

The Mead Beet Newsletter

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www.listingsbydina.com

dina@listingsbydina.com



Dina James
303-709-7814
Chamber President



Take a look at the chart below and notice the difference in sales prices from just 2 years ago! We are definitely back to average sales prices from before the crash in 2009. Americans don't like to sit still very long and many felt "trapped" in their current home because they weren't able to get the equity out that they needed to purchase another home, but all of that is changing. Although inventory is still low, interest rates are ARTIFICIALLY low. That means we're still getting assistance from the Fed to keep interest rates low and crank up the economy. Mead is experiencing a nice bump in sales prices, along with most communities along the Front Range. The new construction sales in Liberty Ranch and Coy-

ote Run are helping to increase the prices in those subdivisions as well.

If you, or someone you know is thinking about selling their house, let me know! I've got half a dozen buyers waiting in the wings for a shot at living in our town. If you're waiting until spring, well, so is everyone else! Call me if you have any questions on this chart, or better yet, attend the real estate seminar on **February 11, at 6:30 at Town Hall.**

Subdivision	Median Sales Price 2012	Median Sales Price 2013	Median Sales Price 2014	% Change 2012-2013	% Change 2013-2014	# Homes sold '12	# Homes sold '13	# Homes sold '14
Coyote Run	\$307,800	\$312,336	\$366,656	+ 1.4	+ 17.4	6	8	11
North Creek	\$232,000	\$240,780	\$255,654	+ 3.7	+ 6.2	4	5	7
Wstn Mdws	\$203,161	\$225,661	\$253,711	+ 11	+ 12.4	38	14	18
Liberty Ranch	\$230,780	\$276,050	\$302,355	+ 19	+ 9.5	4	4	54 (11)
Feather Ridge	\$223,775	\$277,500	\$281,800	+ 24	+ 1.5	4	4	6
Margil Farms	\$206,964	\$231,900	\$235,497	+ 12	+ 1.6	9	8	17

The Little Town That Could...And Does

The Mead Area Chamber of Commerce has made marked improvements in the past couple of years. Our goals are a little different than your average chamber, mainly because we are such a small organization with a small town atmosphere. Yes, we are an organization that hopes to support and attract local businesses but our hearts are able to dictate where we put our efforts. Our collaboration with the Town of Mead and with Mead High School gives us the opportunity to not only assist

these organizations, but to see the benefits first hand.

One of my favorite accomplishments has been the sports schedule for Mead High School. Mayor Shields suggested having the Chamber get advertisers to place their ads on a sports poster for Mead High, and lo and behold, we've written checks for over \$11,000 to the school.

Frank Buck, the Athletic Director of the school has shared many testimonials of how this money has gone to help stu-

dents with things such as online tuition, gear for underprivileged athletes, student fees...the list goes on.

This summer, we're again, planning for the Summer Festival and have begun preparations for a Farmer's Market. These huge accomplishments are from the efforts of a small handful of people hoping to make a difference.

We would love a volunteer or 2 (or 20) to give their input. Let me know if you're interested?

Trivia!

What was the number 1 hit song in February, 1965?

The first 4 correct answers will win a gift certificate. Email your answer to dina@listingsbydina.com

The homes listed below were sold in MEAD during the month of **Dec** 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
\$247,000	2684	Ranch	3	Western Meadows	2586 Peppercorn	57
\$301,700	2524	2 Story	5	North Creek	16542 Meadow Lane	22
\$410,000	5070	2 Story	4	Coyote Run	16873 Weber Way	18
\$476,000	3887	Ranch	4	Grand View Estates	110 Grand View Cir	29
\$480,000	5356	Ranch	3	Margil Farms	17590 Silver Fox	110
\$565,000	5460	2 Story	6	Edens Reserve	2700 Grace Way	56

*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.

For space considerations, I did not include the new construction sales at Liberty Ranch and Coyote Run but if you are curious, send me an email and I'll give you those stats too.

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