

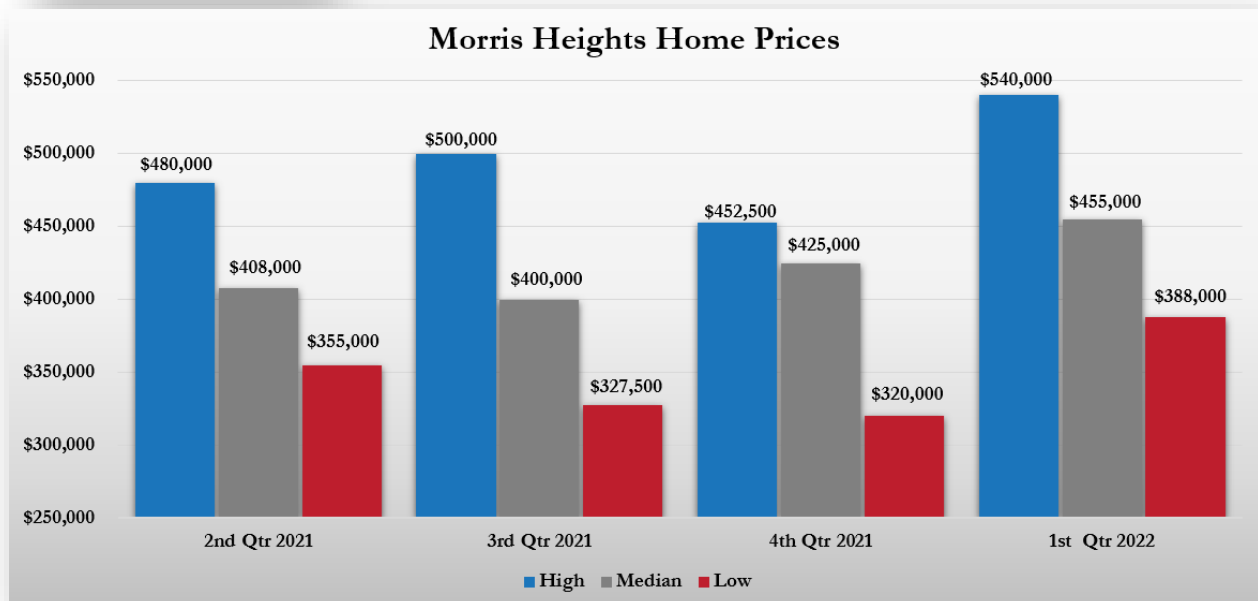
# Morris Heights Real Estate Update

*from The Morris Heights Experts!*



Dear Friends,

Spring is finally here, and the longer, warmer days also signal the beginning of our traditional home selling season. Although you'll see stories about a slowing real estate market, the Morris Heights market remains very strong with sales limited by a lack of inventory. Home prices will continue to rise, making 2022 a great time to sell. See the record-breaking prices in the graph below!



## Morris Heights Home Prices Set New Records

Home prices again set new records this past quarter, despite rising interest rates. We continue to work hard to obtain multiple offers for our sellers, ensuring that they get the highest price possible. We are also blessed to have served our homeowners for almost 30 years. Honesty and integrity never go out of style!

## Be Careful with “Instant” Cash Offer Buyers

“Instant Offer” companies have recently sent out numerous offers with too good to be true prices. Unfortunately, the actual fees for this “service” are not disclosed until later, with as much as \$30,000—\$50,000 deducted for fees and expenses. The initial offer looks good, but after all the deductions the sellers are much less happy. Although there are times when this can make good sense, it’s important to make well informed decisions. We’re happy to provide clear, no-nonsense advice on maximizing the value of your sale from every angle. That’s our job!

Have a great *Spring!*

*Ed and Michael*

**Ed Hardey**

Broker/Owner

2007 Realtor Of The Year

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*The Morris Heights Experts!*



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**INTEGRITY**  
REAL ESTATE GROUP  
CARING | PROFESSIONAL | PERSONAL

## 2022 1st Quarter Morris Heights Home Sales

### Ranch Style 950 Square Feet

Sold Prices:	\$426,500 - \$455,000	2 homes sold
# of Bedrooms:	4-5	# of Baths: 2

### Ranch Style 1176- 1204 Square Feet

Sold Prices:	\$450,000 - \$540,000	5 homes sold
# of Bedrooms:	4-6	# of Baths: 2-3

### Bi-Level 1700 Square Feet

Sold Prices:	\$388,000	1 home sold
# of Bedrooms:	4	# of Baths: 2

### Tri/Four Lvl 1285 Square Feet

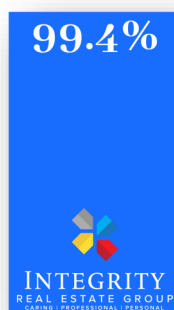
Sold Prices:	\$491,500	1 home sold
# of Bedrooms:	3	# of Baths: 2

\*The information above is taken from REcolorado and reflects sales from all real estate agents and real estate companies.

Our goal is not to just sell your home, it's to make the process as stress-free and profitable as possible. In fact, our clients say that they appreciate how easy we make the home selling and buying process - and 99.4% of them would use us again for all of their real estate needs!

### Our Clients Say...

#### Percentage of Sellers That Would Use Their Agent Again



69%

Other Agents

"We are so grateful to Ed and Mike Hardey for their diligence and hard work on selling our mothers home."  
- Aniva G.

"Ed Hardey (and son Mike) helped me with both selling my prior and buying my current home and I can't overstate the quality of their services." - Jeff W.

"Both Ed and Mike were always very professional, and always available and happy to answer our numerous questions and make the whole process proceed very smoothly." - Kathryn M.

(See More Reviews at [IntegrityREgroup.net](http://IntegrityREgroup.net))

(This is not intended as a solicitation if your home is currently listed with another broker. All information is deemed reliable but not guaranteed. )



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