

THE MONTHLY BUGLE

The Official Newsletter of Coldwell Banker Antlers Realty, Inc.



5 ★ RATING

JoAnn got to work right away when we came to her office to ask for her professional real estate services in finding a home for us in the community we had just moved to. We didn't need to rent long at all, because the very FIRST DAY that we spoke with her, she found the perfect home for us based upon what we told her we were looking for! She helped us learn about the procedures in this area, and how to complete the buying process in a manner satisfactory to us as well as the seller. We are happy that she came well recommended to us, and we would like to pass along that recommendation.

- Mike and Nina



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Tips for Summertime Outdoor Living

Written by Jennifer McGuire of CBBlueMatter

Outdoor living is as important as indoor space, especially in the summertime. Everything in your backyard — whether it's a fire pit, dining area or theater — should be part of a well-planned, integrated design. Here are a few outdoor accessories that will turn your backyard into another room of your house.

Fire Pits

Fire pits add a warm touch to an outdoor area and can serve as a focal point in landscape design, especially if you live in an area that gets cool at night. You can choose from wood-burning, propane, gel fuel and natural gas fire pits, many of which double as an outdoor coffee table when not lit. If space is a consideration, go with a tabletop model.

Outdoor Kitchen and Bar

Your outdoor kitchen should have everything the chef needs to prepare a backyard feast, starting with a gas, charcoal or hibachi grill. Also consider adding a smoker, warming drawer, stove top and pizza oven, depending on your favored cuisine. For those who like a few beverages by the pool, consider an outdoor bar complete with a mini fridge, sink, ice maker, beer tap, wine chiller, and of course, a blender for margaritas. And don't forget to make sure the area is well-lit for those evenings of entertaining.

Dining Areas

What good is it to eat and drink outside without a dining area? Make sure it has comfortable chairs with durable cushions and a table for dining with an expansive umbrella for shade and shelter. Styles vary widely, from Mediterranean to Japanese, Victorian, country kitchen and cabana designs, or with whatever stylistic flourishes tickle your fancy. Not interested in contemporary outdoor sets? Comb local thrift shops and flea markets for mismatched country kitchen furniture or bring an elegant dining set outside under a covered awning for a fresh new take on outdoor dining.

Backyard Theater

The next best thing to a drive-in, a backyard theater can entertain family and friends. For a well-designed movie-viewing experience, make sure you have a video projector, a free-standing portable screen, and to top it all off, a popcorn machine. Another outdoor viewing option is a self-contained outdoor TV, which come in nearly every size and incorporate heavy-duty construction, making them resistant to temperature and weather. Some also are resistant to rain. For more backyard design ideas, check out Pinterest and enjoy outdoor living this summer!





153 Jim Mountain Rd, Wapiti



ONE OWNER, and immaculately maintained! Heart stopping views from this solid, quality built, comfortable home overlooking the incredible Wapiti Valley. All your main living on one floor with ample sized rooms, plus a loft and a large daylight basement for entertaining and guests. Basement bedroom and full bath are completed, finish the rest according to your taste-the possibilities are endless here. Hand milled stairs to the loft, with the center post from Cedar Mountain add to the rustic ambiance. Generous kitchen with hickory cabinets and a built in work station, loads of storage, many newer appliances/inclusions and an extra large garage all come together to complete this lovely home. Peace and tranquility, with an astonishing view from every room make this one of a kind property truly special. These homes don't come up often so don't wait!

MLS#: 10020058



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**FOR
SALE**

Industry Highlight

Study: Middle-Income Buyers Suffer Most in Housing Shortage

The national housing shortage is most acute in price points that middle-income buyers can afford, according to new National Association of REALTORS® data. The market is short about 320,000 listings worth up to \$256,000—which is considered the affordability range for households earning up to \$75,000 annually—according to the Housing Affordability & Supply Report, a joint research project between NAR and realtor.com®.

Due to the pronounced inventory squeeze in these price points, middle-income buyers may find the steepest competition when shopping for homes. And as a result, these buyers may find it even harder to build wealth through homeownership, says Nadia Evangelou, senior economist and director of real estate research at NAR.

Low inventory and low affordability constituted “double trouble” for the market last year, NAR and realtor.com® reported at the time. These challenges haven’t abated and are particularly severe for some racial and ethnic groups. Now middle-income buyers overall can afford to purchase less than a quarter—or 23%—of listings nationwide, the Housing Affordability & Supply Report shows. Five years ago, middle-income buyers could afford half of all homes on the market.

Even though homebuying activity has stalled this spring, inventory has risen from last year’s record low—up more than 5 percentage points, according to NAR. But it’s still not enough, particularly for middle-income buyers, the report warns. “Ongoing high housing costs and the scarcity of available homes continues to present budget challenges for many prospective buyers, and it’s likely keeping some buyers in the rental market or on the sidelines and delaying their purchase until conditions improve,” says realtor.com® Chief Economist Danielle Hale. “Those who are able to overcome affordability constraints may be increasingly drawn to newly constructed homes or the suburbs and beyond, both of which may offer buyers more realistic opportunities for homeownership.”

Income	Share of listings that households can afford to buy	Share of listings that households can afford to buy	Number of Listings Missing	Maximum Price
	April 2023	Balanced Market		
Less than \$15,000	1.2%	8.6%	85,000	\$51,220
\$25,000	3.1%	16.0%	147,750	\$85,370
\$35,000	5.2%	23.6%	209,910	\$119,520
\$50,000	10.8%	34.8%	273,970	\$170,740
\$75,000	23.0%	51.0%	319,460	\$256,110
\$100,000	38.6%	63.6%	285,250	\$341,480
\$125,000	53.4%	73.4%	229,150	\$426,850
\$150,000	64.0%	80.7%	191,210	\$512,230
\$200,000	77.2%	88.7%	131,360	\$682,970
\$250,000	84.8%	93.0%	93,000	\$853,710
\$500,000	94.6%	97.3%	31,570	\$1,707,420
\$500,000+	99.9%	100%	990	

Summer Safety Tips for Outdoor Play



When school lets out for the summer, kids will be heading outside more often to climb and swing on the playset, run around in the yard and splash in the pool. But regardless of the outdoor activity, make sure they always use sunscreen and stay hydrated. Of course, while summer is a great time for backyard fun, injuries can end the fun fast, so consider taking some simple steps to make your backyard safe for hours of endless entertainment.

Safeguard playsets

- Make sure swing sets and other play equipment are on level ground and the legs are properly anchored with hardware that doesn't pose a tripping or gouging hazard.
- Inspect swing sets to ensure bolts and screws are secure and replace rusty parts.
- Put wood chips, shredded rubber or other soft landing material underneath the set.
- Ensure 6 feet of clearance on all sides and check that swings are at least 8 inches apart.



By the pool

- Make it a rule that an adult must be present whenever children are in or around the pool.
- Install a fence that's at least 4 feet high with a self-closing and self-latching gate.
- Be sure drains are covered and your suction system has an automatic shutdown; suction entrapment can lead to drowning.
- Make sure pool slides, stairs and diving boards are secure and in good condition.
- Place pool chemicals in a secure area where kids and pets can't access them.
- Empty kiddie pools after every use.

In the yard

- Be on the lookout for dead trees or branches that could fall and hurt someone
- Fill in any holes that could cause tripping or a twisted ankle.
- Scan your yard for poison ivy or oak and, if you find some, treat the area and alert kids to stay clear.

Guard the grill

- Establish a 3-foot "kid-free zone" around the grill
- Never leave a grill in use unattended
- Place the grill well away from siding, deck railings and overhanging branches and a safe distance from lawn games, play areas and foot traffic.

By taking these steps you can ensure a safe summer for the kids.

COMMUNITY CONNECTION

SPRAGUE ROOFING

ROOFING REPAIRS AND RESTORATION IN CODY, WY

You have a lot invested in your home, and keeping your home in top shape means regular inspections and repairs for minor issues that come up—that is especially true for your roof, which is one of the most important features of your home. When you need roof repairs, you don't want to hire just any Cody, WY construction contractors, you need the best.

KNOWLEDGEABLE CONTRACTORS

At Sprague Construction Roofing LLC, we hire only the most experienced contractors to complete the work. Everyone on our team, has years of experience working with all types of roofs, and a wide variety of roofing manufacturers. We also offer one of the best warranties in the business because we know that we have the highest quality work available.



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



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**Real people who became certified experts
because we're COMMITTED TO BUILDING OUR
COMMUNITY. We value Integrity,
Communication, and Customer Service!**

DID YOU KNOW?

The world's biggest house is 400,000 square feet. Located in Mumbai, India, it has 27 stories, multiple swimming pools, and 168 parking spaces.



"The first day of June is here, which means summer will be right behind it soon enough."

— Unknown

Happy FATHER'S DAY



The 5th Wave

By Rich Tennant



"The good news is, the wind turbine is working great, the bad news is, it blew all the solar panels off the roof."



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