

Morris Heights Real Estate Update

from The Morris Heights Experts!



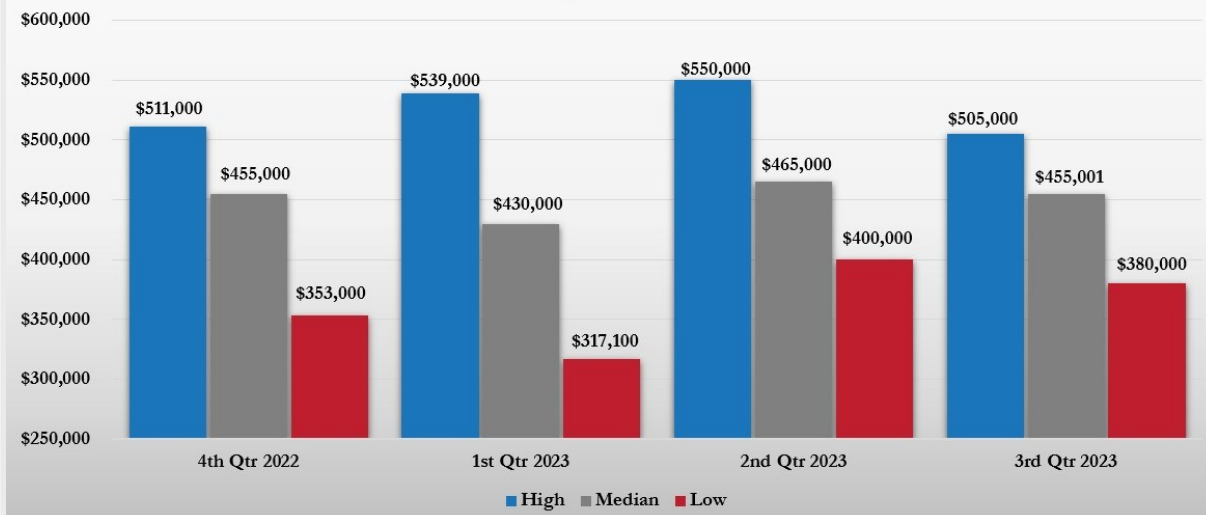
INTEGRITY
REAL ESTATE GROUP
CARING | PROFESSIONAL | PERSONAL



Dear Friends,

Welcome to the cooler temperatures and beautiful leaves of fall! 2023 has been a bit of a roller coaster for real estate, with prices peaking in June and then trending sideways to slightly declining since then. Despite elevated interest rates, Morris Heights real estate continues to perform well, just without some of the crazy prices we saw last year. We are thankful to continue to be the top performing Realtors in our area for over 25 years!

Morris Heights Home Prices



Key Points for the Morris Heights Market

- ▶ Interest rates climbed higher, putting downward pressure on prices.
- ▶ The Median Sold Price decreased from \$465,000 to \$455,001 this quarter.
- ▶ Homes averaged 19 days on the market, down from 33 days in the 2nd quarter.
- ▶ 11 Homes sold in the 3rd quarter, down from 21 homes in the 2nd quarter.
- ▶ Ranch Style homes continue to sell for the highest prices in Morris Heights.
- ▶ There is still a good market for all homes, even those that need work.

Have a great Fall!

Ed and Michael

Ed Hardey

Broker/Owner

Former 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

2023 3rd Quarter Morris Heights Home Sales

Ranch Style 875 - 950 Square Feet

| | | |
|----------------|-----------------------|-----------------|
| Sold Prices: | \$380,000 - \$505,000 | 4 homes sold |
| # of Bedrooms: | 3-5 | # of Baths: 1-2 |

Ranch Style 1009 - 1176 Square Feet

| | | |
|----------------|-----------------------|-----------------|
| Sold Prices: | \$425,000 - \$489,900 | 5 homes sold |
| # of Bedrooms: | 3-6 | # of Baths: 2-3 |

Bi-Level

No Bi-Level homes were sold in the 3rd quarter of 2023

Tri/Four Lvl 1548 - 1570 Square Feet

| | | |
|----------------|-----------------------|---------------|
| Sold Prices: | \$426,000 - \$460,000 | 2 homes sold |
| # of Bedrooms: | 3-4 | # of Baths: 2 |

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

We're here to help you and your friends with expert real estate knowledge, marketing and service to help you be successful. 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?*

Would Sellers Use Their Agent Again?



Our Clients Say...

"We are so grateful to Ed and Michael Hardey for their diligence and hard work on selling our mothers home." – Aniva G.

"Ed Hardey (and son Mike) helped me with both selling my prior and buying my current home and I can't overstate the quality of their services." – Jeff W.

"Both Ed and Mike were always very professional, and always available and happy to answer our numerous questions and make the whole process proceed very smoothly." – Kathryn M.



Ed Hardey

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

Michael Hardey

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

