

# June 2022

# The Latest News From Jeffrey and Wade



## What is New in June?

The housing market has continued to slow over the last month but prices have started back up since our last newsletter on the 30 day average we run each week.

Last month when we wrote the newsletter the two weeks prior to the writing of the newsletter we noticed that both weeks had a drop in the Average Asking and the Average Sold Price and also the Average Difference between the Asking and Sold Price had decreased. That difference is continuing to decrease. On May 2nd on the 30 Day Average Buyers were willing to pay \$44,558 over the Asking Price to get the home they wanted; that average difference has dropped to \$28,331 as of Monday May 13th. However both the Asking Price and the Sold Prices have started back up since May 16th when we wrote last months newsletter. The Average Asking Price on Monday May 13th was \$716,475 and the Average Sold Price was \$744,806 with the Average Days of the Market still at 9. But as of Monday we had 5363 homes for sale which is a 30 day supply of homes which is way up compared to the beginning of the year when we had an 8 day supply. As a reminder when we talk about a 30 day supply of homes it means that if not another person put their home up for sale we would run out of homes to sell in 30 days based on the number of homes we sell per day on average. A 30 day supply is still a Seller's Market; to be a Buyer's Market we need a 181 day supply. But as supply increases prices stabilize and the pressure Buyers feels drops and the number of days on the market should start increasing. Today in the Denver Post, we read that both Compass Real Estate and Redfin Real Estate Company are laying off people as the Real Estate Market tightens. Compass lost \$494 Million in 2021 and Redfin lost \$109 Million in 2021, which was a robust year for real estate. Now is a time when you need experienced full service real estate agents either to help sell your home or help you buy a home. As the market slows we will probably see the discount brokerages and the real estate companies that offer to buy homes disappear again. Traditionally those companies only pop up when the market is hot and as it slows they go out of business because their business models only work when the market is hot. *Wade & Jeffrey*



## Summer Cucumber Dill Cold Soup

### Ingredients:

- 1 quart buttermilk
  - 2 hard boiled eggs, thinly sliced
  - 1 to 2 cucumbers, thinly sliced
  - 1/4 to 1/2 cup dill, chopped (to taste)
  - 1 medium sweet onion, chopped at 1/4 inch pieces
  - pinch of salt
- \*(these ingredients may sound unusual but this soup IS delicious!)

### Directions:

1. Mix all the ingredients and refrigerate until cold.
2. Serve with crackers, bread, or toasted bread and additional dill if desired.

*This recipe is brought to us by one of our recipients of our newsletter. His mom, Paulina Heating, brought this recipe over from a town on the boarder of Ukraine and Russia and it is a perfect Summertime recipe. Doing a little research into the recipe; we couldn't find the exact recipe online with the same ingredients; some versions had cooked red beets in it, some had radishes, some had boiled potatoes, some added cold cooked chicken or cold cooked ham. Some also had plain yogurt in addition to the buttermilk. But we think this recipe is just perfect the way it is but if you want to add some of those other ingredients feel free to. This makes about 2 servings.*



## Make \$71,250 Per Year

Are you looking for something different or know someone who has thought of becoming a Real Estate Agent? We would love to speak with you or your friend about joining Home Gnome Realty. One nationwide Real Estate Firm estimates that the average agent helps sell or buy between 4-5 homes per year. Another source estimates 10 homes per year. So if you or your friend did 5 transactions at the average price per home amount of \$625,000 then you or your friend could make around **\$71,250** in a year with Home Gnome Realty as your brokerage. And at 10 transactions you could take home around **\$150,000**. Ready to make that change?, call Wade or Jeffrey.



## Home Gnome Realty Wade Renquist & Jeffrey Jacobson Team Jeff & Wade's Number:

**303-775-7466**

**Wade's Cell 702-205-3603**

[wade.renquist@HomeGnomeRealty.com](mailto:wade.renquist@HomeGnomeRealty.com)

**Jeffrey's Cell 702-300-1440**

[jeff.jacobson@HomeGnomeRealty.com](mailto:jeff.jacobson@HomeGnomeRealty.com)

**"Still Your House Hubby Too"**





## Surreal Destinations You Wouldn't Think Are in America

With road trips on rise during the pandemic, now is a great time to add these breathtaking stops to your bucket list so you can see them with your own eyes. You might have to do a double-take on most of these, as they simply do not look real. Here are surreal destinations you wouldn't think are in America.

**The Wave in Vermilion Cliffs National Monument, Arizona** - The Wave is unlike anything you'd ever see in the United States, let alone the world. It's an Instagrammer's dream — no filter needed. In northern Arizona on the border of Utah, this sandstone trough is made of colorful and waving ground lines as a result of rock erosions. Visiting can be a challenge, as only 20 permits are allocated per day. This means that you should plan your visit at least 6 months in advance to try to get a spot.

**Hamilton Pool Preserve in Texas** - Just a 45-minute drive outside of Austin, the cave formations of the Hamilton Pool Preserve have become a “watering hole” for hikers and swimmers looking to escape the city. The water is crystal clear where you'll be able to easily find fish and other creatures. The formations of this preserve were created from the collapse of a cave into Hamilton Creek, with huge limestone cliffs surrounding the pool. Visitors can even walk under a 50-foot waterfall!

**Grand Prismatic Spring in Yellowstone National Park, Wyoming** - It's hard to believe that photos of the Grand Prismatic Spring aren't photoshopped. This natural pool with rainbow colors is the biggest hot spring in the U.S., and the third largest in the world. It's located in Yellowstone National Park, which will make for a great weeklong (or longer!) escape from reality.

**Carlsbad Caverns National Park in Carlsbad, New Mexico** - Carlsbad Caverns National Park is underground with more than 119 known caves that were formed from limestone and sulfuric acid. Visitors can hike down or use the option of taking an elevator 750 feet below ground. If you're looking for the full experience, skip the hotel and check out a campground instead. Bring along a portable projector for an outdoor movie night on the grounds.

**Antelope Canyon in Arizona** - Antelope Canyon can be recognized from Microsoft and Apple desktop backgrounds, as well as where Britney Spears shot her music video for “I'm Not a Girl, Not Yet a Woman.” The canyon is split between upper and lower levels, and unless you're visiting for more than a day you can only visit one. Visitation requires months of preparation and purchasing tickets, as this is located on Navajo land. The canyon looks totally different depending on the time of day, and there are tour groups for advanced photographers too.

**Zion National Park in Utah** - Zion National Park is on the top of most road-trip itineraries. It boasts over 146,000 acres of terrain which has easy trails to difficult ones. While it's all adventurous, the main attraction is the Zion Canyon, which is 15 miles long and a half mile deep. Other notable spots are commonly referred to as “The Subway” and “The Narrows.”

**Crater Lake in Crater Lake National Park, Oregon** - Sitting atop the Cascade Mountain Range is Crater Lake — the deepest lake in the country at 1,943 feet deep. Surrounded by picturesque mountain peaks, it's the ideal hike for experienced hikers (continued on next column)

(continued from previous column) and cyclists. If you don't like to hike, you can still get a great view while staying in your vehicle. Stay at the Prospect Historic Hotel, which was built in 1890 and was visited by Theodore Roosevelt!

**Horseshoe Bend in Arizona** - Horseshoe Bend is located about a 20-minute drive from Antelope Canyon. Once you park, it's a nice, low intensity walk down to the iconic view. This site defines surreal, but don't let it fool you and stay away from the edge. There aren't any rails or anything, and tourists will dangle their feet over the edge to get that perfect shot.

**Badlands National Park in South Dakota** - Native Americans used this area as hunting grounds for nearly 11,000 years. As one of the most well-known National Parks known for its mountainous, red and orange landscape, the park brings in nearly 1 million visitors per year. A short ride from Mount Rushmore, the Holiday Inn Resort Deadwood Mountain Grand is the perfect location to explore this beauty.

**White Sands National Park in New Mexico** - From photos, you'd think White Sands National Park was the Arabian Desert in Dubai. This surreal landscape of purely white, perfectly lined dunes is open for visitors, with trails and markers to learn more about wildlife. Your friends will think that you went overseas, when actually you never left America!

**Bryce Canyon National Park in Utah** - Bryce Canyon National Park won't look like anywhere you've seen before with thousands of their hoodoos — geological structures formed by frosty weather and steam erosion. You'll be looking out into a sea of red, orange, and white rocks — and be sure to check out a collection of natural amphitheaters, too. Bryce Canyon is located about 50 miles from Zion National Park.

For more places go to the [www.popularmechanics.com](http://www.popularmechanics.com) article By James Barrett, September 16, 2021



### Current Mortgage Rates

On Thursday, June 16th, 2022, the average APR on a 30-year fixed-rate mortgage fell 9 basis points to 5.872%.

The average APR on a 15-year fixed-rate mortgage fell 4 basis points to 4.928% and the average APR for a 5-year adjustable-rate mortgage (ARM) fell 7 basis points to 4.365%, according to rates provided to NerdWallet by Zillow. The 30-year fixed-rate mortgage is 31 basis points higher than one week ago and 301 basis points higher than one year ago.

Product	Interest rate	APR
30-year fixed rate	5.765%	5.872%
15-year fixed rate	4.739%	4.928%
5/1 ARM rate	5.055%	4.365%

[www.nerdwallet.com](http://www.nerdwallet.com), 06/16/22

### What Our Former Clients Are Saying:

*Wade and Jeffrey made the home selling experience effortless. They were there guiding us every step of the way. Both gentlemen were extremely professional, knowledgeable, helpful, and caring throughout the process. I would not change anything about the process we experienced. Fantastic experience! Tammy & Shawn*

# 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
Denver	5	4	2874	4339	2	Two	2004	6,250	3	\$ 1,850,000
Erie	5	5	4713	7119	4	Two	2019	20,724	5	\$ 1,655,000
Boulder	4	4	2482	3738	2	Three Or More	2008	3,827	2	\$ 1,450,000
Castle Pines	4	5	2919	4513	3	One	1989	8,843	4	\$ 1,240,000
Denver	2	4	1518	3036	2	One	1930	6,100	9	\$ 1,070,000
Centennial	4	4	2288	3224	2	Two	1972	12,415	2	\$ 995,000
Denver	3	4	1077	2154	1	One	1915	4,690	3	\$ 955,000
Castle Rock	5	4	1764	3515	3	One	2016	9,191	2	\$ 880,000
Arvada	4	4	2596	3839	3	Two	2014	6,970	4	\$ 845,000
Castle Rock	4	4	2569	3907	3	Two	1994	35,763	27	\$ 820,000
Highlands Ranch	4	5	2211	3196	2	Two	1994	5,663	15	\$ 789,555
Littleton	3	4	2257	3423	3	Two	1974	12,404	18	\$ 785,000
Highlands Ranch	4	4	2226	3343	2	Three Or More	1994	5,227	15	\$ 771,500
Denver	2	4	1313	1313	2	One	1953	7,190	1	\$ 760,000
Centennial	3	4	1834	2638	2	Two	1969	12,850	3	\$ 737,500
Littleton	3	4	1889	2565	2	Two	1994	11,225	5	\$ 710,000
Denver	2	3	1536	1536	2	One	1951	5,950	4	\$ 700,000
Littleton	2	3	1117	2024	2	Bi-Level	1978	8,066	3	\$ 675,000
Commerce City	3	5	2426	3161	3	Two	2006	6,682	3	\$ 670,000
Highlands Ranch	3	3	1754	2297	2	Two	1999	5,793	16	\$ 660,000
Parker	3	3	1682	2546	2	One	1998	6,578	1	\$ 645,000
Littleton	2	4	835	1670	2	One	1954	7,710	4	\$ 640,000
Wheat Ridge	3	4	1143	2269	2	One	1969	8,930	4	\$ 637,500
Aurora	3	4	2430	3649	3	Two	2017	8,276	2	\$ 630,000
Parker	3	3	1868	2796	2	Two	2001	5,009	4	\$ 620,000
Aurora	3	4	2072	2909	2	Two	1984	10,019	5	\$ 610,000
Denver	2	4	1253	2228	2	One	1955	6,120	27	\$ 605,000
Aurora	3	3	2098	3252	3	Two	1993	6,098	4	\$ 600,000
Parker	4	3	1501	2077	2	Two	1996	10,629	4	\$ 590,000
Aurora	3	5	1828	3332	2	One	1970	10,411	4	\$ 584,800
Lakewood	2	3	870	1740	1	One	1966	8,259	4	\$ 580,000
Broomfield	3	2	1219	1618	2	Two	1998	5,000	4	\$ 575,000
Aurora	3	4	1983	1983	2	Tri-Level	1977	9,801	4	\$ 556,500
Aurora	3	3	1582	1582	2	Two	2000	5,663	3	\$ 550,000
Aurora	3	3	1634	1970	2	Two	1980	7,841	2	\$ 548,000
Strasburg	3	5	1282	2552	3	One	2015	7,841	4	\$ 540,000
Thornton	3	3	1386	1386	2	Two	2000	3,920	4	\$ 531,000
Aurora	2	3	1296	1296	2	Tri-Level	1973	9,148	2	\$ 511,000
Denver	2	3	1999	1999	2	One	1949	6,250	7	\$ 510,000
Aurora	2	3	1662	1662	1	Two	1983	4,138	3	\$ 480,000
Littleton	2	3	1025	2050	1	Two	1962	10,890	2	\$ 478,000
Aurora	2	4	1570	1570	1	Multi/Split	1961	7,434	7	\$ 470,000
Thornton	2	3	1176	1176	0	One	1955	7,000	9	\$ 450,000
Denver	0	0	855	1510	0	One	1942	6,250	0	\$ 425,000

**Sampling of Data From The Multiple Listing Service For Single Family Homes Which Closed On 06/09/2022.**

**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.**



**Home Gnome Realty**  
3190 S. Vaughn Way #550  
Aurora, CO 80014



**June  
2022**

# The Latest News From Your Real Estate Experts



**Home Gnome Realty**  
3190 S. Vaughn Way Suite #550  
Aurora, CO 80014  
Office: 720-213-3763

**Home Gnome Realty**  
[www.HomeGnomeRealty.com](http://www.HomeGnomeRealty.com)  
Facebook: Home Gnome Realty  
Twitter: @GnomeRealty

**Wade's Cell 702-205-3603**  
[wade.renquist@HomeGnomeRealty.com](mailto:wade.renquist@HomeGnomeRealty.com)

**Jeffrey's Cell 702-300-1440**  
[jeff.jacobson@HomeGnomeRealty.com](mailto:jeff.jacobson@HomeGnomeRealty.com)  
"Still Your House Hubby Too"



**Team Jeff & Wade's Number 303-775-7466**

**For Sale**



**5703 N Gibraltar Way #108**  
**Aurora**  
Asking Price \$340,000

**Pending**



**8870 Clover Meadow Ln.**  
**Parker**  
Asking Price \$560,000

**Sold**



**8774 Apache Plume Dr.**  
**Parker**  
Sold Price \$628,000

**Pending**



**9925 Stonebriar Ln.**  
**Parker**  
Asking Price \$620,000

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