

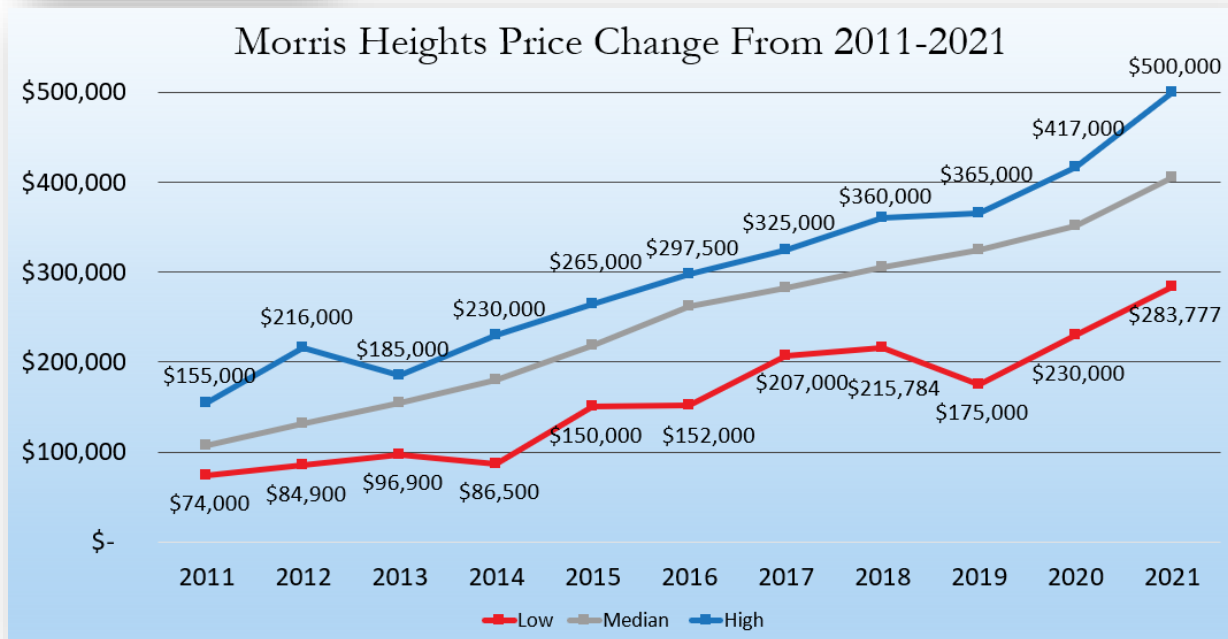
Morris Heights Real Estate Update

from The Morris Heights Experts!



Dear Friends,

Welcome to 2022! 2021 brought more unprecedented change to the world around us. 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 24 years running.



Prices for most Morris Heights homes exceeded \$400,000 in 2021, and some homeowners received \$500,000! As you can see, prices have more than tripled over the past decade. The average days on market dropped from 88 days in 2011 to just 8 days last year. We continue to be 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 2022 the perfect time for a home upgrade—maybe even one with a home office? Let us help you take advantage of this unprecedented market!

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

Happy New Year!

Ed and Michael

Ed Hardey

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2007 Realtor Of The Year

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INTEGRITY
REAL ESTATE GROUP
CARING | PROFESSIONAL | PERSONAL

2021 Morris Heights Home Sales

<u>Ranch Style (Sm):</u>	875 - 975 Square Feet Sold Prices: \$350,000 - \$480,000 Bedrooms: 3-6 Baths: 1-3 Homes Sold: 15
<u>Ranch Style (Lg):</u>	1009- 1700 Square Feet Sold Prices: \$283,777 - \$500,000 Bedrooms: 3-6 Baths: 1-4 Homes Sold: 29
<u>Bi-Level:</u>	1675 - 1916 Square Feet Sold Prices: \$344,800 - \$430,500 Bedrooms: 4-5 Baths: 2 Homes Sold: 7
<u>Tri/Four Lvl:</u>	1285 - 1830 Square Feet Sold Prices: \$320,000 - \$475,000 Bedrooms: 3-6 Baths: 2-3 Homes Sold: 10

*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 2022? 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 took time to understand and answer every single question that I had, and I felt confident trusting in his guidance."

- Christina V

"My recommendation is this: you won't find a better, more knowledgeable, professional, nicer person out there, who goes the extra mile for his clients."

- Dawn S

"Ed and Mike are both wonderful guys who will go the extra mile to get your house sold. It was truly a pleasure working with them and would highly recommend them."

- Kelly K

(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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