

May 2017 Newsletter



Happy Cinco de Mayo!! It was a great April for the "Home" Team, and we hope it was just as wonderful for you as well. May is one of the most exciting months of the year, with graduations, Mother's Day, and Memorial Day, it is sure to be a blast. The "Home" Team would like to invite you to kick May off, this Sunday morning the 7th, with sunrise tethered hot air **balloon rides** in the RE/MAX balloon at Chatfield State Park. Enjoy the sunrise and the beautiful spring morning overlooking the Chatfield Reservoir and have the best view in the city!

For **Earth Day**, last month, the "Home" Team and other volunteers donated their time to make a difference in our community. We spent a fresh Spring morning in the beautiful Ridge at Hiwan neighborhood in Evergreen cleaning up the roadside and enjoying the morning air and comradery with other volunteers. We are ever grateful for those that helped us complete our mission.

Your "Home" Team wants to remind you of our **new partner** to help all our wanna-be-but-not-quite-ready homeowner prospects to lock in an actual home right now that they can close on 6 months or even a year from now! The "Home" Team has united with a significant investor to help these prospects move into the home of their choosing, even if their mortgage qualifications are yet shy of what they need to be, whether that's down payment, credit repair or a pending pay increase. This program allows for the home suitor to select their home and rent it temporarily, instead of buying it right now. It is a great program and an effective tool, especially in this market because it locks in a price and the investor pays all cash which helps beat out other offers! This can also be a great tool for those wanting to sell and buy simultaneously but not go through the inherent challenges of accomplishing that without a lot of stress. If you would like more information regarding this program, contact KC. And pass the word!

Now, for a short update on the 6-county Metro Denver market. Currently there are less than 3900 active residential listings (single family) and 5100 under contract. Thankfully, inventory has made a little gain on the demand-but just a little! So the Seller's Market continues for all homes up to 100% over the average price for any given locale. Above that point, the market balances out making it an ideal time to move up (or cash out entirely). Yes, the advantages are greater in selling right now, but the security in buying lies in the fact that values will continue climbing at a significant pace, and interest rates are still hovering near 4%, although not likely for very long. It is predicted that the Fed will raise rates when they meet in June.

May is a month full of changes and plans for changes, so if you are looking to make one of your own, we're here to help. Whether it is downsizing as kids go off to college, or upgrading to make room for a growing family, allow your "Home" Team the honor of being a part of the excitement. You know we'll take care of you!

Best Always,

KC and The "Home" Team

Featured Listings

I need your help! We have nearly sold out. This record low inventory has hit The "Home" Team too. Our home-selling machine is state-of-the-art and well oiled. It just needs homes to sell. In a market like this not only are many people deciding not to move because it's hard to find a suitable replacement, but scores of opportunists see selling real estate as easy and glamorous, and so the number of newbys in the business skyrockets. They list their family members and close friends, subjecting them to the high risk of handing their most valuable asset over to someone with little or no experience, and a year later they're back at their old job because this is neither easy or glamorous when you do it as a serious full-time profession. Thank you. --KC



Under Contract

31315 Burn Lane, Evergreen

This is the ideal family home in The Ridge at Hiwan in north Evergreen, with a large master suite. The beautifully remodeled kitchen flows through a main-floor family room, with wood burning fireplace, out to a large deck with views of the beautiful foothills setting in which this home is nestled. A large, garden level Recreation room provides additional overflow space for fun and family games. There's plenty of storage and a 2-car over-sized garage. The home is bargain-priced so you can add your custom touches without breaking the bank.



[Virtual Tour](#)

Special Client Events

May 7th: KC Butler "Home" Team's Annual Balloon Event!

Come join us as guests get a chance to view the beautiful and awe inspiring Colorado Sunrise from the RE/MAX hot air balloon. Enjoy inflating the balloon and then tethered balloon rides starting at 6 AM and running until 8 AM. We're providing breakfast burritos, bagels, coffee and coco so you can enjoy the magical spring morning to the MAX! Use the link below to register you and your guest before spots fill up.

Hope to see you there!!!

[Register Here!](#)

Recently Sold Listings



SOLD!!
30098 Appaloosa
Dr.,Evergreen



SOLD!!
8825 W. 24th Ave,
Lakewood



SOLD!!
404 W. 116th Ave,
Northglenn



SOLD!!
854 Aster Way,
Evergreen



SOLD!!
1747 Quail St,
Lakewood



SOLD!!
12413 W. Green Mountain
Cir,
Lakewood

KC Butler has been helping people in Denver & the Foothills with their real estate needs for over 30 years. Please give The "Home"Team a call today as I'm sure we can assist you in all aspects of the buying and selling process.




KC BUTLER

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