

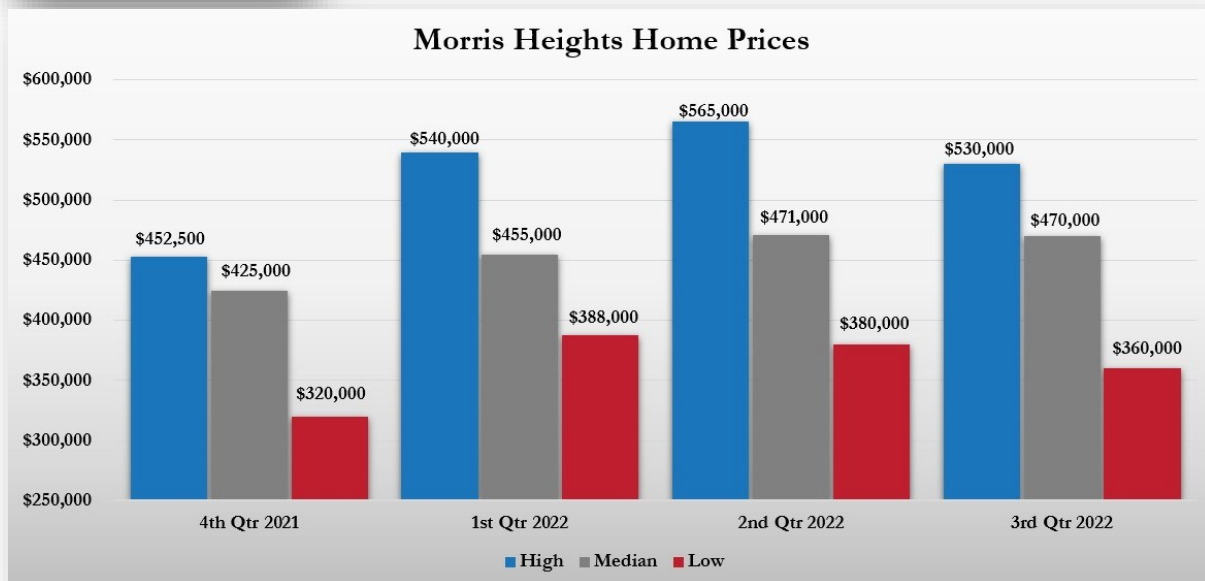
Morris Heights Real Estate Update

from *The Morris Heights Experts!*



Dear Friends,

Fall is here, and the phrase “May you live in interesting times” seems to fit the world economy and our local real estate market. The sky isn’t falling, but many people’s expectations are getting a reset after a long period of unsustainable growth. Let’s take a look and make sense of some of the trends in our local real estate market. Prices are lower but that’s only part of the story:



Perspective is important

Although Morris Heights prices are lower than the bidding war peak of earlier this year, *they're still higher than any previous year!* Earlier this year, some homes were bid up more than \$41,000 over their asking price. These prices were unsustainable and the market is returning to a more normal buyer-seller balance, something that we haven't seen for a long, long time. This is not a return to the 2008 crash, but sellers will need to carefully choose their agent to obtain the highest value for their home.

Crazy & Scary Fact

Over 75% of the agents in the metro Denver area have been in the business for less than ten years, which means that they've never seen a “balanced market”. We're hearing lots of bad advice and seeing incorrectly priced homes from agents who just don't have the experience required to navigate these choppy waters. If you're thinking about a move, let the *experienced* Morris Heights experts make your move smooth and maximize your price!

Have a great *Fall!*

Ed and Michael

Ed Hardey

Broker/Owner

2007 Realtor Of The Year

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(303) 324-1731

The Morris Heights Experts!



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CARING | PROFESSIONAL | PERSONAL

2022 3rd Quarter Morris Heights Home Sales

Ranch Style 875 - 950 Square Feet

Sold Prices:	\$360,000 - \$530,000	7 homes sold
# of Bedrooms:	3-5	# of Baths: 1-2

Ranch Style 1176 Square Feet

Sold Prices:	\$390,000 - \$500,000	6 homes sold
# of Bedrooms:	3-6	# of Baths: 2

Bi-Level 1728 Square Feet

Sold Prices:	\$409,000	1 home sold
# of Bedrooms:	4	# of Baths: 2

Tri/Four Lvl 1570 - 2036 Square Feet

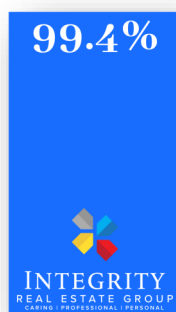
Sold Prices:	\$375,000 - \$453,000	4 homes sold
# of Bedrooms:	3-4	# of Baths: 2-3

*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.)



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