

THE MONTHLY BUGLE

The Official Newsletter of Coldwell Banker Antlers Realty, Inc.



**COLDWELL
BANKER**

**ANTLERS
REALTY, INC.**

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Home Staging Boosts Sale Prices and Reduces Time on Market

- Twenty-nine percent of real estate agents reported that staging their sellers' homes received a 1% to 10% increase in the dollar value offered.
- When homes were staged, 30% of home sellers' real estate agents observed slight decreases in time on the housing market, while 19% noted a significant reduction in selling time.
- Staging the living room was most important for home buyers (37%), followed by the primary bedroom (34%) and kitchen (23%). Among home sellers, the most commonly staged rooms were the living room (91%), primary bedroom (83%), dining room (69%) and kitchen (68%)
- Home buyers' agents emphasized that including photos (73%), traditional physical staging (57%), videos (48%) and virtual tours (43%) in their listings were highly important to their clients.
- Seventeen percent of home buyers' real estate agents said that staging a home resulted in a 1% to 5% increase in the dollar value offered, compared to similar, un-staged homes on the market.



Window Treatments That Elevate Your Décor With Style and Functionality

Written by Carma Stahnke of CBBBlueMatter

If you're thinking about taking your home décor to the next level, modernizing your window treatments may be the perfect place to start. Today's trends offer something for everyone, ranging from smart features and green materials to minimalist designs and vibrant patterns.

Technology Meets Efficiency

In the age of smart homes, it's no surprise that windows are getting a high-tech upgrade. Motorized shades and blinds that can be controlled via phone apps, voice assistants or pre-programmed schedules are now becoming standard. These cutting-edge products can also automatically adjust throughout the day, helping to regulate the temperature in your residence and reducing the need for air conditioning or heating.

Eco-Friendly Materials

As sustainability becomes more important to homeowners, designers and manufacturers are increasingly using materials that are recyclable and energy-saving. Bamboo and wood blinds are a prime example, resulting in a natural, earthy look. Organic cotton, hemp and recycled polyester are additional environmentally conscious alternatives. Insulated cellular shades or thermal curtains can cut down on heat loss in the winter and block out the sun in the summer, leading to lower utility bills and a reduced carbon footprint.

Layering for Depth and Style

The combination of sheer curtains or blinds with heavier drapes allows homeowners to play with texture, color and light control in a way that suits their needs. You can keep the room bright and airy during the day with sheer panels and then close it off at night with bulkier fabrics. Layering also adds visual interest and dimension to a space. Mixing different types of materials – like linen, velvet and silk – can create a dynamic look, while offering versatility in terms of light filtration.

Bold Colors and Patterns

From rich jewel tones to graphic prints, your window treatments can make a big impact, instantly transforming a room and injecting personality into the space. Floral, geometric and abstract motifs are particularly popular, evoking a sense of fun and energy. Whether you choose to go big with a striking pattern or use a pop of color in a more subtle way, you can add a modern, fresh touch that is original and eye-catching.

Sleek and Streamlined

Those who prefer a clean, uncluttered aesthetic are choosing sleek, simple blinds that blend seamlessly with the décor. Roller shades and sheer curtains with minimalist hardware are all the rage for those striving for subtle elegance. These streamlined options allow the architectural elements of a home to take center stage while providing necessary privacy and light control. This simplicity extends to colors as well, with many opting for monochromatic, neutral hues that effortlessly complement most any interior design.

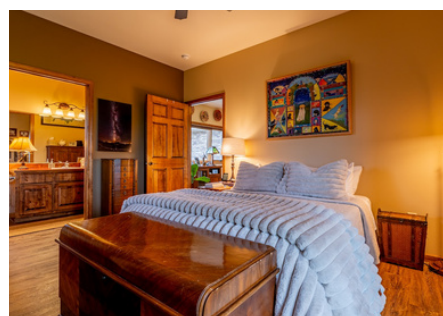
A Soft, Dreamy Look

For those who love natural light but want a bit of privacy, translucent and sheer fabrics are a great choice. Curtains made from lightweight linen or voile let soft, diffused light filter through, creating a warm, welcoming atmosphere. These options are ideal for achieving a subtle, ethereal vibe and work especially well in living rooms, sunrooms or bedrooms where natural light is abundant. Pair them with heavier drapes for added functionality or let them stand alone for a delicate, refined feel.

The latest trends are all about balancing technology with convenience, style with usability and sustainability with beauty. Whether you're drawn to smart blinds that integrate with your home automation system, eco-friendly materials that align with your values or bold patterns that make a statement, there's a window treatment for every taste and need.



33 Road 3DX, Cody



4 Bedrooms 4 Baths 3,511 sq. ft. 4.785 Acres

Amazing property with fabulous unobstructed views to enjoy! Property is well kept inside and outside! Mature landscaping for added privacy. RV Garage is 18 X 50 and is heated. Acreage is fenced. Guest house is attached through a breezeway. Country living within 10 minutes to the airport and downtown Cody! Come check this amazing property out and see all it has to offer.

MLS #10031235



Listing Broker: Melissa Payton
Email: melissa@codyproperty.com
Cell #: (307) 899-3302

FOR SALE

Industry Highlight

America's Housing Affordability Gap Persists

U.S. households earning \$75,000 a year can only afford 21.2% of home listings as of March 2025 – up slightly from 20.8% a year prior and representing the biggest gain of any income group – demonstrating that the nation's housing affordability gap persists, according to the National Association of Realtors® and Realtor.com® 2025 Housing Affordability & Supply report.

The report analyzes the shortage of affordable homes across different income levels in the current U.S. housing market. It provides a real-time, income-specific snapshot of housing affordability, examining what home buyers at various income levels can afford based on standard lending criteria.

For-sale housing inventory increased nearly 20% nationwide in March 2025 from one year earlier, and while this gain marks progress, it remains far from pre-pandemic conditions.

While households earning \$75,000 a year experienced a slight improvement in accessibility to home listings between March 2025 (21.2%) and March 2024 (20.8%), the largest gain of any income group, they have less than half of the access to affordable homes than they had before the pandemic, when nearly 49% of listings were accessible. In a balanced housing market – where listings are aligned with what households at various income levels can afford – these home buyers would need access to 48.1% of listings. To reach that threshold, the market needs nearly 416,000 more listings priced at or below \$255,000.

Households that earn \$100,000 annually are in a similar situation. They can currently afford 37.1% of home listings, up slightly from 36.9% in March 2024. That is far below the 64.7% they could afford in 2019 and well below the 60.7% target for market balance. This group faces a shortage of nearly 364,000 home listings priced under \$340,000.



A household earning \$50,000 annually can only afford 8.7% of home listings today, down from 9.4% one year ago. These low-income households represent one-in-three households, and in a balanced housing market, they should be able to afford to buy one-in-three listings. For balance, about 367,000 listings at a maximum price of \$170,000 are vital.

Meanwhile, higher-income households have near-total access to the housing market. Home buyers earning \$250,000 or more can afford at least 80% of home listings.

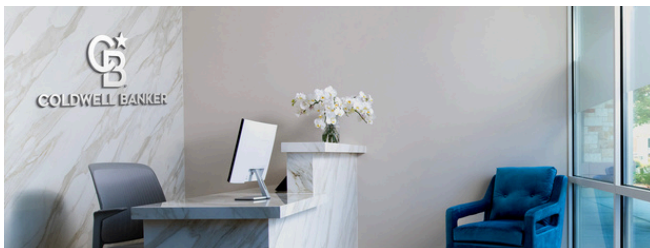
"Shoppers see more homes for sale today than one year ago and many of these homes have been added at moderate income price points," said Danielle Hale, Realtor.com® chief economist. "But as this report shows, we still don't have an abundance of homes that are affordable to low- and moderate-income households, and the progress that we've seen is not happening everywhere."

"For many first-time home buyers, navigating the current housing market still feels like window shopping," added Nadia Evangelou, NAR senior economist and director of real estate research. "Listing prices don't match first-time home buyers' budgets. If the promising trend of building smaller homes continues, that could be a meaningful step toward easing the housing affordability gap for more buyers."

How Remote Work Has Changed the Real Estate Landscape



The rise of remote work has reshaped home design and buyers' needs, blurring the lines between professional and personal living. Beyond converting a corner of a room or integrating a designated office space, living areas are designed with intention and purpose. They have evolved into an integrated lifestyle that supports productivity and relaxation. Homeowners are blending a functional work hub with a place to unwind, creating a seamless daily rhythm of work-life balance.



Multifunctional Remote Work Areas

Outgrowing a simple desk and chair, remote workspaces are custom-designed environments that easily transition from work to play. Open living areas, dining rooms and kitchen islands are redesigned to support family activities and professional video calls. And homeowners are incorporating ergonomic furniture, wall-mounted monitors, advanced lighting systems, glass partitions and soundproofing to mesh home living with work productivity. Additionally, nature is making its way indoors through biophilic design. Lush plants, natural light and the quiet beauty of wood are transforming the home/remote environment.

Tech-Infused, Work-Home Amenities

Integrated smart home technology is a key feature in balancing remote work with home relaxation. And voice-activated assistants help manage calendars and smart lighting enables adjustments according to the time of day. Additionally, home automation systems that control temperature and window shades allow remote workers to customize their environments for maximum comfort. And home-work dwellers are syncing kitchen appliances to brew coffee according to meeting schedules while also programming them for personal needs, like when supplies are low. Homeowners are also investing in higher-speed internet and Wi-Fi systems to ensure smooth video calls – which also benefits their binge-watching time.

The Impact of Remote Work on Real Estate Market Trends

The work-life balance home design trend has changed the way people buy homes. Open layouts and adaptable rooms are in high demand. Home buyers value creating a home studio – a space that's as functional as inspiring. And outdoor spaces are important for remote workers as they transform them into work-friendly environments, installing outdoor office pods to focus in a peaceful, natural setting. Homes with more flexible floor plans, integrated technology and communities with high-speed internet are the new attractive norm.

Remote work has shifted the focus of home living to optimization and well-being – and technology plays a pivotal role. A home is no longer only a place to live and rest – it's a balanced sanctuary to work, play and thrive.

COMMUNITY CONNECTION

2025 SENIOR CLASS SPORTING CLAY SHOOT

Record-Breaking Success!

The 13th Annual Shooting for the Future Sporting Clay Shoot, hosted by Coldwell Banker Antlers Realty at the Cody Shooting Complex on May 17th, was a huge hit!

Over 100 shooters across 20 teams came together to support the 2025 Cody High School Senior Class graduation party—and thanks to YOU, we raised a record-breaking \$16,300! 🙌

Since starting this event in 2013, we've now raised over \$123,000 to help keep Cody's seniors safe on graduation night. 💙🎓

Huge thanks to all the sponsors, shooters, parents, and volunteers who make this event possible year after year. Our future is our youth—and supporting them is an honor.



WE RAISED A RECORD- BREAKING \$16,300!



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Did You Know?

In its 87 years of existence, the Federal Housing Administration (FHA) has saved America an almost \$4 trillion loss of household wealth. It has helped more than 44 million citizens to become homeowners.

“June is the elixir of life.”

L.M. Montgomery

JUNE IS
**NATIONAL
HOMEOWNERSHIP
MONTH**



HAPPY
Father's
DAY



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**ANTLERS
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802 Canyon Ave.
Cody, WY 82414
307-587-5533
codyproperty.com



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