

THE MONTHLY BUGLE

The Official Newsletter of Coldwell Banker Antlers Realty, Inc.



**COLDWELL
BANKER**

**ANTLERS
REALTY, INC.**

Navigating Open House Tours: A Home Buyer's Guide

Do Your Research

Before attending an open house, do some research on the neighborhood, local amenities, schools and property values. This will help you make informed decisions and ensure that the location aligns with your lifestyle and preferences.

Create a Checklist

Buying a home is a big investment, so you want to create a checklist of your "must-haves" before you visit the property. Consider the number of bedrooms and bathrooms, the kitchen layout, the outdoor space and any other requirements.

Prepare Your Financing

Understanding your financing options and budget is another key step in your home-buying journey. Getting pre-approved for a mortgage will empower you to make a strong and timely offer when you find the right residence. It also helps narrow your search so you can focus on properties within your price range.

Assess the Home From Top to Bottom

As you walk through the home, have your checklist handy and take notes for future reference. Keep an eye out for any red flags, such as cracks in the walls, outdated plumbing or older HVAC systems. Look under all the sinks and around bathtubs for mildew or water damage. And don't forget the exterior – check the brickwork, siding, roof and balcony. Being fully aware of the home's positive and negative aspects will be crucial when making your final decision.

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Why Spring is the Best Time to Buy a Home

Written by Michelle Abendschan of CBBlueMatter

Spring is widely recognized as the best time to buy a home, and it's not hard to see why. The season is all about fresh starts and new beginnings, which feels just right when you're about to make a big decision like purchasing a new home. Learn why now could be the right time to find the perfect place to call your own.

Market Reset and Increased Inventory in Spring

Spring marks the beginning of what is traditionally the busiest period in the real estate market. And after a few years of unpredictable market conditions, Money Magazine anticipates that 2024 could bring a much-needed real estate reset. With economies stabilizing and people adjusting well to post-pandemic lifestyles, the housing market is expected to reflect a more typical bustling season. This influx of listings increases your choices, giving you a better chance of finding a home that fits your exact needs and wants.

The Advantage of Clear Property Evaluations

Winter weather can hide many imperfections, from roofing issues to landscaping woes. As that weather recedes, getting a clear, unobstructed view of each property is easier. The return of milder temps also allows for a thorough inspection of the home's exterior, including the condition of the paint, gutters, roofing and siding. As we move into the warmer months, you'll also get a good peek at the property's yard and landscaping – a big deal for many buyers. Seeing the full outdoor potential can really paint a picture of what's to come, helping you dream up all the fantastic possibilities for your future garden or outdoor oasis.

Optimal Timing for Families

Buying a home in the spring is strategically sound for families with children. It aligns with the academic calendar, allowing families to relocate and settle in before the start of the new school year. This timing eases transitions for children and adults alike, providing the summer months to adjust to a new neighborhood, get all those new home tasks complete, make new friends and prepare for any school or work changes that come with moving.

Negotiation Opportunities

With the spring market's rush of activity, there's a unique push and pull that benefits savvy negotiators. Sellers looking to bounce back from the slower winter months are generally more open to discussions, and buyers are eager to purchase and settle in by summer. This mutual motivation can smooth the path to negotiations, potentially tipping the scales in favor of buyers looking for a good deal.

Spring Shows a Neighborhood's Character

Milder weather not only revives trees and gardens but also community life. This uptick in activity can give potential buyers a true feel for the neighborhood's character and lifestyle. Are the streets filled with playing children or is it a quiet, more reserved community? Is the neighborhood buzzing with local events and gatherings? Viewing a neighborhood in the spring can provide a clearer picture of daily life there. So when you visit an open house, be sure get a feel for the whole area.

While the best time to buy a home is when you're financially and emotionally ready, March, April and May offer some unique advantages that can enhance the home-buying experience. Increased inventory, the ability to conduct thorough property evaluations, timing that suits family needs, favorable mortgage rates and negotiation potential all make spring an ideal time to take the plunge, whether you're a first-time home buyer or an experienced buyer looking to find the perfect setting for your next chapter.



30 Ptarmigan Dr. Cody



If you are looking for an architecturally pleasing home, THIS IS IT! Custom, contemporary home designed to take advantage of the most stunning views and allow the natural light to flow throughout. One level living with spacious rooms, vaulted circular sawn knotty fir ceilings, fir beams, Pella doors and windows, floor to ceiling rock fireplace and your own private study complete with beautiful built in bookcase. Loads of storage with the attached 3 car garage, an additional pull through garage with added storage in the loft area above (there's even a hoist to help move the heavier items you might have) and workshop/workout room (professional gym equipment included!). For the horse lovers, this property consists of 2 irrigated lots with easy access to the river and public lands beyond. There is also a tack room with on demand hot water, a shelter with hay storage and an auto waterer for your four legged family members. And for visitors, the 1600 sq ft shop has additional living space with a full bath. As a bonus, this property offers a heated greenhouse with hot/cold running water, and a vented root cellar to store your prized produce! This type of home doesn't come up for sale very often. If you can imagine yourself relaxing on one of the many patios, soaking in the awe inspiring mountains, then this may be the home for you! Call today for your private showing of this special gem!

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**FOR
SALE**

Industry Highlight

13 Feature New-Home Buyers Say Are Essential, Desirable

New research shows that house hunters are willing to accept a smaller property as long as it has these key amenities.

Home buyers appear willing to sacrifice property size to afford homeownership, as the average size of a newly constructed house drops to its lowest level in 13 years—2,479 square feet. Twenty-six percent of builders say they plan to build even smaller in 2024.

But while buyers may accept a smaller home, they want it to be more personalized, said Donald Ruthroff, founding principal at Design Story Spaces LLC. “They want it to feel like it was made just for them and be significantly different than their neighbors’ homes,” he said.

Nearly 40% of home buyers say they’re willing to buy a home with a smaller lot while 35% say they’d buy a smaller house, according to the NAHB survey, called “What Home Buyers Really Want.” Respondents who opt for a smaller home say they’d be most willing to shrink spaces like the home office (53%) and the dining room (52%). But they’re not willing to sacrifice the size of the kitchen or closets.

Buyers are prioritizing other key features around the home. 80% or more of home buyers in NAHB’s survey rate the following property amenities as “essential” or “desirable”:

- Laundry room
- Patio
- Energy Star windows
- Exterior lighting
- Ceiling fan
- Garage storage
- Front porch
- Hardwood flooring
- Full bath on the main level
- Energy Star appliances
- Walk-in pantry
- Landscaping
- Table space in the kitchen

Technology features are gaining popularity, too. Over the last decade, the following home features have posted the most significant growth among home buyers:

- Security cameras
- Wired home security system
- Programmable thermostat
- Multi-zone HVAC system
- Energy management system
- Video doorbell

“Buyers want technology mostly to increase the safety of their home.” Quint said. Other home features posting significant growth over the past 10 years, including:

- Quartz or engineered stone for kitchen countertops
- Lighting control system
- Outdoor fireplace
- Outdoor kitchen
- Built-in seating in the kitchen
- Exposed beams

What Builders Are Prioritizing

NAHB also surveyed homebuilders to find the features they say they’re most likely to include in a newly built home in 2024. Topping their list:

- Laundry room
- Great room (kitchen/family/living room)
- Nine-foot-plus first-floor ceilings
- Central island in kitchen
- Walk-in closet in primary bedroom
- Low-E windows
- Walk-in pantry
- Front porch
- Programmable thermostat
- Two-car garage
- Indoor fireplace
- Patio
- Quartz kitchen countertops

Simple Steps for a Greener Home Lifestyle

Ready to channel your inner eco-warrior? Give your home lifestyle a green makeover with a few simple tweaks and turn your humble abode into a sustainability superstar.

Set the Tone With Lighting

To begin transforming your home to a green lifestyle, start by examining the way your home is lit. Embrace natural light whenever possible by adding curtains that let you control the brightness. And when it comes to light bulbs, switch to energy-efficient LEDs. It's a small change that makes a big difference in reducing your carbon footprint.

Use Eco-Friendly Alternatives

There are many opportunities where you can swap out environment-harming products for planet-friendly options. Begin by replacing cleaning materials with ones made with plant-based ingredients. Then, seek ways to reduce waste by opting for reusable items and say goodbye to single-use plastics by replacing them with stainless-steel alternatives. Additionally, when upgrading furniture or appliances, consider energy-efficiency and recycled or reclaimed options to add style and sustainability to your space.

Incorporate Sustainable Practices

Create a home environment in harmony with nature by implementing environmentally friendly practices. Establish conservation policies to reduce waste and water usage – and make composting a part of your daily routine. Also, don't forget about your outdoor space – plant native species in your garden to support local ecosystems and reduce your carbon footprint.

Maximize Energy Efficiency in Your Home

Take your commitment to sustainability further by investing in programmable thermostats to regulate heating and cooling, sealing gaps and cracks to prevent energy loss and installing solar panels to harness renewable energy. By reducing your energy consumption, you're saving money and helping to protect the planet.

Every day offers a moment to be an eco-champion. With these minor changes in your home and daily lifestyle habits, you're well on your way to a greener future!



COMMUNITY CONNECTION

SENIOR SPORTING CLAY SHOOT

Shooting for the Future *Sporting Clay Shoot*

Sporting Clay Shoot proceeds to benefit the 2024 Cody High School senior class party



May 11th, 2024
10 a.m. Start Time
Cody Shooting Complex

5 Person Teams
Individuals Welcome

\$75 per shooter - Awards & Lunch

Sponsored by

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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 11th, 2024.

Proceeds from the Sporting Clay Shoot will benefit the 2024 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 \$75 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 \$93,800,” Brasher said. “It’s exciting that we’ll break the \$100,000 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?

43% of buyers used an agent that was referred to them by a friend, neighbor, or relative.



Happy St. Patrick's Day!



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March is the month when springtime awkwardly tries to show up, but winter keeps throwing tantrums.

REAL ESTATE



"We don't have a lot of money and location is very important to us. Have you got anything located in 1965?"

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