

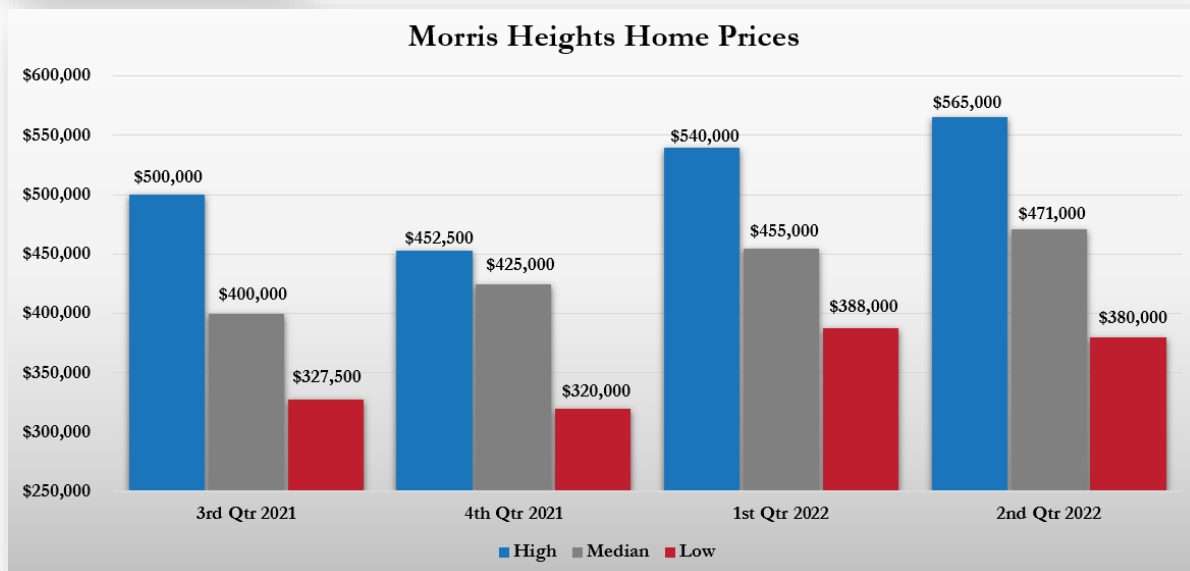
Morris Heights Real Estate Update

from The Morris Heights Experts!



Dear Friends,

Summer is finally here, and we have a changing real estate market to go along with the changing weather. Although you'll see stories about doom and gloom, the Morris Heights' market remains strong. Our market has been running at 100 MPH for so long that many have forgotten what a "normal" market looks like.



Morris Heights Home Prices Set New Records

Home prices again set new records this past quarter, despite rising interest rates. Bidding wars on listings are less frequent, as is some of the craziness that's been required to buy a home these past few years. In short, we're becoming a more "normal" market. Prices are still increasing, but at a lower, more sustainable level. The sky isn't falling, despite what you might hear or read, as many agents and media pundits haven't experienced this before. In a changing market, experience matters, and we've been blessed to help our clients for almost 30 years. Honesty and integrity never go out of style!

Be Careful with "Instant" Cash Offer Buyers

I recently had a client receive what appeared to be a great offer on their home from an "Instant Offer" company. Once they got into the details, their offer was reduced by \$105,000 for various repairs, fees and expenses! Although there are specific times an instant cash offer can be appropriate, don't be fooled - if it sounds too good to be true, it probably is!

Have a great *Summer*!

Ed and Michael

The Morris Heights Experts!

Ed Hardey

Broker/Owner

2007 Realtor Of The Year

Ed@IntegrityREgroup.net

(303) 324-1731



Michael Hardey

Broker Associate

Buyer Specialist

Mike@IntegrityREgroup.net

(303) 330-1237

Morris Heights Real Estate Update

from *The Morris Heights Experts!*



INTEGRITY
REAL ESTATE GROUP
CARING | PROFESSIONAL | PERSONAL

2022 2nd Quarter Morris Heights Home Sales

Ranch Style 875 - 986 Square Feet

Sold Prices:	\$380,000 - \$550,000	6 homes sold
# of Bedrooms:	3-6	# of Baths: 1-2

Ranch Style 1176 Square Feet

Sold Prices:	\$441,195 - \$565,000	7 homes sold
# of Bedrooms:	3-6	# of Baths: 2

Bi-Level 1700—1862 Square Feet

Sold Prices:	\$400,000 - \$480,000	6 homes sold
# of Bedrooms:	4	# of Baths: 2

Tri/Four Lvl 1276 - 1570 Square Feet

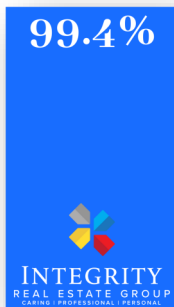
Sold Prices:	\$465,000 - \$481,000	3 homes sold
# of Bedrooms:	3-5	# of Baths: 2

*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

"His upbeat attitude and knowledge of the industry kept me confident that I was safe in my decisions through the process." - Janet 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.

"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.

(See More Reviews at 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.)



Ed Hardey

Broker/Owner
2007 Realtor of the Year
Ed@IntegrityREgroup.net
(303) 324-1731

Michael Hardey

Broker Associate
Buyer Specialist
Mike@IntegrityREgroup.net
(303) 330-1237

