

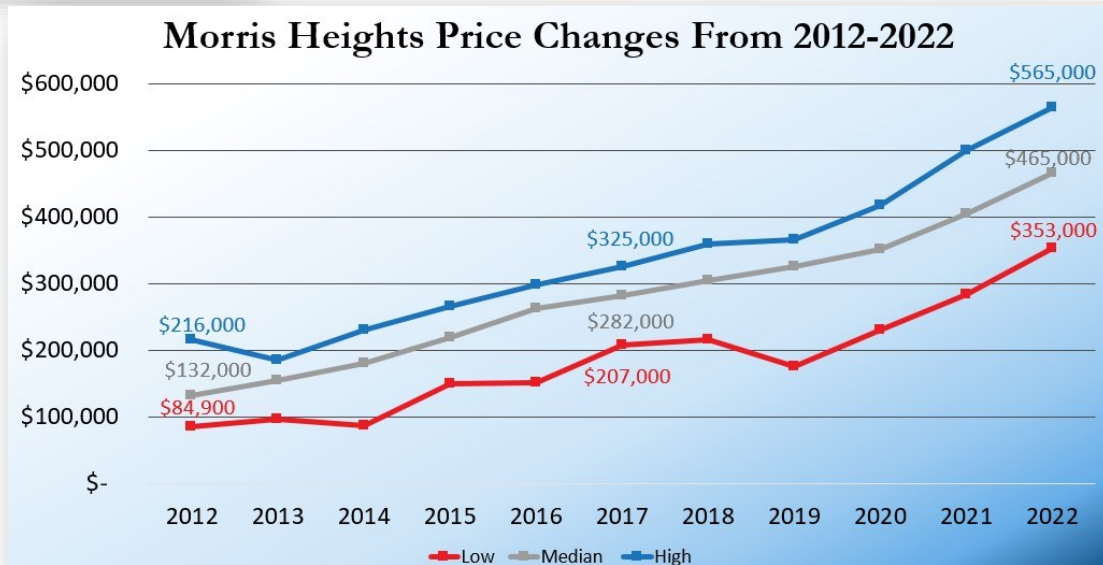
# Morris Heights Real Estate Update

*from The Morris Heights Experts!*



Dear Friends,

Happy 2023! 2022 was a bit of a wild ride for real estate, but the actual facts below may be surprising. Despite what you may have heard or read in various media, Morris Heights real estate did very well last year even with the slower market and generally softening prices. We were again blessed to help so many Morris Heights owners achieve their dreams— making us #1 again for 23 years running.



## Key Points and Predictions

- ▶ Values at the end of 2022 were the highest in Morris Heights history
- ▶ 2023 will likely end with even higher prices
- ▶ Fewer Morris Heights Homes sold in 2022 compared to 2021
- ▶ We will not see a dramatic price implosion like that of 2008
- ▶ Many areas of the country will be hit far worse than Morris Heights
- ▶ Home loan rates will be lower in the second half of 2023
- ▶ Real estate continues to be the best path to wealth in the U.S.
- ▶ Purchasing a home in 2023 allows a buyer to lock in a lower price and refinance when rates go down

## 2022 Morris Heights Stats

Median Prices  
up 12.9%

60 Home Sales

Average 16 Days  
on Market

*Happy New Year!*

*Ed and Michael*

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

## 2022 Morris Heights Home Sales

<b><u>Ranch Style (Sm):</u></b>	<b>875 - 975 Square Feet</b> Sold Prices: \$360,000 - \$550,000 Bedrooms: 3-6   Baths: 1-2   Homes Sold: 17
<b><u>Ranch Style (Lg):</u></b>	<b>1176- 1218 Square Feet</b> Sold Prices: \$390,000 - \$565,000 Bedrooms: 3-6   Baths: 2-3   Homes Sold: 22
<b><u>Bi-Level:</u></b>	<b>1700 - 1862 Square Feet</b> Sold Prices: \$353,000 - \$480,000 Bedrooms: 4-5   Baths: 2   Homes Sold: 10
<b><u>Tri/Four Lvl:</u></b>	<b>1285 - 2020 Square Feet</b> Sold Prices: \$375,000 - \$500,000 Bedrooms: 3-5   Baths: 2-3   Homes Sold: 11

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

We're here to provide expert real estate knowledge and help you and your friends be successful in your goals. We've seen this market before, so call or email us anytime we can answer questions or be of service! *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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