

Morris Heights Real Estate Update

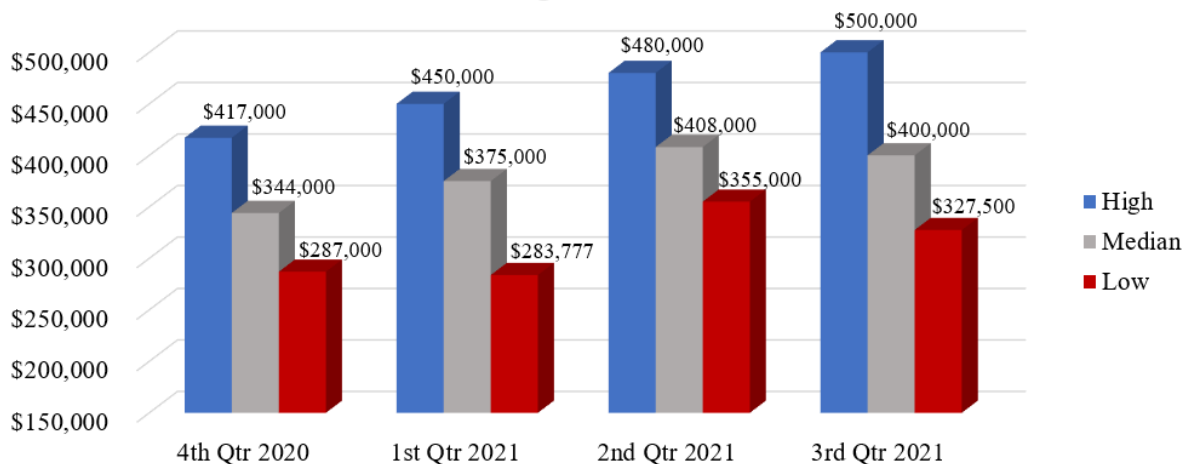
from The Morris Heights' Experts!



Dear Friends,

The coolness of fall has finally brought relief from the summer heat and a slight cooling to our crazy real estate market. Morris Heights remains a very strong seller's market—as you'll see below with Morris Heights' record home prices. We are proud to serve this market for over 25 years and obtain the highest prices for our clients!

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 profited handsomely. Buying a home can be a challenge for buyers, but creative thinking and hard work still pays off. As our home buying expert and an Accredited Buyer's Agent, Michael helps buyers get into their dream home—even with little or no money down! 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 *fall*!

Ed and Michael

Ed Hardey

Broker/Owner

2007 Realtor Of The Year

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The Morris Heights Experts!



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CARING | PROFESSIONAL | PERSONAL

2021 1st Quarter Morris Heights Home Sales

Ranch Style 875 - 975 Square Feet

Sold Prices:	\$370,000 - \$445,000	7 homes sold
# of Bedrooms:	3-5	# of Baths: 1-2

Ranch Style 1009 - 1176 Square Feet

Sold Prices:	\$327,500 - \$500,000	7 homes sold
# of Bedrooms:	3-6	# of Baths: 1-2

Bi-Level 1728 - 1916 Square Feet

Sold Prices:	\$360,000 - \$430,500	2 homes sold
# of Bedrooms:	4	# of Baths: 2

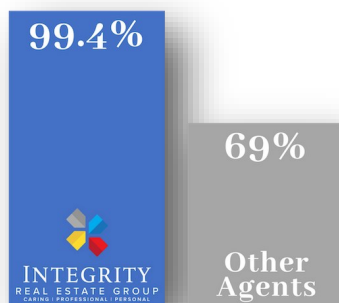
Tri/Four Lvl 1310 - 1830 Square Feet

Sold Prices:	\$420,000 - \$475,000	3 homes sold
# of Bedrooms:	4-5	# of Baths: 2-3

*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!

Percentage of Sellers That Would Use Their Agent Again



Our Clients Say...

"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

"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 Koplitz

(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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