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July 2013 Newsletter



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In our last newsletter, we were proud to announce the start of our new company, Independence Realty & Property Management. By now I'm sure you've seen our signs throughout Leadville. This month has brought many more changes.

- We have launched our brand new website - [Click Here](#)
- Launched our Property Management Portal which simplifies the process of leasing and managing rental properties - [Click here](#)
- AND we are joining the Vail Board of Realtors. This will give our Lake County listings exposure to over 600 additional licensed real estate agents and their clients.

Last week, the rate on a 30-year fixed mortgage posted the largest weekly percentage jump in 25 years to 4.46%, the highest rate in 2 years! [Read More](#)

What does this mean for you?

Buyers, it means if you are on the fence, it's time to act. The increase in interest rates and rise in home prices and rents means increased monthly home costs whether you buy or rent!

Purchase	Price	20% Down Payment	Mortgage Amount	Interest Rate	P&I
June 2012	\$200,000	\$40,000	\$160,000	3.67%	\$733.74
June 2013	\$220,000	\$44,000	\$176,000	4.46%	\$887.59
	Difference in Down Payment	\$4,000		Difference in Monthly Payment	\$153.85

Sellers, don't wait too long to put your home on the market. At some point, interest rates will no longer be a driving motivation for buyers to purchase a home. It is one thing to hang on hoping for a higher price, but you might just miss the surge. [Click Here](#) for five reasons you should consider putting your home on the market today!

Contact us anytime to discuss your options or for a free comparative market analysis. We are here to help.

Andrew & Tracy

## *Featured Listings*



129 W 7<sup>TH</sup>, LEADVILLE      \$129,995

Just steps off Harrison, this beautifully maintained Victorian home is an ideal location for a vacation home, rental property, primary residence or business location. Walk in the door to a beautiful living room with original wood floors, bay windows and a wood stove through to the adjoining den and sunny, open kitchen. The fully fenced backyard leads to plenty of off street parking and a handy storage shed.



1849 GARNET, LEADVILLE      \$249,500

This secluded home in Gem Valley is a wonderful opportunity to own a large home with amazing views. Entertain family and friends on a big deck just off the stylish kitchen. Complete with dining room, formal living room, den, three fireplaces/stoves, over-sized two car garage and outbuilding, this home is ideal as a full-time residence or luxurious vacation home.



220 W 4<sup>TH</sup>, LEADVILLE      \$155,000

This former stagecoach stop on Millionaires row has a cash flowing rental history. This turn-key rental opportunity or move-in ready home is an exceptional value at under \$59/sq. ft. The living room features bay windows and opens to the formal dining room with original windows. Continue to the large country kitchen and on to the fully fenced backyard. Upstairs, the master suite is sunny with its own sitting room.



## 1687 FOUR SEASONS, LEADVILLE \$40,000

This large, flat, wooded lot is in a nice and quiet subdivision close to town. With the water tap fee already paid (\$7000 value), this fantastic building site is a steal! With housing options becoming more limited everyday, vacant lots are a great alternative. Maybe it is time to BUILD the home of your dreams!

### *Foreclosure Listings*

[1860 Autmun Drive, Leadville, CO \\$46,700](#)

[129 East 17th, Leadville, CO \\$84,900](#)

[68 Cottontail Road, Leadville, CO \\$129,900](#)

[135 Stargazer, Leadville, CO \\$164,900](#)

[1512 Mount Massive Dr., Leadville, CO \\$89,900](#)

### *Leadville Real Estate Market Reports*

For Details of Homes sold in May, [Click Here.](#)

For Details of Land sold in May, [Click Here.](#)

For the May Market Activity Report, [Click Here.](#)