

Linda Pinkul

Mountain Homes of Denver



TAX TIME

Cardio - stimulate the endorphins

Pilates/Yoga - keep the body flexible

Positive thoughts - create YOUR life

Touch - give someone a hug

Massage - stimulate & relax body

Kindness - you get what you give

Open mind - appreciate diversity

DE-STRESSING TIPS

Family - build people up & be there

Do what you love - never settle

Hot Tub - soak under the stars

Music - appreciate the arts

Creativity - learn something new

Sunrises - appreciate beautiful gifts

Simple Pleasures - conversation, compliments, or a good night sleep

Smile - improves mood

Laughter - OFTEN

Thankfulness - daily

Pets - unconditional love

Volunteer - focus on others

Healthy - nutritional food

Great LIFE choices!



The Right Attitude Gets Results!

Looking for a realtor who goes the extra mile?

LINDA PINKUL

Popping the clutch and burning rubber to get your home sold.

Hold on and enjoy the ride!

\$25 OFF Acupuncture Treatment

Preventative Care & Lifestyle Counseling

**Dr. Kathleen Reixach
Wellness Care**

2942 Evergreen Pkwy Suite 305
Evergreen, CO 303.670.7777

Kathleen's website is under Health & Well Being

http://www.mountainhomesofdenver.com/resources_local_bus.htm



Expires April 30, 2007

Print Newsletter
Present to Kathleen



FOR SALE

\$796,750

New Construction

2 acres, lots of glass, vaulted ceilings,
dramatic great room and views!

http://www.mountainhomesofdenver.com/property_details_6794_olympus.htm

Call for a private showing!
303.956.4068

Website Feature

Check out the neighborhood section on my website. Click on your individual neighborhood picture and view a full size entry photo & find more info about your area. I'm looking for **MORE** info to add about each individual neighborhood. Please let me know about your neighborhood! If I've overlooked your area, please inform me. http://www.mountainhomesofdenver.com/golden_genesee_area/area_golden_genesee_genesee.htm

Market Report for March 2007

SOURCE/ DENVER METROLIST

	North Evergreen	South Evergreen	Genesee (MJC)	Conifer	Morrison (MCP)	Pine	Bailey
TOTAL ACTIVE	164	85	102	91	24	54	177
Average	\$920,610	\$611,444	\$870,008	\$618,180	\$735,979	\$441,351	\$298,624
High	\$6,990,330	\$2,395,000	\$3,750,000	\$2,490,000	\$2,000,000	\$1,250,000	\$1,500,000
Low	\$144,000	\$49,900	\$135,000	\$99,900	\$209,900	\$69,900	\$50,000
TOTAL PENDING	40	21	16	29	11	8	26
Average	\$702,223	\$385,947	\$600,797	\$538,279	\$456,341	\$266,000	\$235,704
High	\$2,695,000	\$850,000	\$1,299,000	\$1,750,000	\$855,000	\$415,000	\$629,900
Low	\$184,900	\$169,997	\$162,900	\$195,000	\$259,950	\$373,688	\$79,200
TOTAL SOLD (Mar)	27	19	12	18	11	8	24
Average	\$517,220	\$430,497	\$390,788	\$392,406	\$387,836	\$321,500	\$254,363
High	\$1,471,000	\$706,500	\$732,500	\$960,000	\$719,000	\$425,000	\$700,000
Low	\$158,000	\$186,200	\$148,000	\$164,000	\$234,900	\$232,000	\$25,000
DOM SOLD (days on market)							
Average	161 days	179 days	140 days	155days	176 days	115 days	170 days
High	482 days	561 days	279 days	590 days	571 days	333days	659 days
Low	1 day	7 days	24 days	7 days	3 days	19 days	17 days
% of List to Sold Price							
Average	90.4%	92.5%	92.4%	94.8%	92.6%	92.4%	93%
High	100%	104%	99%	101%	100%	98.4%	106%
Low	67.2%	75%	72.8%	85.7%	85.4%	77.3%	82.9%

2007 Contract Changes

The 2007 Buy Sell Contract has changed from last year's contract. Some changes are more significant than others. One change is the addition of a CIC (common interest community) Document Objection Deadline. Sellers need to get all HOA documentation to buyers before the Title Deadline including covenants, minutes to neighborhood meetings and all financial information for the last six months. Another change is sellers now must disclose whether or not a home is in foreclosure. The 2007 contract has removed Loan Commitment Deadline and replaced it with Loan Condition Deadline. The buyer has until Loan Condition to be comfortable with financing terms. The buyer can't terminate a contract because of terms or conditions without being in default (losing earnest money) after this deadline. Another change to the contract is the Counterproposal. You can now do multiple counterproposals, but you need to be careful to incorporate language from prior offers that applies into the new counterproposal.

I
LOVE
REFERRALS



30801 Stagecoach Blvd
Evergreen, CO 80439
303.956.4068



Exceptional Homes... Exceptional Service

www.MountainHomesofDenver.com OR www.LindaPinkul.com