

# What's New In The Vail Valley

**COLDWELL  
BANKER**

DEVONSHIRE



## April

*The 2014-15 ski season is drawing to a close.*

*Beaver Creek Mountain closes April 12th & Vail Mountain closes April 19th.*



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*Dedicated To Creating Exceptional Real Estate Experiences.*

## 5 Reasons 2015 Is A Good Year To Buy or Sell A Home

Housing market analysts are saying now is a good time to buy or sell a home.

Here's why:

1. **Mortgage rates still near historical lows.** Remember, interest rates can be extremely volatile, so be sure check for current information.

2. **Mortgage rates expected to rise by the end of year.** Economists expect the Federal Reserve, the nation's central bank, to raise its Funds Rate this year. This may push mort-

gage rates up. Every 1% gain in mortgage rates reduces affordability by about 10%, so instead of a \$200,000 house, you can only afford an \$180,000 one. This hurts sellers too, as buyers drop out. No one knows for sure that these things will occur, but if you're on the fence about buying or selling, you may want to act this year.

3. **Prices recovering, but at a slower rate.** Home prices are rising, which is good because you don't want your home to be worth less in the future. Prices are going up more slowly than they did earlier in the recovery, so it doesn't pay for sellers to hold out for higher prices, especially if higher mortgage rates send buyers to the sidelines.

4. **More choice.** As home prices recover, more sellers put homes on the market. With the threat of higher mortgage rates, additional sellers are listing, so buyers have more homes to consider.

5. **Improving economy.** Economists point out that jobs are being created, wages are growing, consumer confidence is rising, and more households are forming, all good signs for home sales.

This information was provided by Devon DeCrausaz and MegaStar Financial Corp. When you're ready to take advantage of the opportunities in this year's housing market, please contact Devon for help with the financing. She is reachable at (970) 748-1234 or [DDeCrausaz@MegaStarFinancial.com](mailto:DDeCrausaz@MegaStarFinancial.com).

*P.S.: Mortgage rates are still at historically attractive levels, but it's smart to start the process early.*

I have joined Coldwell Banker Devonshire. The Devonshire luxury brand is a part of Colorado's #1 Real Estate firm, Coldwell Banker Residential Brokerage. Please note the changes in my company name and my mailing address.

I am very pleased to announce that Krista Behr has joined the Cole Luxury Team as a Broker Associate. She is a great asset to my Team.

I recently received awards for my 2014 accomplishments. I am proud to say that I am the #3 Individual Broker Associate in 2014 for Coldwell Banker Residential Brokerage in Colorado and a International President's Premier Award Winner, which represents the Top 1% of the 43,000 Coldwell Banker Residential Brokerage Agents Worldwide.



Please call me for all your Real Estate needs and visit my web site and blog at [www.KathySellsVail.com](http://www.KathySellsVail.com) for information on the Vail Valley. *Kathy Cole*

*Cole Luxury Team*



## Spring Back to Vail: April 17-19, 2015

The biggest end-of-season bash in the Rocky Mountains, Spring Back to Vail is a week of fun in the sun! We're ending the season in style with a week of free live concerts; the infamous World Pond Skimming Championships; après after-dark parties; base area giveaways and so much more!

Portugal. The Man, Trampled by Turtles and Greyboy Allstars will headline the Spring Back to Vail concert series; wrapping up the 2014-2015 ski and snowboard season. All

concerts are free and open to the public as part of Spring Back to Vail.

The closing day tradition of donning costumes and skimming across icy water holds strong as participants will careen themselves off a snow jump in the hopes of coming out on the other side in the 13th Annual World Pond Skimming Championships. The spectacle defies the laws of physics and common sense as a panel of highly-skilled judges scores each competitor on distance, style, creativity and water resistance. Registration is now open.



For additional information go to [www.SpringBackToVail.com](http://www.SpringBackToVail.com).



### Riverwalk Emerald Building #202 \$775,000 furnished

Spacious 3 bedroom Penthouse condominium located in the heart of downtown Edwards. A property that is in excellent condition with vaulted ceilings and large windows in the living area. The open kitchen/living area, separate dining area and wet bar make entertaining family and friends a pleasure. The kitchen has vaulted ceilings, upgraded cabinets, granite countertops and a center island. The master bedroom has a 2<sup>nd</sup> fireplace, an office area, balcony and ample closet space. Private, underground 2-car garage. Convenient to shopping, dining, a movie theater and the bike/walking path along the river. Only a few minutes' drive to the Arrowhead or Beaver Creek Resort ski slopes and all of the conveniences of Edwards makes this is the perfect second-home; or, as an investment property with good rental potential. For additional information go to [www.RiverwalkEmeraldBldg-202.CBRB.com](http://www.RiverwalkEmeraldBldg-202.CBRB.com).



Thank you for your ongoing referrals. They are the cornerstone of my success!! If you, or anyone you know, is interested in Buying or Selling; please give me a call . I would love to put my 32 years of Real Estate experience in the Vail Valley to work for you.



## Western Slope Home and Recreation Expo May 16-17th, 2015

The Western Slope Home & Recreation Expo will include recreational products that are a perfect fit for the mountain lifestyle. Attendees will still be able to find everything needed for home remodeling, additions, new home buying and more. But they can also shop RVs, campers, 4-wheelers and outdoor equipment.

The show will be held at the 55,000 square foot indoor Eagle River Center at the Eagle Fairgrounds; with plenty of free parking. There is a suggested donation of \$2 per person upon entry to the show. All proceeds will be donated to Habitat for Humanity.

For event times and additional information go to [www.WesternSlopeHomeShow.com](http://www.WesternSlopeHomeShow.com)

If you have a brokerage relationship with another agency, this is not intended as a solicitation. Some of the information in this newsletter was taken from articles in the Vail Daily Newspaper. All information deemed reliable, but not guaranteed.

