, much success!!! Darlene & Darren

If you're currently under contract with another real estate agent, this is not a solicitation for your business.