



## FOR SALE CHIMNEY CREEK TOWN HOME

[http://www.mountainhomesofdenver.com/properties/details\\_700\\_ridgside\\_4r.htm](http://www.mountainhomesofdenver.com/properties/details_700_ridgside_4r.htm)  
**GENESEE COMMUNITY**  
**1843 SQUARE FEET**  
**3 BEDROOMS (one non conforming)**  
**2 BATHROOMS**  
**OPEN FLOOR PLAN**  
**END UNIT**  
**ONE LEVEL LIVING**  
**2-CAR GARGAGE + STORAGE**  
**COMMUNITY POOL & TENNIS**  
**BACKS TO GENESEE PARK**  
**FIREPLACE**  
**PATIO**  
**BEUATIFUL SETTING**



### Recent Quotes about the Positive Signs in the Real Estate Market:

#### Housing Market Conditions Favor Homebuyers

Home price affordability has improved dramatically in many U.S. cities ... 53.8% of all new and existing homes sold nationwide during the first three months of 2008 were affordable to families earning the median household income of \$61,500, according to the latest Housing Opportunity Index released Tuesday by Wells Fargo and the National Association of Home Builders (NAHB). "Three factors combined to substantially increase housing affordability: mortgage rates returning to near the record low levels of a few years ago, a \$2,500 rise in family income nationwide (from 2007 to 2008) and lower house prices."

-- Sandy Dunn, NAHB president, *Homes are the biggest bargain since 2004* by Les Christie, CNNMoney.com, May 21, 2008

[http://money.cnn.com/2008/05/20/real\\_estate/big\\_improvement\\_in\\_home\\_affordability/index.htm?postversion=2008052013](http://money.cnn.com/2008/05/20/real_estate/big_improvement_in_home_affordability/index.htm?postversion=2008052013)

If you were thinking of buying a home, start looking. The latest data from the housing market shows that sellers, after months and years in denial, are finally giving in to reality and slashing prices. is a distance still to go. There may even be a lot to go. But the process, long delayed, is now well underway.

-- "Home buyers, start your engines" by Brett Arends, *The Wall Street Journal* (subscription required), May 17, 2008.

<http://online.wsj.com/article/SB121077112664291771.html>

"There are many reasons for people to get into the housing market today, and very few reasons not to. With the plentiful supply of homes for sale at affordable prices, interest rates approaching 40-year lows, and the strong track record of housing as a good long-term investment, conditions are ripe for buyers. Those are the facts, plain and simple."

-- Lawrence Yun, chief economist, National Association of Realtors®, "Home Sales Prices to Pick Up in Second Half of 2008, Says NAR Chief Economist," *Yahoo News*, May 15, 2008. [http://news.yahoo.com/s/usnw/20080516/pl\\_usnw/home\\_sales\\_prices\\_to\\_pick\\_up\\_in\\_second\\_half\\_of2008\\_says\\_nar\\_chief\\_economist](http://news.yahoo.com/s/usnw/20080516/pl_usnw/home_sales_prices_to_pick_up_in_second_half_of2008_says_nar_chief_economist)

Consumers Shouldn't Wait to Buy

"I'm concerned that consumers in many markets in America are putting off buying a home because they see some of the national statistics and they forget that real estate is local."

-- Jim Gillespie, president and CEO, Coldwell Banker, "Housings rosy outlook," CNNMoney.com (video), May 19, 2008.

<http://money.cnn.com/video/#/video/news/2008/05/19/news.harlow.coldwell.ceo.intv.cnnmoney>



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