

The Mead Beet

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Home Repairs Increase Profits

Did you know that every dollar a homeowners spends in home repairs today can help increase the profit when they decide to sell? One of the best ways to maximize the selling price is to make needed repairs before a house goes on the market.

Most buyers tend to overestimate the cost of repairs and may use that perception to significantly reduce their offer on a home. Before a home is listed, look at your home as if you were a prospective buyer and identify repairs that should be made. Roofs and gutters are the first place people look and a

fresh coat of paint can work wonders just about anywhere. Lenders may require that repairs be performed before closing and you need to make sure you don't pay twice for the same repairs - once for the actual repair cost and again in a lower selling price.

The most common repairs include:

- 1) Clean, repair or replace the roof.
- 2) Repair, paint or clean the porch or deck.
- 3) Fix or replace plumbing fixtures or leaks.
- 4) Replace torn screens or broken windows.
- 5) Fix stairs and/or

handrails.

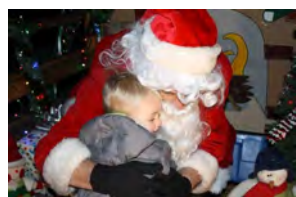
6) Replace exterior locks or make sure they all work as expected.

7) Replace broken or leaky gutters.

8) Professionally service air conditioning and heating systems and replace filters.

9) Repair damaged flooring or clean carpeting.

Investing a small amount before listing your home for sale can add up big in the long run. If you would like me to take a look at your home, I'd be happy to stop in and offer any ad-



We were so happy Santa Claus stopped by Western Meadows Park! I heard all the children were on the NICE list!



MHS Boys Basketball

- 1/10 Berthoud 6:30 pm
- 1/17 Erie 6:30 pm
- 1/21 Northridge 6:30 pm
- 1/31 Frederick 6:30 pm

MHS Girls Basketball

- 1/14 Windsor 6:30 pm
- 1/24 Roosevelt 6:30 pm
- 1/28 Skyline 6:30 pm
- 2/4 Berthoud 6:30 pm

Mead High Wrestling

- 1/11 Maverick Duals
- 1/16 Skyline 6:30 am
- 1/29 Valor 6:30 am
- 1/30 Northridge 6:30 am

Trivia!

Which of the following is NOT a holiday in January?

- A. Chocolate Cake Day
- B. Beer Can Appreciation Day
- C. National Cornchip Day
- D. Get a Different Name Day

Email your answer to dinaschmitt@comcast.net. The first 4 correct answers win a gift certificate to a local Mead business!

The Little Town That Could...And Does

How did we do? Compared to 2012, home sales in Mead saw an excellent bump in prices. Since the "crash" of 2008/9, the market has rebounded nicely in the Mead area. The 6 subdivisions listed below all had positive growth. There was hardly any new construction in Mead in 2013 making for slim competition for sellers. If you look around, especially in Liberty Ranch, they're digging holes again. Feather Ridge had nearly 25% growth in their sales prices! Interest rates are projected to stay low for at least the next couple of months as the FED hopes to generate growth. Let's hope this positive trend

Subdivision	Median Sales Price 2012	Median Sales Price 2013	% Change	# Homes sold '12	# Homes sold '13
Coyote Run	\$307,800	\$312,336	+ 1.4	6	8
North Creek	\$232,000	\$240,780	+ 3.7	4	5
Western Meadows	\$203,161	\$225,661	+ 11	38	14
Liberty Ranch	\$230,780	\$276,050	+ 19	4	4
Feather Ridge	\$223,775	\$277,500	+ 24!	4	4
Margil Farms	\$206,964	\$231,900	+ 12	9	8

The homes listed below were sold in MEAD during the months of November and December 2013. The sold price is not reflective of the asking price. In some instances, the house sold for higher than asking price and visa versa. DTO= Days To Offer (when an offer came in.)

Sold Price	Square Footage	Style	Bed-rooms	Subdivision	Address	DTO
\$190,000	2188	Tri Level	3	Town of Mead	530 Main Street	59
\$214,500	3780	Ranch	3	Liberty Ranch	13831 Wrangler Way	85
\$219,000	2994	Ranch	3	Margil Farms	17556 Margil Road	3
\$223,500	2804	4 Level	3	Margil Farms	17415 Margil Road	75
\$233,000	2480	Tri Level	3	Western Meadows	421 7th Street	9
\$248,900	2962	Ranch	5	Margil Farms	17438 Margil Road	69
\$254,900	2834	4 Level	3	Margil Farms	17701 Margil Road	8
\$184,250	2798	Ranch	3	Margil Farms	3590 Whetstone Way	11-HUD
\$197,000	1872	Bi Level	4	Town of Mead	210 7th Street	17
\$249,500	2508	2 Story	3	Liberty Ranch	13562 Wrangler Way	197
\$275,000	3092	2 Story	4	Liberty Ranch	2600 Brindle Drive	13
\$310,000	3318	Ranch	4	Coyote Run	16895 Howlett Place	22
\$327,000	4759	2 Story	4	Coyote Run	3530 Hughes Drive	40

*All above information derived from IRES Multi-Listing Service. The stats provided are for informational purposes and not a solicitation to buy or sell real estate.

People Helping People

This section is available for anyone who has a home business or service and would like to advertise their specialty.



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