

# The Mead Beet Newsletter

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## Unexpected Benefits of Homeownership

You already know about the tax benefits of buying a home and the long-term financial advantages created by rising home values and bankable equity. But some of the associated benefits of homeownership might surprise you.

### 1. Pride of ownership

You understand the idea of pride of ownership, but maybe you've never actually felt it. You will once you put those keys in the door for the first time. And this doesn't just apply to first-time homebuyers. If you've worked hard, saved well, spent smart, and are able to now move up to the home of your dreams, you'll undoubtedly feel it, too.

### 2. Social benefits

Any move brings new opportunities to make new friends and increase your social interaction. But homeownership can also provoke deeper social benefits.

A report from the National Association of REALTORS® found that homeownership positively impacts educational achievement, with homeowners having "a significant effect on their children's success. The decision to stay in school by teenage students is higher for those raised by home-owning parents compared to those in renter households," they said. "Furthermore, daughters of homeowners have a much lower incidence of teenage pregnancy."

An additional study shows that "homeownership has positive effects on the academic achievement of children (with) significant effects of home environment, neighborhood quality, and residential stability on the reading and math performance of children between the ages of three and twelve."

### 3. Coupons galore

Chances are you've got a laundry list of things you want to do your new pad. Buying a new

house will unleash a cavalcade of junk mail, but in that mess of unwanted refinance offers and insurance information and other nonsense will be all kinds of coupons you can use from big box companies, home décor outlets, window treatment businesses and the like. Go through them carefully and you can fix up your place without spending the equivalent of your down payment.

There are also hundreds of dollars worth of coupons from companies like Best Buy, Lowes, and Bed Bath & Beyond available in the change of address form you fill out at the post office or online.

### 4. Credit offers

Once you close escrow, your credit score will get a bump and the credit offers will start rolling in. This is great if you're looking to get a new car, do some home improvement projects on credit, or buy some new furniture. By taking advantage of special offers from Home Depot, Best Buy, or furniture stores like Rooms To Go, you can do some updates and spread out your payments over time without accruing interest—if you qualify. Just make sure to keep track of how much you need to pay monthly to take full advantage of the program. —by Jaymi Naciri, Realty Times Headlines

## Events & Such

- Town of Mead Fishing Derby June 6  
7:00 AM WCR 34
- Farmer's Market June 7  
12-4 Town Park
- Special Olympics Unified Relay June 13  
6 PM Scooter Hinge
- Liberty Ranch Com BBQ  
June 14, 5 PM Liberty Ranch Park
- Summer Festival June  
20th 1-6 PM

## The Little Town That Could...And Does

### Today's Crazy Market

If you've been keeping a close eye on the real estate market, you've probably noticed the price of homes have gone up over the past few months, but why? The answer is simply: supply vs. demand. Demand has increased for a few reasons, but mainly because the bubble of foreclosures and the housing melt down has receded. The folks that lost their homes are now eligible to purchase because sufficient time has passed to allow them to qualify for loan. As a result, lending practices have tightened up in hopes of avoiding that

situation from ever repeating.

Why are some homes selling so fast while others do not? There are three main considerations for selling a home, Price, Condition and Location. A seller can only manipulate 2 of the 3. Location is King!

While dropping my daughter off in Coronado, CA a few weeks ago, being a realtor, and a nosy one at that, I naturally looked in to the real estate market. \$1.5 million for a 2100 square foot home. Ouch! I wondered why anyone would want to live there? Sure, the weather is spectacu-

lar and

you're close to the beach, but I'd prefer to live in a quaint little Colorado town, where it's more affordable and the weathermen actually have to work to make their forecast. :) To each their own!

If price and condition don't match the location, the home will tend to sit on the market a little longer until all 3 match. Since demand is high and supply is low, the price of the homes are rising, once interest rates start to climb, you'll see the price of homes level out and start to decrease. Where is the sweet spot, or when??



The homes listed below were sold in MEAD during the month of **April** 2015. 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
\$294,000	2554	4 Level	4	Western Meadows	2578 Palmer Ave	7
\$310,000	3072	Ranch	2	Liberty Ranch	13601 Wrangler Way	20
\$318,000	2964	2 Story	4	Liberty Ranch	13641 Wrangler Way	57
\$345,000	4004	2 Story	5	Liberty Ranch	13711 Wrangler Way	80
\$365,000	3855	2 Story	4	Liberty Ranch	2724 Branding Iron Way	206
\$469,000	4046	Ranch	5	Grand View	104 Grand View Drive	51
\$477,750	5535	2 Story	4	Vale View	3938 Vale View	219

\*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.

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