

THE MONTHLY BUGLE

The Official Newsletter of Coldwell Banker Antlers Realty, Inc.



5 ★ RATING

What a pleasure to have Rick Brasher as my agent for the sale of my home. He always cheerily helped me through the planning and decision-making process. He provided a thoughtful bouncing board for consideration of options, made sure I thought through questions and answers, and laughed with me as we worked through the process. This was not my first house sale, but it was the first time that I had the good fortune to work with someone who was so in tune with my goals and so available with good ideas for reaching them, grounded in his extensive knowledge of the market and the process. Thank you, Rick!

- Jackie Rosen



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Get Thanksgiving Holiday Prep Started Early

Written by Sam Shalom of CBBBlueMatter

It's time to pack up those spooky Halloween decorations and transition your home for the next fall holiday. Whether you'll be hosting a family get-together or celebrating with friends, start planning now to ensure a stress- and disaster-free Turkey day. Here's how to organize your party supplies and details for a beautiful feast this year.

Finalize Your Guest List

First things first, sit down with your friends and family to make a final decision on who you'll be inviting over this year. Make and mail invitations now so your guests will have enough time to coordinate their own plans and get back with a timely RSVP.

Make a Menu or Hire a Caterer

Jot down recipes, shopping lists and cooking schedules today if you're planning to make a home-cooked favorite or two this year. You'll want to stock up on ingredients before your local grocery store sells out. If you're not very kitchen-savvy, begin browsing local caterers' menus before the best get booked.

While you're at it, be sure to clear space in your pantry and fridge to hold the bounty of food before cooking day. If you have extra time, your oven and cookware supplies could probably use a nice cleaning.

Do a Walk-Through of Your Home

It's important that you take your time as you pass through every room. Make note of anything unsightly that your guests might notice and take the next couple of weeks to fix scuffed paint spots, flickering lights or fraying furniture. Clear the coat closet and entryway, spruce up your post-feast lounging areas and prep guests rooms or kids' areas as needed. Also take a good look at your dining space as you move on to the next tip.

Decide What You'll Need to Rent or Buy

Can your dining room accommodate one long table for everyone or will you have to split up into two areas? Do you have enough chairs and table settings? Gather your own entertaining supplies and see if you can make-do or if you'll need to buy or rent extras for this holiday season.

Plan Out Your Table(s)

This step is a bit early, but you can start visualizing the table or sketch it out on paper. Start planning an ideal seating chart, so couples aren't awkwardly separated and family feuds aren't reignited. You can make changes as RSVPs arrive.

Consider what your statement centerpiece will be this year as well as how you'll be coordinating the plate settings and name cards to match. If you're going with a nature-themed piece, it's best to wait to order flowers now to prevent early wilting, but make sure to reserve one ahead of time with a local florist.

Start Decorating!

This is the most fun step of all and you can really let your style shine in any way you desire. Choose a general theme for the home and shop for matching decorations. Make sure you add some of this season's classics, such as warm candles along the mantel or an inviting fall wreath on the front door.



210 West 1st St, Powell



Well kept brick home in a great location and on a corner lot. Updated Kitchen. Lots of storage throughout home. Large Living room with wood fireplace.

3 Bedroom, 2 Bath, 2,121 sq. ft. 0.161 Acres

MLS#: 10022607



Listing Broker: Melissa Payton
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FOR SALE

Industry Highlight

Housing Market Predictions for 2024

With mortgage rates and home prices both historically high, and inventory tight, many prospective sellers and hopeful buyers are feeling nervous about today's housing market. The median sale price for an existing home in the U.S. was a hefty \$394,300 as of September 2023, the third month of year-over-year price increases in a row. And as of late October, the average 30-year mortgage rate had hit 8.01 percent — higher than it's been in more than 20 years. Home prices, mortgage rates and inventory levels will all shape housing affordability in the coming year. Curious where these trends may go? Read on to learn what the experts predict for the 2024 housing market.

What will happen to the housing market in 2024?

Rates roughly doubled in 2022, thanks in part to the Federal Reserve's war on inflation, and have stayed high since. While the Fed does not directly set mortgage rates, mortgage lenders take cues from them, and mortgage rates climbed in tandem with the Fed's long string of rate hikes.

The Fed's war on inflation could end soon, but many predict that buyers will still be feeling the squeeze in 2024.

Will housing sales decline?

While home prices have certainly held firm this year, the volume of home sales has softened considerably. Existing-home sales in September 2023 declined to an annual pace of 3.96 million homes, according to NAR data, which represents a 15.4 percent drop year-over-year. However, these trends may pivot in 2024 if mortgage rates dip.

Will housing inventory increase?

The overall number of existing homes on the market for sale as of September sat at 1.13 million units, an 8.1 percent decline since last year. That figure represents only a 3.4-month supply, far short of the 5 to 6 months usually needed for a balanced market. For the inventory levels to improve significantly, there would need to be either a surge of homeowners listing their existing properties or a huge amount of new-construction homes hitting the market. While both seem relatively unlikely, Yun does foresee some increase in housing inventory for 2024.

Will home prices go down?

Housing prices have been on fire lately, culminating in historic highs — September's median of \$394,300 was only about \$20K short of the highest monthly home price NAR has ever recorded (\$413,800, set in June 2022).

So will home prices drop in 2024? Probably not, says Yun: "Home prices will rise around 3 to 4 percent," he predicts.

Will 2024 be a buyer's or seller's market?

In today's market, tight inventory gives sellers the upper hand. There are more buyers than there are homes available, so each home that comes on the market becomes more of a hot commodity than it might if there were more options to choose from. Without a significant uptick in inventory, the seller's market seems unlikely to change next year.

Bottom line on the 2024 housing market

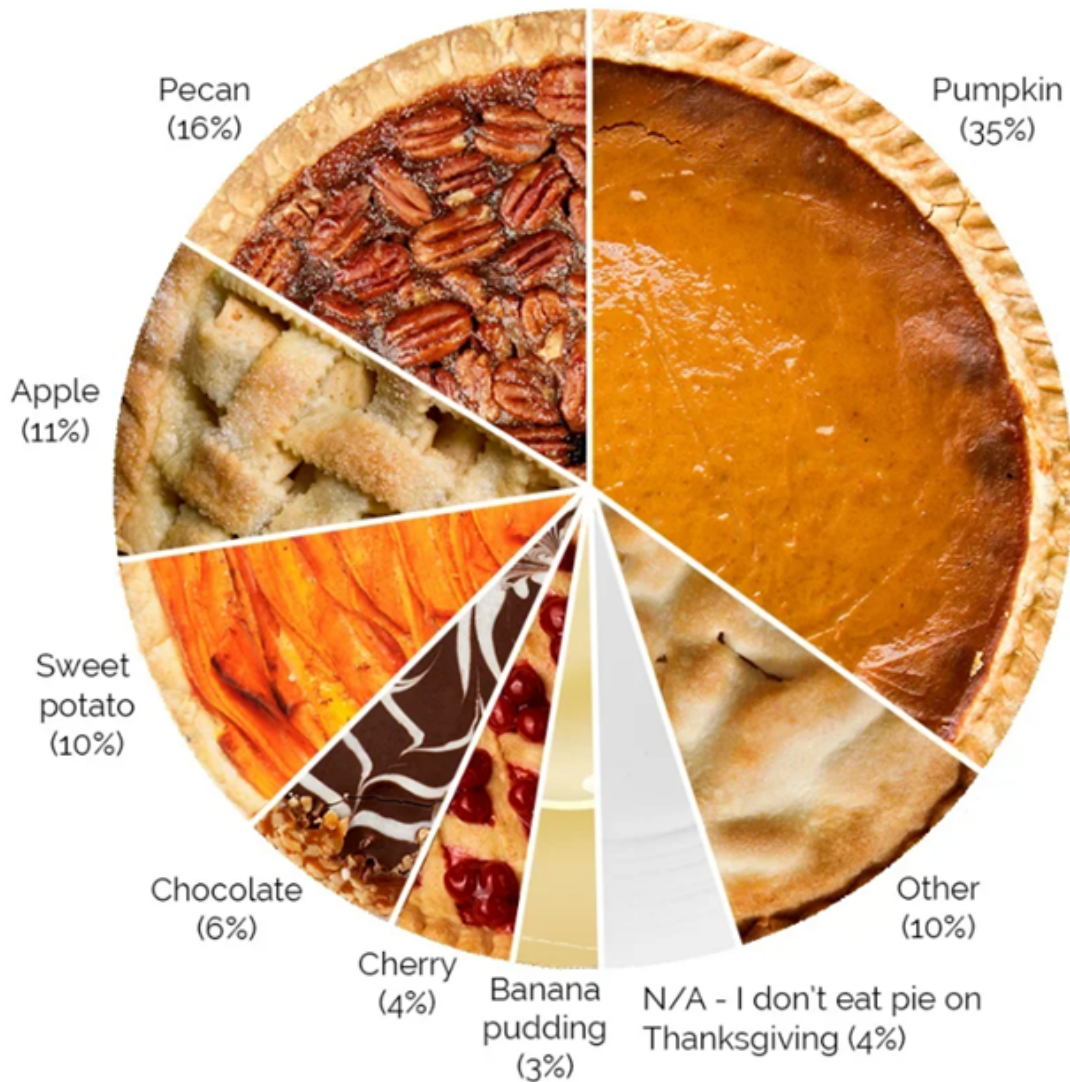
The combination of high mortgage rates, steep home prices and low inventory levels are lining up to make the 2024 housing market a challenging one for both buyers and sellers. But if rates cool in 2024, as some experts predict, then market activity should heat up in response.

The complexities of the current conditions mean that, now more than ever, it's smart to lean on the guidance of an experienced local real estate agent. If you want to enter the market in 2024, whether as a buyer or a seller, let a pro lead the way for you.

Pumpkin Pie is the best Thanksgiving Pie, say Americans

While on Thanksgiving turkey may be the star of the show, no festive feast is complete without a slice of pie. Among Americans who plan to celebrate Thanksgiving this year, data finds 35% say their favorite pie to eat on the holiday is pumpkin pie. Pecan pie is a distant second, with 16% saying this is their favorite Thanksgiving pie. Apple pie comes in third place at 11%, while 10% say sweet potato pie is their top choice.

More than a third of people who plan to celebrate ‘Turkey Day’ (37%) say that the pies at their celebration are typically made from scratch. About one-third (32%) say that their pies are usually homemade, but they use some store-bought shortcuts. Another 26% go the easy route with store-bought pies.



COMMUNITY CONNECTION

HOLIDAY EVENTS



Sheridan Avenue shuts down for downtown events and the lighted Christmas parade at 6pm. Downtown Christmas stroll with an Advent service, food trucks, scavenger hunt, warming burn barrels, caroling, hayrides, and Santa! Stay, Shop, Win! first promotion runs Friday, November 24 through November 26, 2023. Make a purchase of at least \$50 at any local Cody business, drop off your receipt at the receptacle on the front porch of the Chamber (be sure to write your contact info, name and phone number, on the receipt). A random winner will be chosen to win \$500 in Cody Bucks on December 1.

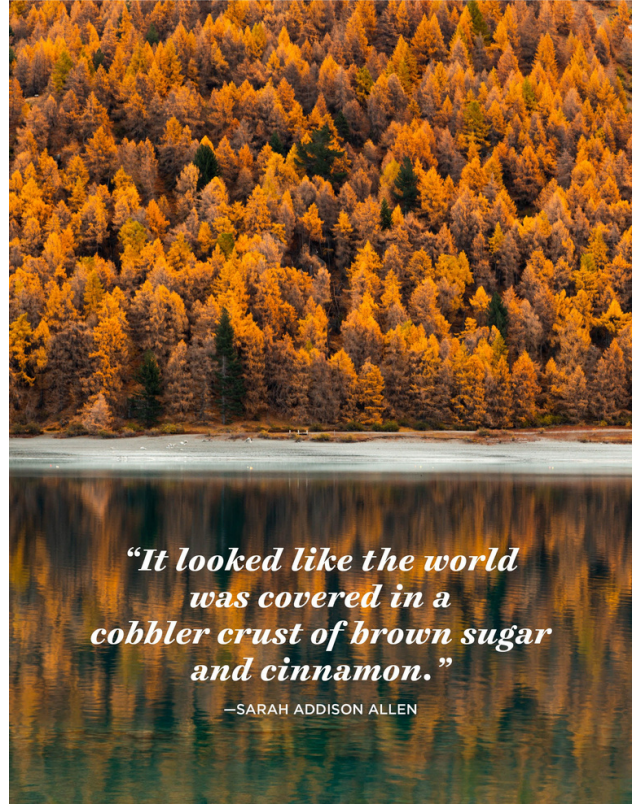
Lighted Parade starts at 6pm!

While this is our inaugural year for The Festival of Trees, we hope that it will fast become a Cody tradition full of fun and festive events for many to enjoy! Following the Santa Fly-In, the new Senator Hank Coe Terminal will have many beautifully decorated trees and wreaths for families to enjoy a stroll through, listen to music, take a family photo with the picturesque backdrop. And, of course, vote on and hopefully bid on a Christmas tree or wreath to take home!

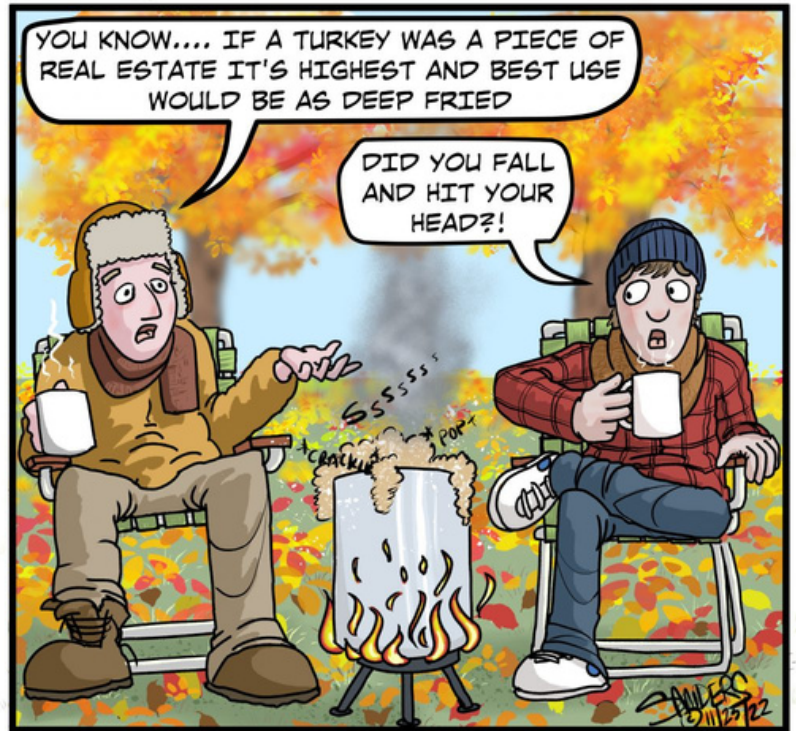
This is a FREE event to attend but we will have two special ticketed events to raise additional money.

DID YOU KNOW?

63% of sellers found their agent through a referral from a friend, neighbor, or relative or used an agent they had worked with before to buy or sell a home.



HAPPY VETERANS DAY



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FOLLOW US!

