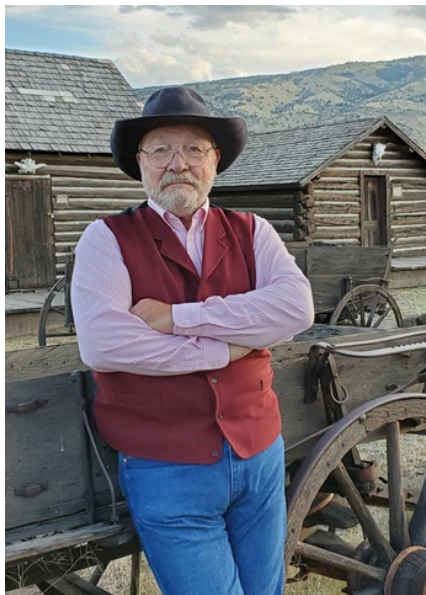


THE MONTHLY BUGLE

The Official Newsletter of Coldwell Banker Antlers Realty, Inc.



5 ★ RATING

I bought my first home recently, not knowing what to expect, but Joe was extremely helpful and found me an awesome home. Having a realtor that keeps in touch and answers all my questions made everything go smooth, and I closed on the house almost 20 days sooner than expected.

- Clay Creel

EXPLORE WHAT'S INSIDE THIS ISSUE:

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Curb Appeal: A Fresh Façade Makes a Statement

Written by Jennifer McGuire of CBBlueMatter

Maybe your perfect house was “new” a few years ago and it’s time for a refresh, or perhaps you’re just ready to mix things up a bit. Whatever your motivation for a mini home makeover, it’s always smart to begin by focusing on the façade. Go beyond a fancy mailbox or a seasonal wreath and check out these signature upgrades for considerable curb appeal.

It’s the Little Things

Maintaining the strongest and most attractive qualities of your home should be a priority. So before making any major alterations, take a good look at your front yard, walkway and facade, and figure out what could use some reimagination. Are the doorknobs losing their sheen? Could your off-white front door use a boldly hued coat of paint? And there’s no need to stop there – adding a graphic rug, piece of cozy porch furniture or tasteful planters are simple yet surprisingly effective ways to alter the front yard vibe.

Add a Splash of Color

Speaking of greenery, a quick online search of gorgeous home exteriors almost always includes those with pert and perfect plant life. Dressing your home with its own corsage is a simple and often lasting way to beautify it. You don’t need a botanical wonderland like the gardening enthusiast down the street, but manicured landscaping can make all the difference. Spruce things up by planting shrubs and perennials instead of annuals and zone-picky florals. Select bushes that will fill empty spaces, trees that will accent your home’s peaks and native flowers that will add a dash of pizzazz.

It’ll Be Worth It

Now for the big stuff. Even if you ignore all the above and prefer a more minimalist landscape design, maintaining a clean, presentable front is of utmost importance and ensures your home will always be a welcome sight. If you’re short on time, consider hiring a landscaper for routine lawn and yard maintenance. You can also make the exterior more enticing by pressure-washing the driveway, front walk and patio, using either a professional service or buying or renting a power washer. Your brick, wood or stone will thank you.

Let It Shine

Why not highlight your home’s new style with landscape lighting? Check your local home improvement store for street posts, mountable lamps, and garden or walkway lights. While abundant lighting is the natural answer to nighttime, don’t overdo it – you don’t want to rival your hometown stadium, do you? Depending on the size, prices range from \$10 per item and up, so do your research to find a great outdoor lighting business near you, or get into the DIY mood to set up your home for a show at dusk.

Making small updates and investments will ensure your home looks, feels and is well taken care of. Go ahead and use these tips, and if you continue to challenge yourself to improve your home’s first excellent impression, your neighbors may feel challenged to match it!





60 Marquette Drive



Nestled in the South Fork Valley: TWO homes on a 1.85 acre lot. A perfect set-up for a family with grown children, in-laws, extended family, friends visiting Cody/Yellowstone or an ideal home office/studio. The cedar sided main house, features 2,984 sq. ft. on one level, 3 BR, 3 BA, magnificent 823 sq. ft. master suite with exercise area, skylights & steam room, plus a 1200 sq. ft. deck for entertaining and 30' x 30' attached double garage. The warm and welcoming guest house provides privacy for your guests with 1,417 sq. ft., 2 BR, 2 BA, 14' cathedral ceilings with clear story windows, antique pine floors throughout and covered porch. This unique property is A- Must-See.



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

**FOR
SALE**

Industry Highlight

Housing Market in 'Tug of War' as Prices Continue to Drop Across U.S.

By mid-2022, as mortgage rates suddenly more than doubled, most housing experts predicted that the booming market would finally cool down, after two years of high demand, skyrocketing home prices, and low inventory heated up the market so much that many aspiring buyers found homes simply unaffordable.

Now nine months later, that prediction has widely come true: Home price gains have been weakening every month since last summer, with the average home price nationwide now down six percent from its June peak as sales have dropped, according to S&P Case-Shiller index of prices.

But despite an improvement in affordability, home prices remain higher than they were this time a year ago. And as demand starts coming back, a continued decline in prices seems less than certain.

"At the moment, I would say the U.S. housing market is going through a period of 'tug of war', a bit of conflict between buyers and sellers, in terms of trying to figure out where the equilibrium or the bottom is, in terms of sales or prices or even construction activity," Cris DeRitis, deputy chief economist at Moody's Analytics, told Newsweek.

"Prices came down fairly aggressively during summer, but then they leveled off a bit in the autumn. And now most recently, we saw another decline in January. So that to me suggests that there is this 'tug of war' between the buyers and the sellers as they deal with the higher interest rate environment."

A Standoff Between Buyers and Sellers

Higher mortgage rates last year, combined with incredibly expensive homes and a consistent lack of supply which have affected the market since the pandemic times, have led to a drop in sales across the country.

"We went from a mortgage rate of less than 3 percent in 2021 to now being close to 7 percent, six and a half to 7 percent," said DeRitis. As a result of this, "sales are down significantly, down 36 percent on a year-over-year basis for existing home sales and about 20 percent down year-over-year for new home sales."

But while homebuyers have been pulling out of the market amid the high mortgage rate environment, so have sellers. "The high mortgage rate has led to a situation where [sellers] have no incentive to move or to sell their homes. They've locked in a very low interest rate, and if it's fixed for the life of their mortgage, then their payment will never rise unless they sell," said DeRitis. "And if they sell then they have to buy another home or rent, and at that point they would face much higher costs. So from that standpoint, I see the market as freezing up," he continued. "The buyers are receding, because they can't afford the monthly payments. And then the sellers are also receding, because they have no incentive to sell at this point. And as a result, sales have gone to a very low level."

The Market Is Still Overvalued, but Affordability Has Improved

The housing market remains significantly overvalued across the country, DeRitis said, even though the recent drops in prices have made it overall less pricey.

"Again, that doesn't necessarily mean that prices are going to collapse anytime soon, but it's more likely that they won't grow as quickly as they did over the last couple of years. And they will allow some time for incomes to catch up with the price levels so that the affordability is reestablished."

Prices Still Expected to Drop, but no Big Price Bust

Despite the rate of home price decline slowing down since mortgage rates began to fall from November to December, prices are still expected to continue dropping through 2023 and 2024, though less dramatically.

"It's a gradual process, we're not expecting prices to really collapse suddenly, it's more of a gradual decline, half a percent per month in some cases over time, until we get to that 10 percent peak to trough decline," DeRitis explained. "Certainly, at that point, you would see a number of borrowers unable to make their mortgage payments, there would be a rise in foreclosures. And it is those foreclosures that typically lead to that very sudden decline in prices. So if we avoid that, then the price adjustments I'm talking about are likely to be more gradual, as supply and demand and sellers and the buyers do a bit of a dance to figure out the new equilibrium."

Guest Room Tips for the Warmest of Welcomes



Opening your house to guests is one of the many joys of being a homeowner. You can make guests feel welcomed and comfortable by following these simple tips.

Create the Ultimate “Flex” Room

Flexibility is key in getting the most out of your guest quarters. If you host frequently, the room will likely be used by a wide variety of people – from your high school bestie visiting with her kids on spring break to Great Auntie Edna who’s there for the holidays to your nephew who’s in town to tour college campuses. If you expect to holiday children or multiple guests at the same time, consider investing in bunk beds or at least twin beds to offer several possible combinations of sleeping arrangements. The important thing is to plan ahead and anticipate who you may be hosting. Keep this in mind when decorating the space as well. Selecting a neutral color palette (step away from that ruffled, hot pink comforter!) will ensure that everyone feels content in their home away from home.

Add Some Local Flavor

Showcase your local community by displaying the highlights or most popular features of your city. Display a coffee table book about its history or attractions. Framed postcards or other artwork that show the best and coolest spots around town will not only dress up the space, but also give visitors a little taste of what they might see and do during their stay. Go one step further and stock the dresser drawer with brochures or travel magazines they can browse through to gather ideas about an itinerary for their vacation.

Walk a Mile in Their Shoes

Want to really understand what your visitors might need? Spend a night in your guest room with suitcase in tow, and you’ll discover all sorts of little niceties that would make a difference to your guests: handy hooks for wet towels, extra blankets in the bureau, plenty of empty hangers in the closet, a convenient luggage rack, drink coasters for the nightstand, an alarm clock or even a collection of short stories for nighttime reading.

Endeavoring to understand their needs from their perspective will help you play the role of the perfect host. Feel confident when you lay out the welcome mat that those who cross your threshold will enjoy the time spent in your home. Refer to these tips when preparing for overnight guests and you’ll be sure to win points as a first-rate host.



COMMUNITY CONNECTION

SENIOR SPORTING CLAY SHOOT

Shooting for the Future

Sporting Clay Shoot

Sporting Clay Shoot proceeds to benefit the 2023 Cody High School senior class party



May 6th, 2023
10 a.m. Start Time
Cody Shooting Complex

5 Person Teams
Individuals Welcome

\$70 per shooter - Awards & Lunch

Sponsored by



 COLDWELL BANKER ANTLERS REALTY, INC.	802 Canyon Ave Cody, WY 82414 307-587-5533 www.CodyProperty.com
	 

Contact - 587-5533
for registration information

The Cody Shooting Complex hosts the Coldwell Banker Antlers Realty Shooting for the Future Sporting Clay Shoot at 10 a.m., Saturday, May 6th, 2023.

Proceeds from the Sporting Clay Shoot will benefit the 2023 Cody High School Senior Class Graduation Party.

Organizer Rick Brasher Broker/Owner of Coldwell Banker Antlers Realty, Inc., said the eleventh annual Sporting Clay Shoot will feature 5-person teams and individual shooters are welcome. The cost is \$70 per shooter, and the registration includes awards and lunch.

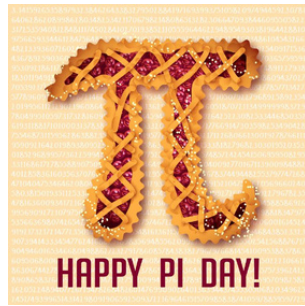
"We started this Sporting Clay Shoot in 2013 for the young people of Cody High School, and we have raised nearly \$81,125," Brasher said. "It's exciting that we'll break the \$90,000 threshold in this year's shoot." "Our future is our youth and contributing to an event that keeps them safe the night of graduation is an honor."



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DID YOU KNOW?

There are more single female homeowners in the US than single male homeowners



REAL ESTATE



"We're looking for a home with 4 bedrooms, 3 bathrooms, swimming pool and a large green yard with unicorns and rainbows."



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