

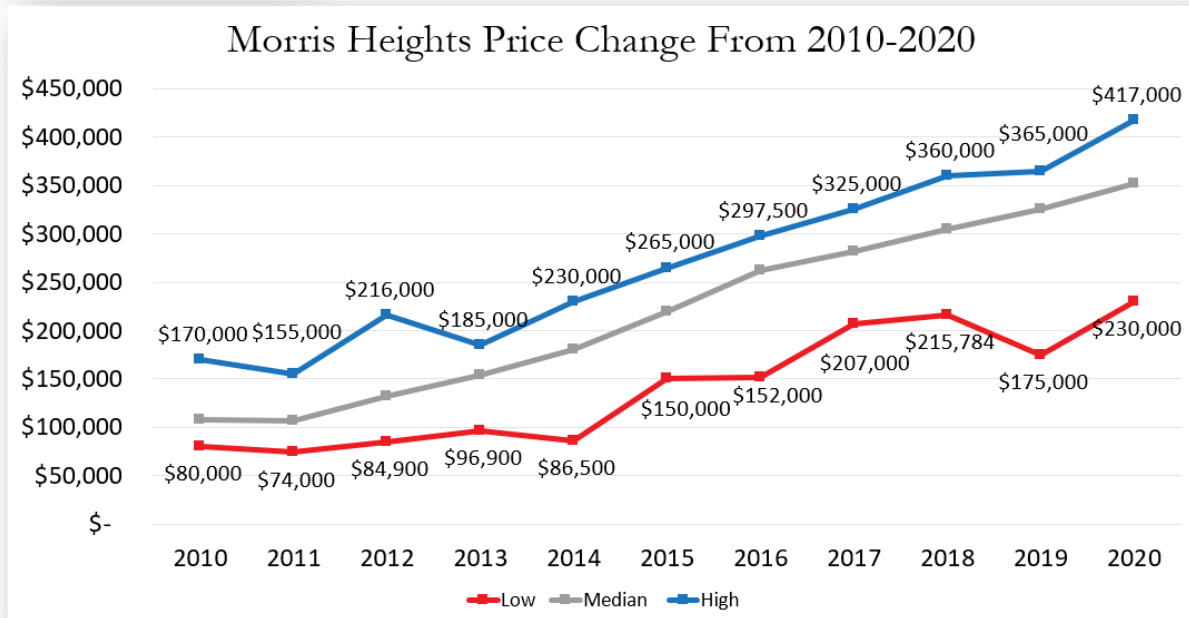
Morris Heights Real Estate Update

from The Morris Heights' Experts!



Dear Friends,

Welcome to 2021! I don't think that I've ever looked forward to a new year as much as this one. 2020 certainly brought unprecedented change to our community, country and world. Morris Heights real estate provided a silver lining of sorts however, with new record prices and equity for homeowners. In this crazy year, we were again blessed to help so many Morris Heights owners achieve their dreams— making us #1 for 21 years running.



Prices for some Morris Heights homes exceeded \$400,000 in 2020, and we're working to make sure that more of that happens in 2021! As you can see, prices have more than doubled over the past decade. The average days on market has also dropped from 74 to only 15 days over that same period of time. As with the previous decade, we remained the highest selling agents in the neighborhood and have generated higher net returns for our sellers as well.

Those who own real estate have done very well this past decade. All of this makes 2021 the perfect time for a home upgrade—maybe even one with a home office? Let us help you take advantage of this market!

Also, check out our Morris Heights website at www.MorrisHeightsHomes.com

Happy New Year!

Ed and Michael

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2007 Realtor Of The Year

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INTEGRITY
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CARING | PROFESSIONAL | PERSONAL

2020 Morris Heights Home Sales

| | |
|---------------------------------|---|
| <u>Ranch Style (Sm):</u> | 875 - 1000 Square Feet Sold Prices: \$300,000 - \$375,000 Bedrooms: 3-6 Baths: 1-2 Homes Sold: 24 |
| <u>Ranch Style (Lg):</u> | 1036- 1624 Square Feet Sold Prices: \$250,000 - \$417,000 Bedrooms: 2-6 Baths: 1-2 Homes Sold: 31 |
| <u>Bi-Level:</u> | 1700 - 1806 Square Feet Sold Prices: \$312,000 - \$367,000 Bedrooms: 3-4 Baths: 2 Homes Sold: 5 |
| <u>Tri/Four Lvl:</u> | 1285 - 1769 Square Feet Sold Prices: \$230,000 - \$413,500 Bedrooms: 3-6 Baths: 2-3 Homes Sold: 16 |

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

Who do you know that can use help with their real estate needs in 2021? Integrity Real Estate Group has openings for new clients, and we'd love to serve you and those you know this year. *How may we help you?*

Our clients say...

"Ed's expert knowledge of the homes in the area and recommendations regarding a successful sale saved our family thousands of dollars."

- Randall K

"I thoroughly enjoyed working with Ed through the process, and came to know Ed as a truly valuable asset to absolutely anyone in need of buying or selling a home."

- Paige C

"We are so grateful to Ed and Mike Hardey for their diligence and hard work on selling our mother's home. We never doubted that they were working constantly on making it an easy transition. Needless to say, we would highly recommend them."

- Aniva G

(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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