

Morris Heights Real Estate Update

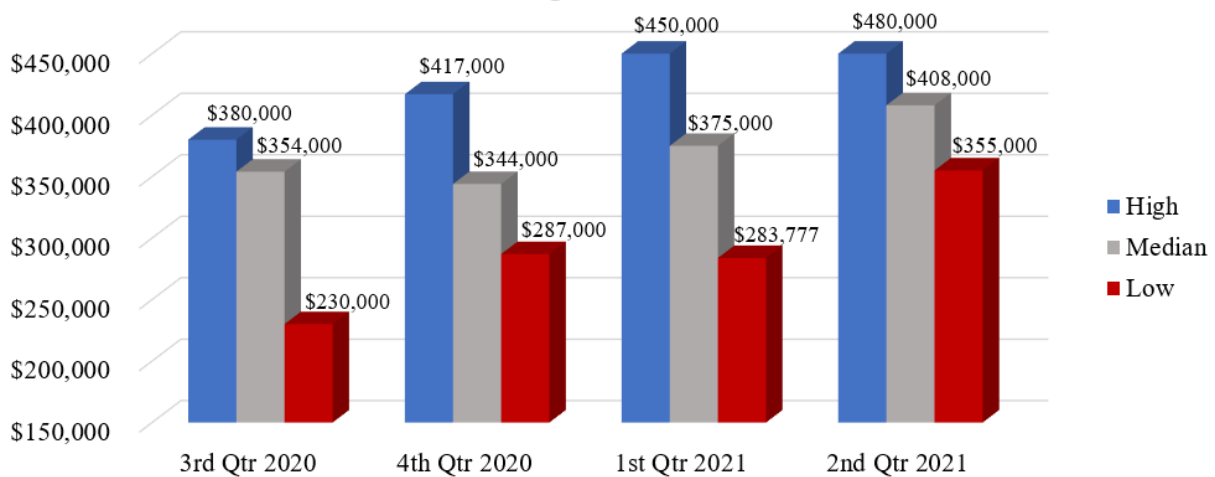
from The Morris Heights' Experts!



Dear Friends,

Welcome to summer and our crazy real estate market. We hope that you and yours are well and safe during these summer days. Our real estate market has slowed slightly, but remains a very strong seller's market—and Morris Heights record home prices illustrate that story.

Morris Heights Home Prices



Morris Heights Home Prices Set New Records

Home prices again set new records this past quarter, and Morris Heights sellers have been thrilled with their new equity. Buying a home can be a challenge for buyers, but creative thinking and hard work still pays off. Last month, Michael actually helped a buyer purchase a home with no money down and no out of pocket expenses, which is unheard of in this market! Low interest rates continue to make this an excellent time to buy.

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. Don’t be fooled! We’re always happy to provide clear, no-nonsense advice on maximizing the value of your sale. That’s our job!

Have a great *Summer!*

Ed and Michael

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2021 2nd Quarter Morris Heights Home Sales

Ranch Style 875 - 950 Square Feet

Sold Prices:	\$386,000 - \$480,000	5 homes sold
# of Bedrooms:	3-6	# of Baths: 2

Ranch Style 1011 - 1426 Square Feet

Sold Prices:	\$355,000 - \$455,500	9 homes sold
# of Bedrooms:	3-6	# of Baths: 2

Bi-Level 1675 - 1728 Square Feet

No Bi-Level homes sold in the 2nd quarter of 2021

Tri/Four Lvl 1285 - 1570 Square Feet

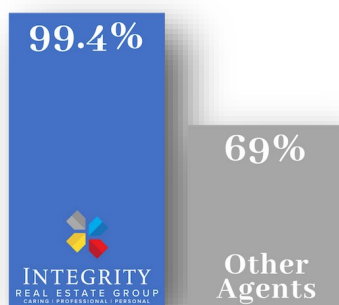
No Tri/four Level homes sold in the 2nd quarter of 2021

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

Our profession isn't just selling your home—our goal is 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 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



"He's easy to work with, always willing to make time for you in his schedule, and extremely patient and detailed at explaining each contract and document thoroughly." – Ryan G.

"His knowledge of the ins and outs of the real estate market is outstanding. Ed offered excellent advice, answered every question and helped me make informed decisions." - Sue F.

"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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