

THE MONTHLY BUGLE

The Official Newsletter of Coldwell Banker Antlers Realty, Inc.



Goodbye
2023
Hello
2024

Turnaround in Home Sales Likely in 2024

After two years of sharp declines, existing-home sales are poised for improvement in 2024. Existing-home sales are expected to end up 18% lower than those of 2022. That puts these transactions on track for their worst year in more than a decade.

Mortgage rates likely have peaked and are now falling from their recent high of nearly 8%. It's predicts the 30-year fixed-rate mortgage to average 6.3% in 2024. This likely will improve housing affordability and entice more home buyers to return to the market. The National Association of REALTORS® data shows that rates near 6.6% enable the average American family to afford a median-priced home without devoting more than 30% of their income to housing, the threshold commonly used to measure affordability.

NAR is projecting that existing-home sales will rise 13.5% and new-home sales—which are up about 5% this year, defying market trends—could increase another 19% by the end of next year.

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7 Tips for Creating a Healthier Home in the New Year

Written by Michelle Abendschan of CBBlueMatter

When it comes to living a healthier lifestyle, the little things can add up and make a considerable impact! It's not just about hitting the gym or eating right – it's also about creating a healthier home environment and adopting habits that promote overall well-being. To help you on your journey, here are some tips that will contribute to a more holistically fit lifestyle.

Purify Your Air

Minimizing indoor air pollution can affect how you feel, from reducing asthma triggers to creating a better sleeping environment. Because of this, ensuring good air quality in your home is something you should prioritize. One easy solution is to invest in an air purifier, which can help eliminate many common indoor pollutants. Additionally, regularly changing your furnace filters can substantially improve your indoor air quality.

Adopt Some Green Friends

Plants don't just make your home prettier – they also offer some serious health benefits! Certain types, like the snake plant, aloe vera and peace lily, are well-known to clean the indoor air, increase humidity and release oxygen. Plus, introducing plants is a great way to add a relaxing dose of nature to your living space, along with enhancing the air quality.

Make a Shoes-Off Policy

Keeping your shoes at the door is a simple practice that can keep your home cleaner and healthier. Shoes can track in germs, dirt and other outdoor pollutants, not to mention allergens like pollen. Adopting a shoes-off policy can significantly reduce this influx of unwanted substances into your home, improving the overall living environment and potentially contributing to a decreased risk of allergies and illnesses.

Regularly Deep Clean Carpets

Carpet maintenance is not just about keeping up the aesthetic appeal – it's fundamentally a health measure. Carpets can act like a filter, trapping various airborne particles, including pet dander, dust mites, pollen and other allergens. Although vacuuming helps, it often isn't enough to remove all these contaminants deeply embedded in the carpet's fibers. A regular deep clean is necessary to extract these allergens and pollutants fully.

Filter Your Water

Filters can remove contaminants from your water, providing safer and often better-tasting H₂O. Clean, fresh water is vital in maintaining good health, so it's well worth the investment. A reusable pitcher is also a greener and more economical choice than buying plastic bottled water. Plus, there are fantastic pitcher options, from the downright luxurious to the no-frills model.

Room to Exercise, Destress & Create

Repurposing space in your home and creating dedicated areas for physical activity, relaxation and hobbies can significantly influence your health journey. Make a quiet corner ready for workouts, even if it's just enough space for a yoga mat – it can motivate you to stick to a regular exercise routine. Exercise not only boosts your physical health but also acts as a natural stress reliever. In addition, having a place to unwind and disconnect can considerably improve your mental health. This could be a reading nook, a meditation corner or somewhere to engage in your favorite hobbies and crafts.

Establish a Tech-Free Zone

Consider a kitchen or dining room charging station to keep phones out of bedrooms at night. A tech-free bedroom can help improve sleep quality and promote a better sleep routine and a healthier home. Tempting as it may be, instead of using your phone's alarm to wake up in the morning, pick out one of these top-rated and stylish alarm clocks.

Remember, living a fit, healthy lifestyle is more than the big gestures – it's also about the little steps you can take daily. Pick a few from our list and start 2024 off on the right foot!



2918 Marlisa Ln, Cody



Take a look at this snowbird's dream! With 3 bedrooms, this home is spacious, while also offering a low maintenance life style for those who want to enjoy easy summer living, without the upkeep of a yard! This house is a stand alone unit with a full size two car garage, and off street parking. Recent maintenance includes, new HVAC system/furnace, garbage disposal, and brand new built in microwave to be installed. Dishwasher, refrigerator and water heater have all been replaced within the last two years as well!

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FOR SALE

Industry Highlight

Spring Into Action: Tips for Selling Your Home This Season

As temperatures rise and flowers begin to bloom, now is the perfect time for a spring home sale. In fact, real estate data provider [ATTOM](#) found that properties sold in April, May and June garnered the highest returns over the last 12 years. If you want to take advantage of the season's vibrant energy and high demand, here's what you can do to ensure a successful sale.

Maximize Your Curb Appeal

Spring is the ideal season to show off the beauty of your home and capture buyer interest before they even step through the front door. Nothing is more inviting than a freshly mowed lawn, blooming flowers and well-manicured trees and shrubbery. Buyers will notice the details, so it also pays to have your home and driveway power washed and gutters cleaned. Even small improvements like a new mailbox, welcome mat or porchlight can make a big impact.

Do a Deep Clean

Your home should sparkle from the floorboards to the ceiling fans. Buyers pay special attention to bathrooms and kitchens, so you'll want to address tiling, grout lines and appliances. Replace shelf liners and shower curtains and have the carpets and curtains cleaned as well. And don't forget about hidden spots, like the cabinet under the sink and the area behind the refrigerator. A pristine home shows buyers that the property has been taken care of, giving them more confidence to put in a competitive offer.

Address Repairs and Upgrades

Minor upgrades can significantly enhance the property's overall appeal. A fresh coat of paint, for example, can change the entire feel of your home. Choose neutral colors and keep the palette consistent throughout the interior. You can also replace outdated drawer pulls, knobs and faucets.

Declutter and Depersonalize

A clutter-free home appears more spacious and allows potential buyers to envision themselves living there. Pack away personal items and unnecessary objects to create a neutral canvas that appeals to a broad audience. Remove refrigerator magnets, family photos and knickknacks. Keep kitchen and bathroom counters clear and consider removing a piece or two of furniture from each room to enhance its spaciousness. Bare walls can make the home seem sterile, so hang tasteful artwork that doesn't overpower the room.

Lighten up the Interior

Spring offers abundant natural light, making your home appear expansive and inviting. Clean your windows thoroughly to allow for maximum sunlight and keep your curtains and blinds open during showings. Now is also a good time to replace lightbulbs to create a warm ambiance throughout the residence.

As you prepare for a spring home sale, your agent will guide you through other key considerations, like pricing the home competitively, arranging professional photography and engaging buyers across high-traffic websites and social media platforms.



How to Pet-Proof Your Home for Furry Family Members



If you share your home with a pet or two (or five), you know their well-being is a top priority. Along with making a move less stressful for them, learning how to pet-proof your home should be high on the list for responsible pet owners.

Kitchens

Star your pet-proofing mission in the kitchen, as it has a lot of potentially dangerous and tempting items for your four-legged friends. Ensure cabinets are secure to prevent access to cleaning supplies, cutlery and any unauthorized treats – child-proof cabinet locks are an excellent option here. Some human foods can be life-threatening for dogs and cats, so promptly store items like chocolates, crackers and leftovers away or you could be making an unexpected trip to the emergency vet. Garbage bins should have lids or be kept inside cabinets, as pets can get into trash hunting for a bonus meal.

Living Rooms

You probably spend a lot of quality time with your pets in your living room, which also deserves a careful going-over. Keep small objects, like breakable decorative pieces and children's toys, out of reach. Electrical cords should be concealed or secured, as they present a chewing temptation for many animals. Certain houseplants can also be toxic for your fur babies, so you'll want to eliminate any dangerous varieties.

Bedrooms and Bathrooms

In bedrooms, keep your clothes, shoes and personal items stowed away since anything can become a fun chew toy, especially for dogs. Secure medications, razors and other sharp objects away from curious paws and noses. And while a cat lying on the bathroom floor surrounded by a roll of unspooled toilet paper seems like it'd be great photo op, it'll be a pain to clean up. Consider keeping doors closed when you're not around.

Yards, Patios and Decks

If your pets spend considerable time outside, you'll want to provide a shaded area and fresh water to prevent overheating in hot weather. Also, think about installing a pet door if you do have an enclosed outdoor space like a patio or dog run, making it easy for them to get outside safely.

Create Pet-Friendly Spaces

Pet-proofing is not only about forbidden areas and potential harm – it's also about making cozy and pet-specific areas for your animals. Your pets deserve to love their home as much as you do, so give them their own spots, like napping nooks and comfortable hiding places. Dogs might appreciate a snuggly bed in a quiet corner, while many cats love hanging out in a felted cat cave. Designate an area for pet toys, like a stylish basket or bin. This will make picking up a breeze and your pets will know where to go when it's time to play.

COMMUNITY CONNECTION

SLEEPING GIANT SKI AREA



Dear Sleeping Giant Friends and Season Pass Holders,

We are disappointed to announce that this latest winter storm mostly missed us. Unfortunately, we are no closer to being able to open the mountain than we were 2-3 weeks ago. We have reached a point where the loss of seasonal staff would make it difficult to open the mountain, even if we got snow tomorrow. For these reasons, we feel that the responsible thing to do is to pull the plug on this season.

With a heavy heart we are announcing that Sleeping Giant will not be opening for the 23/24 winter season. We would like to thank everyone for their support and patience as we battled this terrible weather year.

We will be refunding all season pass holders their money at the end of January. This will happen automatically, and the funds will be returned to the payment method used when purchasing your season pass.

For those that would like to roll over their season pass to the 24/25 Winter Season, we will announce instructions early next week.

Additionally, please note that if you received any complimentary passes for the 23/24 season, they automatically carry over to next season. The same applies for passes that were part of any promotion, charity give away, or raffle.

I would like to thank the whole Sleeping Giant team for the hard work they have put in over the last three months. You had some really unlucky breaks, but you stuck together and found ways to hold things together to the very end. To our outdoor team, you did more in the last 9 months than has been done at SG in a generation. Powered mainly with red bull and grit. Thank you!

After we get season pass refunds processed, we plan to sit down and explore options to keep some of the mountain's basic services open and groomed, so snowshoers and those that wish can still enjoy Sleeping Giant's beauty and resources.

3 Housing Market Predictions for January 2024

- Mortgage rates might creep down modestly.
- Housing inventory is unlikely to increase.
- Home prices will likely remain high.



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