

The Mead Beet Newsletter



May, 2014

How's the market? I get this question a lot and it seems to me that when people ask, they're curious about more than just real estate values. The answer is more of an indication of how our economy is doing and where we are going from here. As far as real estate is concerned, I can provide you with some statistics. For instance, we have less than one month's inventory on hand for homes in the \$200K to \$375K range. This is called "absorption rate" and it's at record lows. The number of days that a house sits on the market are from 1-30 days, so

folks that are listing their homes don't have to wait very long to sell. If we just look at April of 2013 compared to April of 2014, the average price of homes has risen 9% from \$245,750 to \$272,022. HOWEVER, this is based on a very small amount of data and it's captured from existing neighborhoods and from neighborhoods that have new construction. Speaking of new construction... Both Liberty Ranch and Coyote Run have several new starts going on. What does this do for competition of existing home sales? It may be a little more

competitive in the short run to sell your home in an area that has new construction, BUT in the long run, new construction helps to raise the value of the existing homes in that neighborhood.

So the answer to the question of "How's the market?" is... it's complicated. Most folks still don't feel like they have enough equity in their homes to sell so the market is slow in regards to inventory.

Call me for a free market analysis on your home. Each situation is unique in Mead so let my experience assist you in your real estate decisions.



Dina James
303-709-7814
Chamber President



Upcoming Community Events

- June 7 Firestone Community Softball Tourney
- **June 14 Mead Summer Festival 4-8**
- June 21-22 Frederick in Flight
- July 4 Longmont Concert in the Park, 12:00
- July 11 Rhythm on the River Longmont
- August 22 6-10 pm Festival on Main, Longmont
- September 13 Mead Community Days
- September 20 Miner's Day Frederick

June 14th, 2014
4:00-8:00 p.m.
Mead Town Park

Mead Summer Festival

Live Music Vendors
Food Trucks
iSpy Mead
Family Activities
Beverages
Prizes
Obstacle Course
Beer Garden

Music by the V-Tones

MEAD MEAD

For more information on participating in the Mead Summer Festival please contact Tiffany Holcomb at 720-209-9701 or tiffany@meadchamberofcommerce.com.

The Little Town That Could...And Does

Empire Concrete Raising 303-588-4421

With all the heavy rain and snow fall we had last fall and winter, did you experience sagging in your driveway, patio or walkway? "Why replace it, when you can raise it?" Rich James, owner/operator of Empire Concrete Raising has been in construction for over 40 years. Instead of re-pouring your sagging concrete, which can be costly, you might consider getting a quote from Rich to have a problem area mud-jacked back into

level position.

Empire does residential areas, as well as commercial and his company will do jobs from Fort Collins to Denver. Based in the Longmont/Mead area, he can be out at your location promptly. Concrete raising, commonly known as mud-jacking is an affordable alternative to having an entire area ripped up, not to mention the dust and noise that can be avoided. With concrete raising, there is less down time too. You won't be waiting hours or days to regain the use of

your patio or sidewalk. Small injection sites are strategically placed raise the existing concrete and results are immediately apparent.

Contact Rich James for an estimate at 303-588-4421,

I always like to recommend local businesses. Many of the businesses within Mead are home-based and don't have funds for advertising so if you have a local business you'd like to have spotlighted here in this newsletter, call me for a short interview.

Trivia!

What superhero is in every episode of Seinfeld?

- A. Superman
- B. Spider Man
- C. Batman
- D. Wonder Woman

Email your answer to dina@listingsbydina.com. The first 4 correct answers win a gift certificate to a local Mead business!

Answer to last month's trivia- in medieval times, the guests threw eggs,

The homes listed below were sold in MEAD during the month of April, 2014. 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	Sq Ft	Style	Beds	Subdivision	Address	DTO
*	\$190,750	1620	Tri-Level	3	Margil Farms	17567 Margil Rd	4
	\$217,875	2542	Ranch	3	North Creek	16542 Meadow Lane	27
	\$257,500	2738	Ranch	4	North Creek	2672 Jarett Dr	32
	\$262,000	2962	Ranch	5	Margil Farm	17486 Margil Rd	1
	\$271,300	2761	2 Story	3	Liberty Ranch	2664 Branding Iron Way	55
	\$272,050	2482	Ranch	4	Liberty Ranch	2684 Branding Iron Way	41
	\$302,000	3108	Ranch	5	Liberty Ranch	2634 Branding Iron Way	72
	\$302,750	2740	2 Story	3	Liberty Ranch	2720 Bridle Dr	73
	\$314,370	3423	2 Story	4	Liberty Ranch	2624 Branding Iron Way	23
	\$329,625	3479	Ranch	4	Liberty Ranch	2674 Branding Iron Way	35

*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

David Kerr
Legendary Landscapes

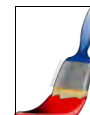


This section is available for anyone who has a home business or service and would like to advertise their specialty. There's no charge for this service. Email or call me if you'd like to be included!

Piano & Voice Lessons
All Ages and Abilities
Located in Mead 15 Years Exp
970-397-9585 Jennifer Webb



Be 4ever Young Photography
Becky Young
720-980-9728
www.be4ever-photography.com



Mark's Pro
Painting 30+
Experience
303-834-5769



The magic without all the fuss
Denise Lozano 720-935-4401

Classy Wedding Design
Wedding Planner, Coordinator, and Designer
Chastity Sampson
970-518-2101



Rickman Glass
Alex Rickman, Owner
303-564-4931
www.rickmanglass.com



Talk of the Town
Beauty Salon
Melissa Siepelt
970-535-4130



bigbonescaninerescue.com

Wright Bros Electric LLC
Do it Wright the first time!
Josh Wright-Owner
720-938-4425



Dina James
303-709-7814

