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THE SAFARI REPORT

YOUR GUIDE TO

Erie Real Estate

INSIDE:

A Cozy Coffee Station

Enjoy exploring some creative and inviting coffee station ideas for your home.

Archery Down the Range

Grab your bow and head to one of these local archery ranges!

What's New with Real Estate?

Raise your hand if you think the Erie real estate market is bananas! The brokers at Colorado Safari Properties have our hands up! Between lower-than-ever inventory, super low interest rates, and the swarm of buyers beating down the doors of Erie residences, it feels a bit like the Hunger Games in our little pocket of the Boulder/Denver metro.

At the time of this writing, there are 7 properties available* for resale in all of Erie, and only 3 of those are listed under \$1,000,000. We currently have 41 properties under contract (pending sale), and have had 25 properties Close since the first of the year.

Let's talk about those 25 sales: Average days on market for these properties are 18, but only 6 of the 25 even spent double-digit amounts of days on the market... Let us say this again: 19 OF 25 CLOSED PROPERTIES SPENT 9 OR LESS DAYS ACTIVE IN THE MARKET BEFORE RECEIVING A SATISFACTORY CONTRACT. On this note, on average, properties are selling at 101% of list price, with one particular property selling at a whopping 112% of it's list price, and the average sold price in town is \$536,216.

If you're considering selling your home within the next 12 months, especially if equity is your goal (and let's be honest-- who's goal ISN'T equity?!), the time is NOW to take advantage of our HYPERLOCAL expertise in this seller's market. When we're not booking showings, listing homes or strategically negotiating multiple offers, running numbers and calculating home values is something we do on the regular. It requires intimate neighborhood knowledge, and yes, a visit to your home for accuracy. If you'd like a customized, timely, and hyperlocal property value assessment, give us a call today! Having an advocate who knows the ins and outs of Erie (hey, our office on Briggs Street!), contracts, protection, and negotiation on behalf of our clients is more important than ever in this multiple-offer fast paced climate. We would love nothing more than to drive data and talk strategy with you.

*Source: REColorado, 1/1/2021 — 2/9/2021



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Thank you — *always* — for supporting us and our business. Your referrals mean the world to us.

Colorado Safari Properties

A COZY COFFEE STATION

Whether built into a kitchen nook, housed on a credenza, or tucked into a cabinet, a coffee station adds charm and convenience to your home. Savor its ambience, and customize your station with favorite coffees, teas, and hot chocolate makings. Sit back and enjoy with guests or during “me” time!

REPURPOSE YOUR FURNITURE Paint an old dresser for a cheery coffee/microwave station that really pops against a white wall! Stain the top surface to tie into wood flooring or tile. A few coats of polyurethane or wax protect the wood from an occasional coffee spill. jaimescott.blogspot.com/2013/01/kitchen-buffet-coffee-bar.html



COMPACT CABINET Lack of space is no longer an excuse! This adorable coffee cabinet uses a pull-out shelf for easy access. Top shelves keep cups hidden, yet nearby. decoist.com/stylish-coffee-stations/cabinet-area-transformed-into-a-tiny-coffee-station

THINK BEYOND Extra space in your dining room or basement? Go beyond the kitchen. This generously-sized coffee station serves plenty and doubles as a dessert buffet. decoist.com/stylish-coffee-stations/large-basement-coffee-station-complete-with-chalkboard-and-cabinetry



MOBILE COFFEE STATION This movable coffee cart is great for flexibility and ease of use. The second shelf allows for a generous selection of coffee cups and mugs — nice for freeing up space in your cabinet. tellttoyournighbor.com/coffee-cart-at-home

SMALL SPACES This sleek setup uses vertical space for a fully functional station utilizing every inch in a smaller kitchen. tiphero.com/home-coffee-stations



KEEP IT SIMPLE Create a dedicated space on your countertop. Define the station with a cute plaque, add essentials, and you're good to go! designimprovised.com/2014/02/coffee-bar.html



ARCHERY DOWN THE RANGE

Bored at home and looking for a fun new hobby or a way to get the whole family moving? Archery is an excellent sport for all ages and ability levels to enjoy. Great for developing hand-eye coordination and upper body strength, archery takes intense focus and concentration to hit your target. You're exercising your patience as well as your muscles!

TIPS AND EXPENSES FOR BEGINNERS It's recommended that beginners take a few classes before going solo. Classes range from \$15-\$50 plus, depending on your age, the archery range and class size. A beginner's bow typically costs \$150-\$200. If you're not ready to purchase, many ranges offer rentals. Head to your local archery shop or one below to find a bow tailored to your needs.

ROCKY MOUNTAIN ARCHERY Fort Collins While Rocky Mountain Archery typically offers a wide assortment of classes, private lessons, leagues, and parties, most of these services are postponed due to Covid-19 precautions. Luckily its 28-lane indoor range is still available for \$7 per day! rockymountainarcheryfc.com

VIKIES Boulder This unique service offers not only classes in archery, but also bow making! Unfortunately Vikies does not offer an open range, but is perfect for both beginners and those looking to hone their skills. vikies.org

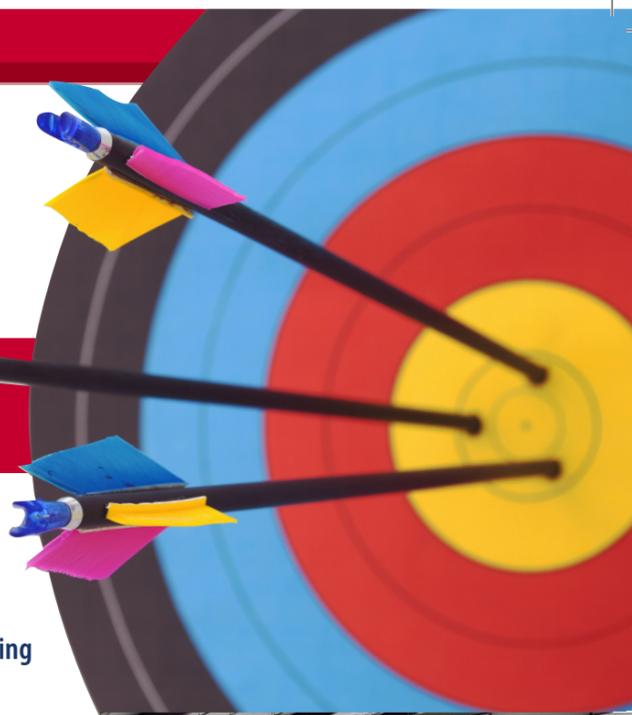
ARCHERY DEPOT Greeley This large indoor range costs \$8 per day and offers lessons. Be sure to check out the extensive bow selection in the shop! archerydepotco.com

EMPTY QUIVER ARCHERY Broomfield Empty Quiver Archery is a 20-yard, 38-lane range offering an affordable \$15 beginners course for ages 8 and up. emptyquiver.com

NO LIMITS ARCHERY Denver No Limits Archery offers classes, workshops, leagues, parties, and group events. Online coaching provides a perfect option for those hesitant about joining in person. nolimitsarchery.com

COVID-19 RESTRICTIONS AND REGULATIONS

You can still build your archery skills. Check for updates on the range's website. Depending on the range and location, requirements may include rental restrictions, wearing a mask, and making a reservation.



Previous State Championships — nolimitsarchery.com



Glenn teaching a young archer — emptyquiver.com