

THE MONTHLY BUGLE

The Official Newsletter of Coldwell Banker Antlers Realty, Inc.



MONTHLY AGENT HIGHLIGHT

Sherri Richardson

Originally from Bucks County, Pennsylvania, Sherri Richardson graduated with honors from East Stroudsburg University with a Bachelor of Science Degree in Hotel Management and a Bachelor of Arts Degree in Sociology. In 1994 she relocated to beautiful Cody, Wyoming, two months after visiting and falling in love with this wonderful town while on a cross country trip. Over the years she has been employed as a Research Scientist, owned and operated her own successful horse boarding and dog grooming business and has renovated and built numerous homes. It is in these experiences that she has developed her very detail oriented, strong work ethic. Happily married for over 21 years to a Cody native, she and her husband Shane have two children, Gabrielle and Noah. They enjoy fishing, movies, wheeling and are passionate about camping and s'mores! She loves to experience old things made new again with her children, such as sledding, making snow angels, playing board games and going to one of the many wonderful parks in the area. Sherri finds the beauty of Wyoming breathtaking and appreciates the wonderful way of life that this area has to offer. She knows the importance and value of finding just the right house to call home and goes to great lengths to ensure her clients are treated with the utmost care and respect. She truly enjoys getting to know new people and would love to assist you in your future Real Estate ventures!

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6 Landscaping Trends That Can Help Increase the Value of Your Home

Written by Sam Shalom of CB Blue Matter

Sure, location is important, but the three Ls in real estate are landscaping, landscaping, and landscaping. Whether you're thinking about putting your home on the market or just want to be prepared, you're looking for the best possible price. A clean, fresh place with a comfortable vibe, both inside and out, draws prospective buyers. And since the first thing to catch their eye is your landscaping, that's the place to start. Landscaping focuses on the lawn, trees, and plants in your yard, but architectural features also increase the value of your home.



Landscape Maintenance Program

A vibrant green lawn is what buyers want to see. A landscape maintenance program covers the basics to keep your lawn looking its best. This includes mowing, edging and trimming, fertilization, pest control, and leaf removal. The National Association of Realtors lists landscape maintenance as a priority when selling your home, with a return on investment of 100%.

Landscape Upgrade

Since you're going to be taking meticulous care of your lawn, why not do an overall landscape upgrade? This can include adding large stone planters, mulching with landscaping bark, and putting in flowering shrubs and a tree or two. The estimated cost of these projects is \$6000, with a return of around \$5000. That's a return on investment of 83%.

Outdoor Living Spaces

Today's buyers are focused on comfort and livability. Putting in a patio, or refurbishing an existing one, attracts buyers and increases your home's value. An outdoor kitchen and entertaining area extends your living space.

Set up cozy chairs and sofas made specifically for the outdoors. Add some colorful throw pillows, and don't forget an outdoor table to center the space. A well-designed patio with comfortable features has a return on investment of up to 80% and adds 8-10% to a home's value.

Fire Pit

While you're busy making the outdoors all cozy and comfy, don't forget a fire pit. Nights around the fire, toasting marshmallows, or just chatting with family and friends create lasting memories and add an air of relaxation to your yard. Gas pits will add more value to your home due to ease of use, but wood-burning pits also boost the value. Adding a fire feature to your landscaping provides a return on investment of about 70%.

Automated Sprinkler System

Automating your sprinkler system not only adds home value, it gives you one less thing to worry about and helps conserve water!

While installing an irrigation system can be costly, you can recoup that money in the long-term. Monthly water bills will likely decrease, as sprinklers come on only during optimal times of the day and use just the right amount of water. Cost estimates for a 3000 square foot lawn are around \$3500. With an estimated cost recovery at \$3000, that's return on investment of 86%.

We are ecstatic to announce that Rick Brasher just became a Certified Luxury Home Marketing Specialist and joined an elite network of real estate professionals that are a part of the Coldwell Banker Global Luxury Program!



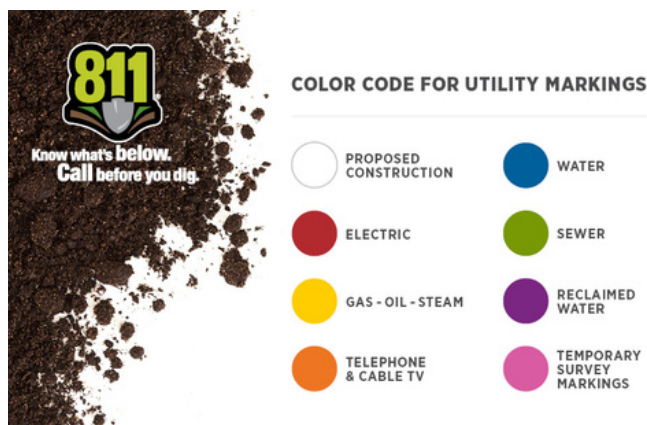
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Industry Highlight

Call 811 Before You Dig

Any time you break ground, you run the risk of hitting a utility line. Whether you're a homeowner planting some shrubs or a contractor excavating a subdivision, you must call 811 or submit an online request at least two days before you dig. 811 protects you and keeps our communities safe. Always call 811 before you dig. It's free, it's safe, and it's the law.



Characteristics of Natural Gas

Natural gas is a clean-burning, efficient fuel that is colorless, tasteless, and lighter than air. It's also odorless in its natural state. So to help detect leaks, utilities add a four-smelling odorant to it before sending it to all urban and most rural consumers. Natural gas is mostly methane, which has a high ignition temperature and a narrow range of flammability. That said, even the smallest of sparks can cause an explosion if the right circumstances exist.

What you may smell:

As noted above, in all urban and most rural settings, natural gas utilities add an odorant to the gas. Most people compare the odor to the smell of rotten eggs or another peculiar odor. Regardless, practically everybody agrees that it stinks, which is good.

What you may see:

- Unexplained areas of dead vegetation where the surrounding area is green.
- A meter dial that continues to move after all natural gas appliances and equipment have been shut off.
- Blowing dirt or bubbling water.

What you may hear:

Listen for a whistling, hissing, roaring, or bubbling sound from the ground or standing water near a pipeline.



blackhillsenergy.com/811
onecallofwyoming.com



The No. 1 Reason Rental Prices Are Soaring Right Now



In the early days of the COVID-19 pandemic, the big housing story was how prices were soaring due to the historic shortage of properties for sale. Now this shortfall is spilling over into the rental market.

The reason that rents are rising so quickly is more people are competing for places to live. The rental vacancy rate fell to 5.8%—the lowest it's been since the mid-1980s, according to a recent report from the Joint Center for Housing Studies of Harvard University. And rents spiked in response, rising nearly 20% annually in November in the 50 largest housing markets.

This is hurting lower-income renters the worst as the housing shortage coupled with high prices is making it difficult to find places to live that fit their budgets.

Why is there a rental shortage?

There were 44 million renter households in the third quarter of 2021, an increase of about 870,000 since the first quarter of 2020 before the pandemic took off in America.

There isn't just one simple explanation for the steep rise of renters.

At the start of the pandemic, lots of folks lost their jobs and incomes and moved in with their families. Now that the economy is stronger and the job market rebounded, many are venturing back out on their own—which means they need new places to live. There are also couples who split up, who now need two residences, as well as a larger population in need of housing following years of underbuilding new rental housing.

Many renters, including those with the lowest incomes, stayed put during the pandemic thanks to eviction moratoriums. Even as many of those protections expired, there was no eviction wave as some real estate experts predicted. This kept the market tight.

Even those who can afford to buy a home may prefer to remain renters in the current market. Over the past decade, the percentage of renters earning at least \$75,000 shot up 48%, according to the Harvard report. These households now make up just over a quarter of all renters.

These renters are “also occupying units that are more affordable to moderate-income and lower-income households,” says Hermann. “Over time, it's going to drive up rents even at the low end.”

There are also those who are enticed by the single-family rental market. This allows them to live in a more spacious home with a backyard, often in more suburban areas, without having to worry about coming up with a down payment and closing costs.

Many renters would be homeowners if they could win a bidding war. Another reason for the surge in demand for rentals is that many would-be homeowners were thwarted by fast-rising prices and a lack of homes for sale. As rents have risen, it's become harder for renters to save up for a down payment and closing costs. So instead they remained tenants.

They're also competing with big investors, some of which can make attractive all-cash offers.

More businesses became landlords in 2021 instead of mom and pop investors who own a property or two. The percentage of larger investors, such as hedge and pension funds and large financial companies, purchasing rental properties reached its highest level in two decades, according to the report. About three-quarters of those sales were for single-family homes.

More big landlords have been getting into the rental game since the turn of the century. From 2001 to 2018, the percentage of large landlords rose 8 percentage points, to make up 26% of all rental owners.

COMMUNITY CONNECTION

CODY ACE HARDWARE

As your local Ace Hardware, we are one of 5,000+ Ace stores locally owned and operated across the globe. But we are not just about numbers. We are about helping neighbors, because each one of our stores is a part of your community. We are all committed to being "the Helpful Place" by offering our customers personal service, quality products and a convenient shopping experience from the local experts who know you best. As the helpful hardware folks in your neighborhood, we promise that helping you is the most important thing we have to do today.

Cody Ace Hardware is family owned by Dan and Katy Peterson and managed by their son Rod Peterson and has been a Cody destination for over 15 years.



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



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#THEHELPFULPLACE WITH THE BEST BRANDS AND EVERYTHING YOU NEED FOR YOUR EVERYDAY HOME PROJECT.

Don't Forget!

Shooting for the Future *Sporting Clay Shoot*

*Sporting Clay Shoot proceeds to bene it the
2022 Cody High School senior class party*



April 30th, 2022
10 a.m. Start Time
Cody Shooting Complex

5 Person Teams

Individuals Welcome

\$70 per shooter - Awards & Lunch

Sponsored by



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www.CodyProperty.com

Contact - 587-5533
for registration information

DID YOU KNOW?

Your new home is 30 percent larger than it would have been if it were built 40 years ago. The average sq. ft. of a home was 2,344 square feet in 2018. Back in 1973, the average home was only 1,660 square feet.

It was one of those March days when the sun shines hot and the wind blows cold: when it is summer in the light and winter in the shade.
- Charles Dickens



What is the perfect
housewarming gift?
A Space Heater!



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