

# THE MONTHLY BUGLE

*The Official Newsletter of Coldwell Banker Antlers Realty, Inc.*



## MONTHLY AGENT HIGHLIGHT

### Donny Anderson

Born and raised in Cody, Wyoming! Donny can help you with all your Real Estate needs in Northwest Wyoming. Donny has been marketing this awesome area since 2004, dedicating time to the folks he represents while they search for the American

Dream of Home Ownership. The size doesn't matter but the satisfaction of the new home owner does! He works for a stress free experience by being open and honest. Donny is married with four children; three sons and one daughter. He and his wife also found their calling in Foster Care. When Donny isn't showing this incredible area you can find him behind the dish at a Little League Baseball game or camping and fishing with his family.

#### EXPLORE WHAT'S INSIDE THIS ISSUE:

Heavenly Kitchen Creations - 2  
201 & 103 Yellowstone Ave. - 3  
Industry Highlight - 4  
Something Has to Give in the Housing Market. Or Does It? - 5  
Community Connection - 6



## Heavenly Kitchen Creations

*Written by Tracy Ellison of CB Blue Matter*

It's easy to follow a recipe and decorate remarkable confections, but what rule of thumb do you follow when choosing kitchen cabinets and countertops? With so many tempting choices, it helps to stay focused on a few key items. Take a cue from our helpful hints on kitchen design and combine the perfect mix of hardscape elements with a dash of aesthetics to serve up the ultimate pièce de résistance for your kitchen!



### Food for Thought

Designing your kitchen is a big undertaking, so consider choosing elements that will benefit you most in the long run rather than the short trend. Start with the two principal components of the room, the cabinets and countertops, and think along the lines of longevity in style and color. A monochromatic effect looks ultra-modern, however, contrast between cabinets and countertops provides more depth of design. Allow only one of these to take center stage and let the other assume a supporting role. The main design features need to work in unison, playing off texture, tone and a combined sensibility. Staying neutral in color and classic in style will offer the utmost in versatility as trends change. Countertops and cabinets that can cleverly adapt next to easily refreshed wall paint colors and decorative accessories are a sure bet. Count on these staples of kitchen design to remain steadfast and timeless, and for years to come, you'll enjoy this all-important room that's the heart of the home.

### Form and Function

Open the door to a world of cabinet options, from extra tall ceiling-height designs to blind-corner cabinets that make the most of the space. Basically, there are three types of cabinets to choose from: stock, semi-custom and custom cabinets. Stock cabinets may have fewer bells and whistles than the rest, but they're an excellent and affordable choice to upgrade an out-of-date kitchen. Semi-custom cabinets offer more styles, finishes and features than stock cabinets. And luxury custom cabinets offer the widest choice of woods, finishes and details. Another option is cabinet refacing. Doors and drawer fronts are replaced, while matching wood veneers are applied to the exterior of existing cabinet boxes.

### Gather Around the Family Stone

A natural choice for kitchen countertops originates from the ground up. Gorgeous offerings brought to us by Mother Earth include coveted marble, granite, soapstone, slate and quartz stones – cool to the touch, smooth and sumptuous. Materials such as these can define the rest of the kitchen's aesthetic and set a spectacular tone. From polished, glossy and gleaming slabs to rough, honed stone – perfect as is, in all its natural beauty.





**201 Yellowstone Ave. Cody**

**FOR  
SALE**

Outstanding Investment  
Opportunity on the road to  
Yellowstone!! Property features a  
15,054 square foot professional  
building with room to expand,  
curb cuts, signage, landscaping  
and onsite parking. Triple net  
lease in place to a well-established  
tenant as medical space.

MLS #10017655

15,054 sq. ft.  
Professional  
Building on  
1.80 acres!



Listing Broker: Rick Brasher  
Email: [rick@codyproperty.com](mailto:rick@codyproperty.com)  
Cell #: (307) 272-5757



# Industry Highlight

## FHA Appraisal Requirements

When you buy a house, you have several tasks to focus on, from home inspections to mortgage paperwork. If you're planning to get a mortgage backed by the Federal Housing Administration (FHA), the house you want to buy requires an appraisal that meets FHA standards. Here's almost everything you need to know to get started.

A **home appraisal** is an estimate of the market value of a property. Since a third party performs the appraisal, the market value is not influenced by the buyer or the seller. An appraisal is a standard requirement for mortgages and refinances. Lenders use the estimated market value from the appraisal to determine the loan-to-value ratio of your mortgage. This calculation helps lenders from loaning out more than they are willing to risk and can help limit buyers from borrowing more than the home is worth.

FHA home appraisals require two steps:

- **Site visit:** FHA appraisers visit homes in person to write notes and take photos. They check for the structures quality, the interior and exterior condition, the state of fixtures and systems and the condition of the lot.
- **Market research:** Appraisers research selling prices for comparable homes by reviewing homes that closed in the same general area and typically closed during the past six months. They use their findings from the site visit to estimate the market value of the home.

---

FHA appraisers follow the HUD guidelines for minimum property standards. Homes must meet the following appraisal requirements, or be repaired to meet requirements, to be approved for an FHA loan:

- Must have an undamaged exterior, foundation and roof
- Must have safe and reasonable property access
- Must not contain loose wiring and exposed electrical systems
- Must be free from damaged underground storage tanks and soil contaminants
- Must have a working, permanent heating system that can heat the property adequately
- Must have surfaces free of chipping or peeling paint
- Must have adequate access to attic spaces and natural ventilation in crawl spaces
- Must have access to clean water
- Must be free from wood destroying insect infestations
- Must have working utilities, such as water and heat
- Must not have interior and exterior health and safety hazards, such as no handrails on steep staircases
- Must be a marketable property



# Something Has to Give in the Housing Market. Or Does It?



**Two years into the pandemic, rundown bungalows command bidding wars, buyers keep snatching up places they've never seen, and homebuilders can't find enough cabinet doors for everyone who wants a new home. The median price for an American home is up nearly 20% in a year. The for-sale inventory is at a new low. And the hopeful buyers left on the sidelines have helped drive up rents instead.**

All of this may feel unsustainable — the tight inventory, the wild price growth, the dwindling affordability. Surely something's got to give. But what if that's not exactly true? Or, at least, not true anytime soon for renters locked out of homeownership today or anyone worried about housing affordability. There's probably no quick reprieve coming, no rollback in stratospheric home prices if you can just wait a little longer to jump in. Neither side of that ledger has a quick fix. More than six million existing homes sold in 2021, the highest number since 2006, according to data published January 20th by the National Association of Realtors. But that was still well short of satisfying demand. And there's little evidence to suggest the nation is in a hurry to correct the imbalance between supply and demand.

More housing construction will help — and it has been increasing — but the United States has been underbuilding for so long that it'll take years to meet demand.

You might also expect home buyers to get fed up with soaring prices. But that answer falters in, say, Salt Lake City when asking prices that look absurd to local buyers seem reasonable to someone moving in from Seattle.

Today, first-time home buyers in once-affordable markets have competition from all kinds of sources that didn't exist a generation ago: from global capital, to all-cash buyers, to institutional investors renting single-family homes, to smaller-scale investors running Airbnbs.

The last time such home price growth occurred was in the years leading up to the housing crash. But even at the height of the bubble in 2006, only about 40 percent of metro areas experienced greater than 10 percent annual home price growth. In the past year, 80 percent of metros have seen such spikes. And a quarter of all metro areas have had price rises of more than 20 percent.

Widespread pain in the rental market has followed. In 2021, communities across the country experienced the kind of double-digit rent growth happening only before the pandemic in boom towns. The rental market has experienced a rise in higher-income households, too, at a time when new household formation has also surged with young adults who began the pandemic by moving back home.

Add to all of this a few more forces stressing the housing market even without a pandemic: Baby boomers who own a lot of housing stock are sticking around in their primary homes longer than previous generations did, at a time millennials have reached peak home-buying age. That ties up existing supply.

Local governments have further stymied new housing supply with zoning and building restrictions that will remain a problem even when home-building supply chain kinks resolve.



# COMMUNITY CONNECTION

## BEARTOOTH FLORAL

Beartooth Floral is your local Cody, WY florist! They are a premier floral design boutique specializing in unique, exclusive arrangements made with fresh flowers, preserved, dried, or any combination you desire! They also offer daily arrangements for any occasion or no occasion at all, deliveries, pick-ups, funerals, events, weddings, and more! Beartooth Floral also has an amazing curated gift selection and they carry hundreds of plants!



Check them out below on Facebook, Instagram or at their website!



307-587-4984



[@beartoothfloral](https://www.facebook.com/beartoothfloral)



[@beartoothfloralandgifts](https://www.instagram.com/beartoothfloralandgifts)

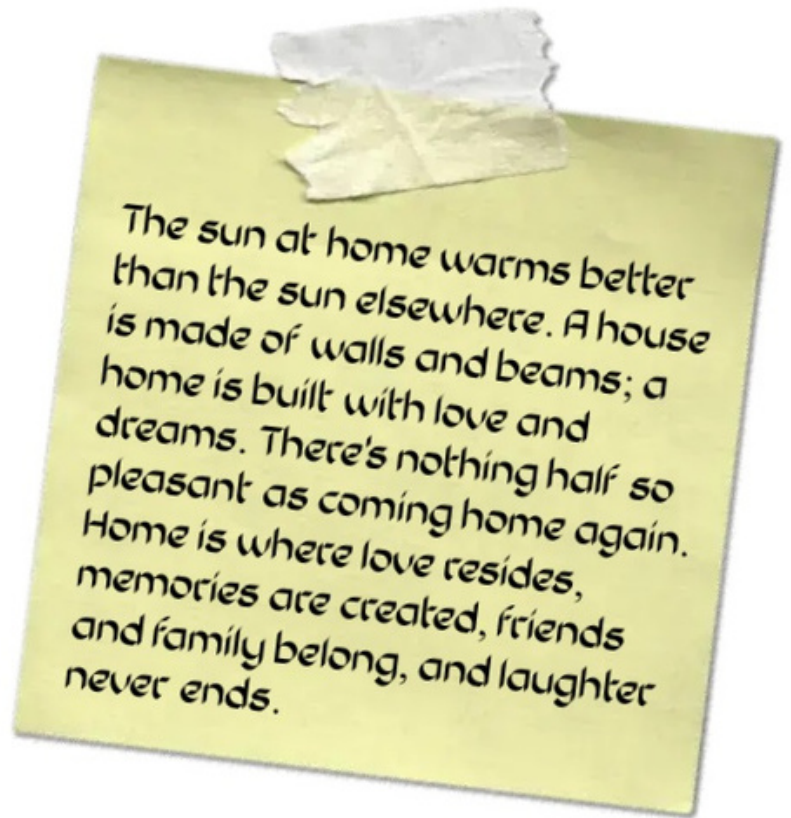


[beartoothfloral.com](http://beartoothfloral.com)

**LOCAL FLOWER DELIVERY TO CODY,  
WY AND SURROUNDING AREAS  
WEDDING & EVENT TRAVEL AVAILABLE**

# DID YOU KNOW?

**25% of people with two-car garages don't have room to park cars inside them and 32% only have room for one vehicle.**



When it comes to room temperature, where does it feel the warmest in the house?

The corner — it's always about 90 degrees!

