

# THE MONTHLY BUGLE

*The Official Newsletter of Coldwell Banker Antlers Realty, Inc.*



**COLDWELL  
BANKER**

**ANTLERS  
REALTY, INC.**

## EXPLORE WHAT'S INSIDE THIS ISSUE:

*Why the Fall Selling Season Is  
Better Than You Think - 2*  
*2333 Meadowlark Ct. Cody - 3*  
*Industry Highlight - 4*  
*Scare Up These Halloween Treat  
Recipes - 5*  
*Community Connection - 6*

## Green Living: Easy Ways to Make Your Home Eco-Friendly

Going green is easier than you think! Small changes around your home can make a big impact on the environment, your health and your bank account. Try implementing these affordable ways to improve the overall quality of your home life.

- **Insulate and Seal Drafts**
  - Insulation can reduce energy loss and also keep your home warmer in the winter and cooler in the summer.
- **Install a Programmable Thermostat**
  - Which automatically adjusts the temperature based on your schedule.
- **Unplug Electronic Devices**
  - While you're sleeping, did you know your devices might be driving up your electricity bill?
- **Consider Energy-Efficient Appliances**
  - Energy-efficient appliances account for nearly 11% of energy use.
- **Switch to LED Lighting**
  - LED lighting uses 90% less energy than incandescent lighting and lasts 35 to 50 times longer.
- **Close Curtains and Blinds**
  - On hot, sunny days, keep your blinds or curtains closed to keep the heat out and reduce AC use. In colder weather, close window coverings to minimize heat loss.



## Why the Fall Selling Season Is Better Than You Think

*Written by Melina Gillies of CBBlueMatter*

There is a common misconception that spring is the only worthwhile time to list your home, and listing anytime outside the prime “selling season” will lose you thousands. In truth, the fall selling season is the next best time to sell your house. Here are the main reasons why selling in fall is a good idea — and how to present your home to its best advantage.

### The Reasons to Sell

Though there is a slight slowdown in the market during the fall, there is less competition. By being able to highlight your home — particularly if it’s only one of a few available in your area — chances are high you will end up with multiple offers or an offer over asking price, something that every buyer covets.

It is also important to remember that regardless of the season, serious buyers are still looking — and ready to purchase when the right home comes their way. This means you can focus your marketing on buyers who are serious about your home.

### How to Show Your Home

Though it is still a good season to sell, fall does have some unique challenges, particularly if you live in an area where the seasons change drastically throughout the year. Regardless of where you reside, these five tips will help ensure your home stands out.

#### 1. Warm It Up

Regardless of where you live, open shades and blinds and turn on all the lights to warm your home with an abundance of natural light. If you live in a colder climate, consider turning on a gas or electric fireplace or boosting the thermostat by a few degrees to ensure potential buyers feel the warmth.

#### 2. Use Seasonal Décor

Seasonal décor can create an emotional impact on potential buyers. As one of the strongest senses, smell can play a large part in creating a visceral reaction on a buyer. Scented candles in a harvest scent, freshly baked goodies, or even a stew roasting in a slow cooker can help buyers picture themselves gathering in your home with friends and family. Throw pillows, gourds, and fall flowers will also add a bit of extra color to bring the feeling home.

#### 3. Keep Up with Curb Appeal

Raking leaves, and cleaning gutters remain essential in ensuring your home looks good from the outside in. Line pathways or porch steps with pumpkins or brightly colored mums in harvest hues. Even dried corn stalks tied to a porch column can provide a seasonal pop that makes your home stand out.

#### 4. Play to the Crowd

Fall is a prime season for empty nesters or new buyers to the market, so make sure to speak with your agent about how to target your home to the most applicable buyer, and ensure your staging and marketing efforts keep them in mind.

#### 5. Show the Seasons

In fall or winter, your yard may not show at its best, so keeping a photo album of your property in full bloom available for buyers to browse can help them visualize your home in its glory.







## 2333 Meadowlark Ct. Cody



### 5 Bedrooms 4 Baths 3,882 sq. ft. 0.33 Acres

Nestled in one of Cody's finest neighborhoods, this beautiful and spacious home offers both comfort and elegance.

With quiet, peaceful Meadowbrook Park as your backyard, you'll enjoy the serenity of nature while still being conveniently close to everything Cody has to offer.

Upon entering, you're greeted by a stunning living room featuring hardwood floors, vaulted ceilings, a large front window, and a cozy gas fireplace. The main level also includes a dining room with a built-in hutch, a kitchen with ample space for a breakfast table, a master suite with a generous walk-in closet, and a convenient laundry room. Upstairs, you'll find a charming library with a full wall of built-in bookshelves, along with two additional bedrooms and a full bathroom. The finished basement offers a spacious family room, two large bedrooms, another full bathroom, and a mechanical room.

This home also boasts a large two-car garage, with extra parking alongside for your recreational toys. It's a big, beautiful property in a prime neighborhood, ready for you to make it your own!

MLS #10030553



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# FOR SALE

# Industry Highlight

## Real Estate Market Snapshot (Jan - Sept 2024)

This market overview includes data for Cody and Powell's and surrounding areas, providing insights into different property types, average prices, and sales activity.

### Cody

#### Overall Market

- Active Listings: 258
- Average List Price: \$730,403
- Median List Price: \$477,450
- Average Days on Market (DOM): 184

#### Residential Properties

- Active Listings: 172
- Average List Price: \$831,830
- Median List Price: \$592,000
- Average DOM: 134
- Sold Listings: 144 (50% of total listed)
  - Average Sold Price: \$582,569
- Sale Price to List Price Ratio: 94.07%

#### Land Listings

- Active Listings: 60
- Average List Price: \$302,120
- Sold Listings: 41 (65.08%)
- Average Sold Price: \$195,320

#### Commercial Sales

- Active Listings: 15
- Average List Price: \$1,295,926
  - Sold Listings: 8 (53.33%)
- Average Sold Price: \$860,000

#### Farm and Ranch Properties

- Active Listings: 1
- Average List Price: \$3,900,000
- No sales recorded in this period

### Powell

#### Overall Market

- Active Listings: 104
- Average List Price: \$505,068
- Median List Price: \$415,000
- Average Days on Market (DOM): 160

#### Residential Properties

- Active Listings: 61
- Average List Price: \$501,727
- Median List Price: \$449,000
- Average DOM: 121
- Sold Listings: 101 (70.1% of total listed)
  - Average Sold Price: \$403,768
- Sale Price to List Price Ratio: 96.66%

#### Land Listings

- Active Listings: 29
- Average List Price: \$264,960
- Sold Listings: 23 (65.7%)
- Average Sold Price: \$207,213

#### Commercial Sales

- Active Listings: 8
- Average List Price: \$864,861
- Sold Listings: 7 (50%)
- Average Sold Price: \$405,642

#### Farm and Ranch Properties

- Active Listings: 6
- Average List Price: \$1,219,833
  - Sold Listings: 3 (42.9%)
- Average Sold Price: \$761,666





# Scare Up These Halloween Treat Recipes

It's that time of year when you have free reign to frighten family and friends with yummy little concoctions. We've rounded up some favorites, listed here from easiest to more complicated, to spook your guests in a good way!

## Mummy Hot Dogs

First up are some adorable [mummified hot dogs](#). Simply wrap store-bought crescent rolls around hot dogs and add mustard or ketchup to create mummy eyes after baking. It's an easy-to-grab appetizer that's also kid-friendly and can be prepped in advance.

## Frankenguac

This is the mad scientist project you've been waiting for – and it's a fun one to have kids help customize. Blue tortilla chips arranged as monster hair? Yes! It's a [Frankenstein twist](#) on classic guacamole that's elevated with fresh cilantro and lime juice.

## Spider Deviled Eggs

In this Halloween take on the retro [appetizer](#), black and green olives become tiny spiders perching spookily atop each egg. Bonus: All your goblins get a healthy dose of protein with this snack.

## Candy Corn Crispies

A fun twist on the popular marshmallow and rice cereal dessert. This version is layered with orange and yellow food coloring to resemble the iconic candy. These [treats](#) are an ooey-gooey addition to any Halloween gathering.

## Halloween Candy Bark

Who doesn't love an easy [bark recipe](#)? This one features white chocolate and is packed with Halloween-themed candies, sprinkles and pretzels for some crunch. It's also customizable and perfect for sharing with a large crowd.



## Ghost Cupcakes

These spooktacular [cupcakes](#) are rich and chocolatey, getting a flavor boost from brewed coffee. White frosting is piped on and adorned with mini chocolate chips to resemble ghost eyes.

## Jack O' Lantern Cake

It's a showstopper dessert with a toothy grin! You'll save some time by starting with a cake mix. The [layered cake](#) is shaped and decorated to resemble a jack o' lantern, and then topped with an orange marshmallow cream frosting.

## Brain-Shaped Gelatin Mold

Get the attention of your guests with this realistic brain-shaped gelatin. The gross factor will be off the charts! While this version contains alcohol, you can easily trade out the peach schnapps for juice or water.

Ready to scare up some goodies? Try out one of these Halloween treats – whether you're looking for something easy and fun or something more complex and hauntingly impressive.



# COMMUNITY CONNECTION

## The Cody Theatre

Cody resident Jim Corder began the constructing the theatre in 1936. A state-of-the-art facility, the building was reported built for a whopping \$60,000, but came in for about \$10,000 less, recalls longtime owner John Schultz.

Schultz began leasing the theatre from Coder's son in 1963 and assumed ownership about five years later. He continued to run the movie theatre until 1992, when he sold it to Bob and Sandy Newsome. In January 2019, Ryan and Elizabeth Fernandez, a couple both born and raised in Cody, Wyoming purchased The Cody Theatre and building from the Newsome's. The Fernandez's are excited to see what the future holds for this historic location.

When first built, the new movie theatre was filled with 672 seats crammed into the building. When Schultz took over management, he removed 192 seats "so people didn't have to stand" when others needed to get by. In 2007, the Newsome's replaced and reconfigured the seating.



When the Cody Theatre was first built, it was the town's main source of entertainment, movies were shown to a full house almost nightly and the bill changed every three or four nights. Admission was 10 cents and the cost for renting a movie from the production studios ranged \$25 -\$100. "It was hard to make a profit" based on ticket prices, Schultz recalls, and owner Jim Corder didn't want to put in a snack bar which is where theatre owners make their profit.

If movie goers wanted a treat after they purchased their movie ticket, they could exit the theatre with their ticket stubs and go next door to the "The Fountain" shop where they could get popcorn, candy, pop or Taylor ice cream. But Corder would not allow pop back inside the theatre. Schultz built a snack bar when he took over the theatre and "feels bad" that he put the "other guy" out of business.

In the summer of 2016, The Cody Theatre became home to award winning "Wild West Spectacular"; an original live full-length historical and hysterical musical about Buffalo Bill and his Wild West Show produced by

Cody's very own local nonprofit performing arts organization, Rocky Mountain Dance Theatre. The show continues to run for several weeks during the summer and is great for all ages. In 2018, a larger performance platform was built for the live musical "Wild West Spectacular" staged during the summer.



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# Did You Know?

\$495,100  
was the average home price in the United States in 2023.

according to the Census Bureau and Department of Housing and Urban Development



Love the trees until their leaves fall off, then encourage them to try again next year

Chad Sugg



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