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THE VILLAGE KEEPER

A Community Newsletter Serving Amherst Exclusively

February 2017

Dear Folks,

This is the 2016 real estate summary issue of The Village Keeper. Denver experienced another record setting year with continued home price increases and severe inventory shortages. 2017 is off to another fast paced start.

Inside you will find the year end data and the most recent sales for the neighborhood. If you ever have any questions about your home or the data in the Village Keeper, just give me a call. I receive a dozen or so calls every year from folks who have questions about something in their home. In years past I've published information about the poly butylene piping, the hardboard siding, etc. You may want to know the model that you own. Through 20 years I have compiled a fair amount of history about the homes and the neighborhood. Even if you're not ready to sell, I'm here to help.

The neighborhood has done so well through the years. The original homeowners~ yes, there a quite a few of you still~ know this to be true. Amherst continues to be a highly sought after community to call home.

*Best Regards,
Lisa*

www.TCArealty.com

Lisa's Real Estate Page

Amherst Up-To-Date

# of Homes sold for 2016	40	In order to best serve you, Tri-County Associates
Average Sales Price	\$344,178	has specialized in selling homes in Amherst since
Average # of Days on Market	12	its' inception in 1995. Thank you for your loyalty
Fixed Rate Mortgage (2/13/17)	4.125%	and continued support throughout the years!

Here's Some Good News...

Take a look at the average sales price comparisons at the bottom of the following page. The numbers reflect an almost 39% increase in value since 2013. Congratulations on your great investment!

The number of days for a home to go under contract remains less than 30 days for the past 3 years. Last year the average was 12 days.

I said this last year and it remains true...Never in Amherst history have homes sold this quickly, for this much. I have never seen anything like it in my 22 years in the business. If you're a homeowner, rejoice!

Most Recent Home Sales

<u>Address</u>	<u>Model</u>	<u>Sold Price</u>	<u>Bedrooms</u>	<u>Basement Finish</u>	<u>Garage</u>	<u>Days on Market</u>
13159 Umatilla Ct.	Breckenridge	\$332,500	3	10%	2 Car	14
1643 W. 135th Way	Cumberland	\$323,000	3	0%	2 Car	5
13156 Vallejo Ct.(\$)	Georgetown	\$315,000	3	100%	2 Car	1
2001 W. 135th Pl.	Silverthorne	\$354,000	4	95%	3 Car	18
13570 Tejon St.(\$)	Silverthorne	\$365,000	4	95%	2 Car	18
13438 Raritan St.	Telluride	\$372,000	3+2	95%	3 Car	3
13401 Raritan St.	Vail	\$348,000	3	80%	2 Car	44
13297 Vallejo Ct.	Vail	\$350,000	3	0%	2 Car	2
13590 Tejon St.	Vail	\$380,000	3+1	90%	2 Car	18
2055 W. 134th Way(\$)	Vail	\$355,000	3	0%	2 Car	9

(*) Indicates the home was bank repossessed or in pre-foreclosure.

(\$)

**Homes in bold have been sold by Tri-County Associates

AMHERST 2016 HOME SALES SUMMARY

<u>Model</u>	<u>Floor plan</u>	<u>Average Sq. Ft.</u>	<u># Sold</u>	<u>Lowest</u>	<u>Highest</u>	<u>Average</u>
Aspen	Tri-Level	1446	2	\$315,000	\$350,000	\$332,500
Breckenridge	Ranch	1401	2	\$332,500	\$336,000	\$334,250
Cambridge	2 Story	2032	1	\$382,500	\$382,500	\$382,500
Charleston	2 Story	1717	4	\$324,000	\$362,500	\$341,625
Cumberland	Tri-Level	1386	4	\$323,000	\$350,000	\$337,625
Georgetown	Ranch	900	2	\$304,000	\$315,000	\$309,500
Golden	2 Story	1838	3	\$350,000	\$367,500	\$359,000
Livingston	Tri-Level	1387	2	\$337,000	\$349,000	\$343,000
Manitou	Tri-Level	1539	3	\$320,000	\$384,000	\$343,500
Silverthorne	2 Story	1788	3	\$354,000	\$365,000	\$361,333
Spruce	2 Story	1219	1	\$295,000	\$295,000	\$295,000
Tivoli	4 Level	2283	3	\$334,500	\$389,000	\$362,833
Vail	4 Level	1700	7	\$330,000	\$380,000	\$351,857
Walden	2 Story	1388	2	\$313,000	\$327,500	\$320,250
TOTALS			40	Average Sales Price		\$344,178

WHAT WILL 2017 LOOK LIKE?

2017 will almost certainly be another strong year. January set another new record-low for number of homes for sale in the metro area. As we move forward in February we're already seeing the new listing "bidding wars" starting up again. That means it will be another challenging year for home buyers, with sellers maintaining their comfortable and familiar spot in the drivers seat. Rates are on the rise but all reports indicate that it will be a slow, steady increase over 2017.

Low housing inventory and continued low interest rates are good indicators that the Denver Metro real estate market will continue to see growth. If you're considering a move, call or email me and we can evaluate your situation and see if it's the right time for you.

	<u>2013 Average</u>	<u>2014 Average</u>	<u>2015 Average</u>	<u>2016 Average</u>
Average Sales Price Comparisons	\$248,353	\$278,007	\$308,663	\$344,178

When you're ready to buy or sell call us at 303-919-6161. We know the neighborhood and we can get the job done!

VILLAGE KEEPER CLASSIFIEDS

THRIVE! www.therealyou.le-vel.com Created2bedivine@gmail.com

The lifestyle change your looking for is THRIVE! Our products are for both men and women! It can help with energy, weight loss/maintain, joints, and mental clarity. Thrive It's all about nutrition and filling the gaps your body is missing. It not a diet and it's not intended to be a diet. 3 steps in the 1st 20 minutes of your day and your done! And don't forget you can earn your product for FREE! Message me with questions or feel free to check out my website...

FREE AQUARIUM WITH STAND Redcamill@comcast.net

Nice corner aquarium with stand, top, lights and some accessories. Unusual corner design, approximately 35 gallons. Would make a nice display when assembled

LOCAL GRAPHIC DESIGNER

303-710-9019 / Kat@katmaedesigns.com

I'm a Broomfield Graphic Designer who specializes in both business and personal design work. I do marketing materials, websites, photography, and Journalism. To see my work visit my website at katmaedesigns.com

AFFORDABLE QUALITY USED CARS

Sharp Pre-Owned Cars, in the automotive industry since 1967, offers guaranteed credit approval no one is turned away. We sell quality cars from your kids first car to your family car. Call or text Mike at 303-668-2906 or Travis at 303-919-5093.

MASSAGE THERAPY

720-260-3961 / dancingshands2@gmail.com

This may be the time for a relaxing therapeutic massage!! Experienced massage therapist right here in Westlake Village. Call Donia to make an appointment. Gift Certificates available! Its good for your soul!!

YARD WORK AND PET CARE

720-421-0845 dtou192753@adams12.org

I can do mowing, raking, snow shoveling, pet walking, pet sitting and other pet or yard work jobs. Call Derek.

SCOTT'S SENIOR ERRAND SERVICE

720-323-7225 / scottb54@comcast.net

Taking Care of your everyday to-do lists Providing errand services in the Broomfield, Thornton, Westminster, Superior, Louisville, Superior areas in Colorado. Services Include: Courier - Business and Residential Library Pickup/return Meal pickup Post office pickup/drop off Pickup x-rays Many other services Call Scott for consultation and rates. www.scottsseniorerrands.com

SNOW SHOVELING

Ediscorbadzic@gmail.com

Snow is coming up! I will clear it for you. Low pricing. Contact me for more info!

SOLID OAK DINING ROOM SET pegengland@q.com

Beautiful dining room table with 6 chairs, 4 reg./2 captain's chairs. Table is 60" x 42", extends to 78" with leaf. Seats 8-10 people. Gorgeous matching china cabinet has 2 glass shelves & buffet with 1 drawer and 2 enclosed storage shelves. \$500

LADDER FOR SALE

303-465-5219 / casmolinski1@q.com

28 ft. alum. WERNER ext. ladder, rubber shoes & spur plates. \$200. Like new.

HANDYMAN/CONSTRUCTION NEEDED

303-920-8688 / qvic1@msn.com

We are looking for someone who can renovate/overhaul our backyard shed. The shed seems structurally sound but needs new flooring; siding/walls; new roof; doors and the inside needs to be finished. We are in the Amherst subdivision. Call or email Jennifer.

LOCAL PAINTING COMPANY

720-955-2111 /travis@broomfieldpropainters.com

We're a locally owned, family-operated painting company based out of Broomfield. We live right here in Westlake! We take pride in providing friendly, high quality, professional painting services to both residential and commercial customers. Give us a call for a free estimate!

BEFORE & AFTER SCHOOL CARE

720-556-8879

If you are looking for before & after school care during the 2016-2017 school year, I can help. I have experience watching children over the years & have 13 year old twin boys. If your child attends Centennial or Westlake middle school call Sheri to set up a time to meet & discuss your child care needs.

YARD CARE SERVICES

303-929-7989

Mowing, aerating, bushes, trees, sprinklers. Please call Joe.

BASEMENTS & REMODELING

720-299-1368

Specialize in basements and bathrooms. Been in business over 10 years with countless referrals. Very reasonably priced. Call Brett.

TOYOTA SERVICE

303-668-5412

Service your Toyota car or truck with Toy-Crawlers. Install lifts and accessories, also check us out at toy-crawlers.com for all of your Toyota needs.

NEED EXTRA MONEY?

720-556-8879

Could you use an extra paycheck a month?? For only \$15.00 you could own Your Own Business!!! By selling Avon. No inventory, No hidden fees, Free website, No territories, No parties, Low cost for supplies, Free training. Set your own hours and Be Your Own Boss. Contact Sheri for more information.

HANDYMAN / REMODELING

303-704-0762 / wall.jeremiah@gmail.com
Drywall, Tile, Electrical, Plumbing, and many other home repair needs!

CARMICHEAL'S HOME REPAIR

303-870-5529

Home Improvements and the Honey Do's too.

2 YOUTH BEDROOM SETS FOR SALE

720-635-6740

One white - twin bed w/solid wood headboard & footboard, rails, chest, white desk & misc. storage pcs. - \$100 Other set is birch colored - twin bed w/headboard and rails, 2 chests, trunk, nightstand, matching shelving and other misc. storage pcs. - \$150 Pricing firm as both sets are in excellent condition.

MASTAY'S PAINTING SERVICE

303-929-8674

Custom Int/Ext painting. Quality work, satisfaction guaranteed, residential & commercial, fully insured call Bruce.

TAYLORS HOME IMPROVEMENT

303-349-7790

Basement finishes, kitchen remodel, bathroom remodel, tile, electrical, plumbing, fences, etc., Ask for Mark.

DJ SERVICES FOR CHARITY EVENTS

303-466-1036

DJ's available for charity events (free or low cost) or for other events at reasonable rates. Call Scott.

INTERIOR & EXTERIOR HOUSE PAINTING

720-291-3640 / Morningskypainting@gmail.com

Morning Sky Painting Quality interior and exterior painting service for all your house painting needs. Call me today for a free estimate.

FOUND BIKE

303-466-1036

Small childs bike found in the trails. Call to identify and claim.

PEAK PAINTING COMPANY 970-397-3748

peakpaintingcolorado@gmail.com

Very detailed Professional Int/Ext Painting, Remodel, Drywall repair, Texture, and Stain. Residential and Commercial. Fully insured. Call Kyegan.

PAM'S PLACE FAMILY HAIR

720-231-5325

Pam's Place located inside Fantastik Cuts at 12920 Lowell Blvd. Appointments 10 - 7 Mon-Wed, Walk-ins always welcome. Color, Cuts, Women, Children, Men, family hair care.

FOR SALE

cathode303@aol.com

Dining room table & leaves w/ 6 chairs and china hutch. 3 piece entertainment center. 8' pool table. All items in good shape. WILL TAKE BEST OFFER.

To place a free ad, call 303-466-5777, fax 866-920-2902,
or go online to www.TCAreality.com