

June 2020

The Latest News From Jeffrey and Wade



Despite Stay-at-Home Orders,

April was still (Mostly) a Seller's Market for people looking to buy. While plenty of local real estate stats took a dive in April, prices held steady and houses were still being sold (even faster than before). Of course COVID-19 was going to have a huge impact on the real estate market. Everything slowed. Showings moved online. Stay-at-home orders convinced some owners to wait just a bit longer before listing their homes. Job loss or insecurity made both buyers and sellers pause. Drive-by closings became the norm. Open houses disappeared. And so on. But it was unclear how much influence the global pandemic would have on what has been a record-setting, fast-moving local real estate market. This week, the Denver Metro Association of Realtors (DMAR) has some answers in its latest report about real estate trends in the 11-county Denver Metro Area. In short, it looks like April 2020 needs an asterisk-and a fair amount of explanation. So, let's dig in. First of all, a lot of numbers were trending down in big ways. Both listings and homes-under-contract were down nearly 30 percent (month over month). Houses did sell—3,603, to be exact—but that number includes homes under contract before stay-at-home orders and reflects a decrease of more than 24 percent from March. But, at the end of the month, there were 6,855 active listings (4,679 new offerings) and buyers went under contract for 3,280 homes. "It took us a couple of weeks just to get our heads around what was allowed and what wasn't," says Jill Schafer, who chairs the DMAR's Market Trends Committee. "I think the numbers this month show how strong our market is."

continued on page 2



Stuffed Buffalo Chicken Meatballs Appetizer

Ingredients

- cooking spray
- 1 lbs ground chicken
- ½ cup Panko bread crumbs
- 1 egg, beaten
- 1 tbsp Buffalo wing sauce
- ½ tsp garlic powder
- ½ tsp onion powder
- ¼ tsp ground black pepper
- 6 oz blue cheese crumbles, balled into 20 balls

Garnish

- 2 tbsp Buffalo wing sauce
- 2 tbsp ranch dressing
- 2 tbsp minced carrots
- 2 tbsp minced celery

Directions

Preheat the oven to 400 degrees. Line a baking sheet with aluminum foil and coat with cooking spray. Combine chicken, bread crumbs, egg, Buffalo sauce, garlic powder, onion powder, and black pepper in a medium bowl. Spray hands with cooking spray or coat with hands with olive oil to prevent sticking. Form a small portion of chicken mixture into a 1 ½ inch ball around the ball of blue cheese and place onto the prepared baking sheet. Repeat with the remaining chicken mixture and blue cheese balls. Bake in the preheated oven until cooked through, 18 to 20 minutes, turning over halfway through. Transfer cooked meatballs to a serving platter. Drizzle meatballs with Buffalo sauce and ranch dressing; sprinkle with carrots, celery, and reserved blue cheese crumbles on top.

*Prep: 30 minutes, Cook: 20 minutes, Total: 50 minutes
Servings: 5, Yield: 20 meatballs*



Wade Renquist
Coldwell Banker Residential Brokerage
The Jacobson/Renquist Team Number:
303-775-7466
Office 303-409-1300
Fax 303-409-6113

Wade's Cell 702-205-3603
wade.renquist@coloradohomes.com



*Still
"Your House Hubby"*

Jeffrey Jacobson
Coldwell Banker Residential Brokerage
The Jacobson/Renquist Team Number:
303-775-7466
Office 303-409-1300
Fax 303-409-6113

Jeffrey's Cell 702-300-1440
jeff.jacobson@coloradohomes.com

continued from page 1. While the novel coronavirus slowed our economy, many of the reasons why people move—marriages, divorces, births, and so on—kept on in April, meaning that people needed to buy and sell homes. With low inventory, potential buyers were quick to make offers: Homes sold, on average, in 20 days (last year, that process took nine days longer). “That indicates that the people who are out there buying, need to buy and they need to do it quickly,” Schafer says. But don't think that the slow down has made things easier for buyers; the market is still skewed toward sellers, particularly in the \$300,000 to \$399,000 price range. “This is not an opportunity for low-ball offers,” Schafer says. The luxury market, though, has shifted slightly in the buyer's favor, in part because jumbo loans are more scarce right now. As for pricing? That was fairly steady. After setting a close-price record in March, the average in April was \$503,231 (a decrease of 1.79 percent from the previous month, but an increase of nearly 4 percent from last year at this time). The big unknowns now are what recovery will look like as Colorado and the Denver area continue to move out of stay-at-home orders. We have a few clues: As parts of the metro moved to safer-at-home rules, Schafer says that around 3,500 showings were scheduled on April 27, a 2020 record for a Monday. The entire industry is pivoting and adapting to changing regulations like these. “I think 'learning' is going to be the key word for the rest of 2020,” says Nicole Rueth, a DMAR Market Trends Committee member, but explains that this isn't about going back to business as usual. “This is *redefining* business.”

By Natasha Garder, May 6, 2020, 5280 Magazine



Colorado Travel & Covid-19

We in Colorado are on a steady, thoughtful path to reopening our tourism economy. Gov. Jared Polis is weighing the latest public health guidance as he approves new plans allowing various business sectors to resume operations. Colorado is now in the Safer at **Home in the Vast, Great Outdoors Phase**, which allows Coloradans and others to recreate in our state's great outdoors while maintaining a sustainable level of physical distancing. This new guidance opens up several outdoor recreational opportunities statewide, including whitewater rafting, jeep tours and other guided outdoor activities, including fly fishing, horseback riding, stand up paddle boarding, climbing and more Colorado fun. Please note that steps also are being taken to open ski resort gondolas and on-mountain summer activities, put historic scenic trains back on track and reopen stand-alone ziplines, ropes courses and climbing walls. The reopening of each of these recreational opportunities is subject to local approvals, so be sure to check local destination websites for the best information about what's available. Governor Polis has asked that as more of our state opens, all visitors respect the wishes, public health and capacity of our local destinations, whether in-state residents returning to their favorite getaways or out-of-state travelers discovering Colorado for the first time. As Colorado continues to take positive steps toward reactivating our economy, the health and safety of both visitors and residents remain our highest priority. As you visit Colorado, we encourage you to embrace our new interpretation of responsible tourism - showing care not only for our destinations but for our visitors and the people who call Colorado home.

continued on next column

continued from previous column. **Air Travel:** Colorado airports, including Denver International Airport, are open. **Lodging:** A range of lodging offerings is available statewide to accommodate travelers, including hotels and short-term rentals. Outdoor pools are open and can accommodate up to 50 percent of capacity. **Dining & Restaurants:** All Colorado restaurants are allowed to provide dine-in service with social distancing and are encouraged to provide outdoor seating and service if possible. We recommend contacting restaurants directly to inquire about their services in advance, especially because seating may be limited. Many Colorado restaurants are serving food and alcohol for takeout or home delivery also. **Outdoor Recreation:** Colorado has millions of acres of accessible federal land, state parks, municipal parks, open space and other accessible areas that make physical distancing feel natural. Allow for social distancing in our great outdoor areas. Regardless of where you are while in public, take care to remain at least six feet from others not in your household, and wear non-medical facial coverings to protect others. Guided services, including fishing, hiking, horseback riding and more, are allowed with groups up to 10 people plus staff and guides. Tour providers including river outfitters, rafting and jeep tours can include members of up to two households. Recreators are encouraged to contact the guide or outfitter directly to learn more about its specific operations. While it's important to stick to the trails, be prepared to step off a trail onto a rock or a bare place to maintain physical distancing. Recreators can use COTREX for up-to-date information about 38,000 miles of Colorado trails, closures and activity alerts. **Parks & Camping:** Colorado state parks are open, and both state and private campgrounds are open. Please refer to cpw.state.co.us for specific information about Colorado state parks. The National Park Service is phasing in the opening of Colorado's four national parks and eight national monuments, and Rocky Mountain National Park is implementing a new timed-entry system. Before visiting, consult the state-by-state guide for all national parks. **Arts, Cultural & Tourism Attractions:** The Royal Gorge Bridge & Park reopened to the public along with The Denver Botanic Gardens, Glenwood Caverns Adventure Park, the Ouray Via Ferrata and more. The Cheyenne Mountain Zoo began a phased reopening. However many tourism attractions remain closed, including arts and cultural facilities, entertainment venues and sports arenas. Please check local listings before planning a visit and be aware that many communities require the wearing of facial coverings in stores and other enclosed environments. **Road Trips:** We know many people are planning to jump in the family car to vacation this year. If that's your plan too, be aware that guidance for travelers may vary depending on what part of Colorado you are visiting. Decisions about reopening are being made every day, and several Colorado counties are going beyond the statewide guidance to reopen businesses with the consent of local authorities. Check out this website and find the latest information about places to go and stay in Colorado: colorado.com/official-travel-resources. To stay on top of the latest conditions, we recommend keeping your plans fluid, researching county and destination websites before and as you travel, and becoming familiar with reservation cancellation policies.

<https://www.colorado.com/colorado-travel-covid-19>

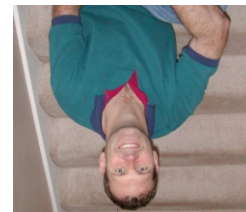
Quick Glance At Home Prices In The Denver Metro Area

City	Baths	Beds	Above SF	Total SF	Garage	Style	Yr Blt	Lot SF	DOM	Sold Price
Denver	4	3	2561	2561	2	Three Or More	2020	3,125	0	\$ 1,197,500
Lafayette	4	4	2484	3774	2	One	1997	51,638	47	\$ 1,120,000
Longmont	4	4	4016	7035	3	Two	2019	23,740	71	\$ 1,026,175
Evergreen	4	4	3034	3907	2	Two	1981	115,957	3	\$ 855,770
Evergreen	5	3	2720	3660	2	Two	1999	110,700	22	\$ 820,000
Denver	4	5	2762	3529	2	Two	1973	10,500	45	\$ 780,000
Highlands Ranch	5	7	3193	4363	3	Two	1993	10,672	8	\$ 720,000
Erie	6	5	3473	4955	3	Two	2020	7,320	20	\$ 707,650
Louisville	3	3	1950	2611	2	Two	2011	6,100	22	\$ 700,000
Aurora	4	4	2319	4663	3	One	2013	8,625	20	\$ 615,000
Larkspur	3	3	1818	1818	2	Bi-Level	1993	436,036	37	\$ 615,000
Thornton	4	4	2943	4149	3	Two	2018	8,052	21	\$ 605,000
Denver	4	3	2110	3216	2	Two	2015	4,721	6	\$ 605,000
Denver	3	3	1722	2520	2	Two	2016	4,345	17	\$ 585,000
Denver	2	4	952	1904	2	One	1938	4,650	44	\$ 571,000
Denver	2	3	1648	1792	0	Two	1884	3,125	4	\$ 550,000
Denver	4	5	2769	2769	2	Tri-Level	1970	8,182	9	\$ 530,000
Denver	2	3	1134	2253	2	One	1998	6,250	3	\$ 500,000
Lakewood	2	5	1120	2128	1	One	1955	9,015	16	\$ 485,000
Denver	2	4	810	1620	1	One	1955	7,430	2	\$ 479,400
Littleton	3	4	1898	2483	2	Multi/Split	1982	7,478	23	\$ 460,000
Denver	3	4	2059	2059	1	Tri-Level	1962	9,310	7	\$ 460,000
Denver	2	2	1267	1629	1	Two	1892	4,690	0	\$ 445,000
Arvada	3	4	1266	2532	2	One	1978	9,058	2	\$ 445,000
Arvada	2	3	1462	1462	2	One	1954	7,286	0	\$ 440,000
Denver	2	4	1837	2813	0	Two	1945	6,250	16	\$ 439,000
Littleton	3	3	1540	2067	2	Multi/Split	1975	10,655	6	\$ 425,000
Westminster	2	3	2295	2295	3	Two	1977	11,937	12	\$ 425,000
Centennial	2	4	1650	1650	1	Tri-Level	1964	11,500	6	\$ 417,000
Centennial	3	4	1704	2305	2	Two	1979	8,233	3	\$ 416,000
Westminster	3	4	1326	1963	2	Two	1977	6,715	15	\$ 415,500
Denver	1	2	876	1145	0	One	1894	3,910	1	\$ 411,750
Centennial	3	3	1332	1700	2	Tri-Level	1995	6,142	8	\$ 410,000
Aurora	3	3	1682	3333	2	One	1984	6,926	19	\$ 404,950
Denver	1	3	1080	1080	2	One	1954	6,900	2	\$ 396,700
Brighton	4	4	1832	2954	2	Two	2003	7,523	29	\$ 395,000
Arvada	2	4	912	1824	1	One	1971	13,537	19	\$ 392,000
Lakewood	3	5	1273	2378	2	One	1960	8,678	43	\$ 380,000
Westminster	2	4	1061	2122	0	One	1958	7,200	9	\$ 353,000
Commerce City	2	4	1100	1588	0	Two	1951	7,000	7	\$ 341,599
Brighton	3	3	1611	1611	2	Two	2005	5,067	4	\$ 333,000
Commerce City	2	4	672	1344	1	One	1955	6,000	6	\$ 325,000
Commerce City	1	3	720	1440	0	One	1955	7,946	4	\$ 280,000
Denver	2	3	1601	1601	0	One	1999	5,336	6	\$ 255,000
Lakewood	1	2	780	1380	2	One	1940	6,350	23	\$ 207,000

Sampling of Data From The Multiple Listing Service For Single Family Homes Which Closed On 05/19/2020.

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.

June 2020



Jeffrey Jacobson
Wade Renquist
17184 E. Amherst Dr.
Aurora, CO 80013

The Latest News From Your Real Estate Experts



Residential Brokerage



Residential Brokerage



Wade Renquist
Coldwell Banker Residential Brokerage
Cell 702-205-3603
wade.renquist@coloradohomes.com

Jeffrey Jacobson
Still "Your House Hubby"
Cell 702-300-1440
jeff.jacobson@coloradohomes.com



The Jacobson/Renquist Team Number 303-775-7466

303-775-7466

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!

We Referrals!!!

If you would like to have us send you a free valuation of your current home, please let us know. We can run comps for homes similar to yours that have sold in your area to give you an idea of what your home is worth. Call 303-775-7466

FREE

Many historians believe that fireworks originally were developed in the second century B.C. in ancient Liuyang, China. It is believed that the first natural "firecrackers" were bamboo stalks that when thrown in a fire, would explode with a bang because of the overheating of the hollow air pockets in the bamboo. The Chinese believed these natural "firecrackers" would ward off evil spirits. Sometime during the period 600-900 AD, legend has it that a Chinese alchemist mixed potassium nitrate, sulfur and charcoal to produce a black, flaky powder - the first "gunpowder". This powder was poured into hollowed out bamboo sticks (and later stiff paper tubes) forming the first man made fireworks. Fireworks made their way to Europe in the 13th century and by the 15th century they were widely used for religious festivals and public entertainment. The Italians were the first Europeans to manufacture fireworks and European rulers were especially fond of the use of fireworks to "enchant their subjects and illuminate their castles on important occasions." <https://www.americanyro.com/history-of-fireworks>

