
FOX RUN VALLEY KEEPER



A COMMUNITY NEWSLETTER SERVING FOX RUN EXCLUSIVELY

Dear Friends,

January 2019

We have a lot to talk with you about this New Year, and never enough space to handle it all. The Community Aeration Program will be coming along in a few months: more on that soon. The Saturday Egg Hunt comes a little later this year, on April 20th. Then, of course, the Neighborhood Garage Sale is on schedule for the first Saturday in June... for more information on upcoming neighborhood events, www.hannonteam.com.

This past year in real estate served up more of the same and sellers enjoyed rising values and rising sale prices... and a limited inventory. Get the full story inside... The Feds will be raising interest rates this year and we will be encouraging you to look at refinancing sooner than later--if that fits your situation--and encouraging you to keep your equity where it is if you're staying put. Remember, no matter what market we're in, count on us to keep you in the front seat... as it should be.

Best wishes, 



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80501



What's Cookin'

With the year-end summary taking up the real estate page, we'll have to cook up some space for the current month's activity in the neighborhood, and here goes...

There are currently two homes on market in Fox Run...

Address	Model	Beds/Baths	Garage	Fin Sq Ft	List Price
5430 Lynx St	5 Level Keystone	3/3	2	1807	\$397,000
5402 Fox Run Blvd	2 Story Silverthorne	4/3	2	1922	\$389,000

Fox Run's 2018 Year End Summary

You don't need a real estate analyst to explain what's so. With these facts in front of you, you can become your own expert about the market in Fox Run.

	<u>2016</u>	<u>2017</u>	<u>2018</u>
Average Sale Price:	\$298,006	\$329,942	\$352,578
Total Sales:	10	24	18
Days on Market:	10	12	9

Average Sales Price: The number of homes sold in Fox Run has declined a bit, and available inventory remains low coming into the new year...although home values increased over the last year, they are now holding steady coming into the new year, no longer on the rise.

Average sales price has increased by 9% since 2017.

Total Sales: Down from 2017. Divide the number of sales (18) by the total number of homes in Fox Run (290) to get the turnover rate of **6.5%** for 2018. A 5% to 7% percent turnover is normal for healthy markets in established neighborhoods.

Days on Market: Down a bit from 12 in 2017 to 9 in 2018. Inventory is increasing... and buyers will be able to make more thoughtful decisions about what to buy and for how much. And, inevitable interest rate increases this year will inspire buyers to purchase sooner than later.

Here's the 2018 Home Sales Summary by Model

Keep in mind, not all home models sell every year... you may own one of those.

Model	Beds/Baths	# Sold	Lowest	Highest	Average
Redstone Ranch	3/3	3	\$351,000	\$365,000	\$356,000
Telluride Ranch	3/2	1			\$394,000
Canyon Ranch	3/2	1			\$352,000
2 Story Silverthorne	4/3	1			\$362,000
4 Level Cedar	3/2	2	\$341,600	\$358,000	\$349,800
4 Level Manitou	3/3	3	\$333,000	\$350,000	\$343,500
4 Level Summit	2/3	4	\$330,000	\$344,900	\$336,500
5 Level Keystone	3-3/4	3	\$349,900	\$380,000	\$365,000

SUM...

Local real estate statistics show that there is no better time to sell a home. Our local MLS shows that, although fewer homes have sold this year area wide, the result of fewer homes offered available for purchase, home sales in Fox Run have remained competitive. And home sale prices are historically high... and have increased over the last handful of years.

After running so hot for the last few years, predictions are that the 2019 market should begin to move...slowly... toward more balance. Homes coming on market continue to be snapped up as quickly as they are listed but without the same frenzy as before. Sale prices are predicted to level off over the next year and, although home values continue to rise, they are predicted to increase at a more normal rate of around 5% for the coming year.

Providing you with accurate information you can use to make educated decisions about your real estate options is why we're here. Our real estate practice is centered in Fox Run. We have been working in the neighborhood for more than eighteen years, and we're here to stay. We sell more Fox Run homes than any other one realtor. We like the homes and we like the people who live here.

You deserve the most accurate information about your home and neighborhood market. You deserve effective marketing. You deserve an experienced contract negotiator. You deserve straight talk and quick results. You deserve the neighborhood specialist. That's us.

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mariselaqc1214@gmail.com

My name is Marisela. I live in the neighborhood and run a small cleaning business, "In and Out Cleaning". If anyone needs my services, please contact me and your home will sparkle!

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YOUNIQUE'S COSMETICS

& SKIN CARE

303-709-5944

Jessicanoel220@gmail.com

Youniqueproducts.com/

Jessica114

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