



Kim Kreissig's... At Your Service!



WHAT'S HAPPENING?

DEC 22-24

Billy Kid Race Camp

DEC 25

Community Christmas Dinner

DEC 27-28

Holiday Youth Concert

DEC 31

Torchlight Parade

JAN 2

First Friday Artwalk

JAN 5-10

Music Fest

JAN 12-15

10th Annual
Stars Adaptive Camp

JAN 13-15

Women's Ski Camp

JAN 18

Cowboy Up Party and Balloon
Glow

JAN 19

Cowboy Downhill

JAN 24

Stars & Stripes Heroes Week

FEB 4-8

Winter Carnival

FEB 14

Torchlight Parade
Valentine's Day Concert-
Strings

Market Update

As the snow piles up, so do the real estate numbers! Melissa Gibson from Land Title reports that; "October was another excellent month, as we anticipated, with \$75.1M in Gross Sales and 131 transactions. This was due in part to a high number of upper end sales. There were 11 transactions over \$1M including the \$11M Round Mountain Ranch sale. This was the best gross volume October we have seen since 2007 (even without the \$11M sale)!"

Compared to last October, Gross Volume was up by +36.937% (with the YTD. comparison at +14.32%). Transactions were also up slightly by +1.55% compared to last October, with the YTD. comparison at +7.79%

There were again only 3 Bank Sales in October. 56% of Sales Transactions having financing at the time of sale - and 44% closing with Cash. This is again an upward trend on the financing side."

7 SIMPLE STEPS FOR HAPPINESS & SUCCESS!

1. Believe In Yourself. Identify your natural talents and abilities. Do what you enjoy and what you do best. Truly successful and happy people find joy in their working lives. Invest your time in what you do best. Focus on your strengths and not your weaknesses.

2. Develop a Vision. First, define your path and start working your plan. Write down a vision for yourself and your life. Be specific. What do you want to accomplish? What do you want your life to look like in 5 years, 10 years?

3. Develop Good Habits. Happy and successful people choose good habits. Make a commitment to change your bad habits into habits consistent with your goals.

4. Show Gratitude. The happiest people are also the most grateful people. Count your blessings frequently and you'll quickly start seeing a change in yourself and the world around you.

5. Take A Chance. Seize opportunities! Success & happiness does not come to those who sit and wait for it to be brought to them.

6. Give to Others. Studies reveal that the happiest people are also the most generous. Do, say, or give something nice to another and see how your own life improves.

7. Take Responsibility. You hold the key to your future. Take responsibility for your actions. Choose the work you like to do, and do it well.

We continue to see a shortage of inventory in the mid-range (\$400,000-600,000) single family homes as well as a lack of inventory in the under \$300k range for condos/townhomes. Hint...if you are interested in Steamboat real estate it would be a good idea to start the search. We can set you up for automatic notifications, so you can see the new listings as they hit the market!

If you would like a copy of the recent sales data from Land Title, please send us an email and we will send you an electronic version.



If you would rather receive this newsletter via email, please send me a quick email and we will put you on the electronic newsletter mailing list! kim@kreissighomes.com

ARE YOU READY?

Have you been doing your lunges, squats and ski conditioning? Steamboat received an epic amount of snow for opening day! If skiing and riding on the mountain isn't your cup-o-tea...then consider soaking in Strawberry Park Hot Springs or renting cross country gear to play on the Nordic trails. This year, Catamount is offering snow-bike rentals and you can bring your doggie!



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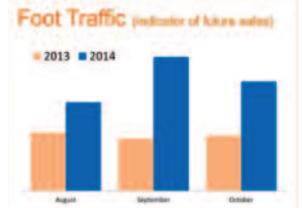


Real Estate Corner

Q. Why is Now a Good Time to Sell?

A. Here are a couple reasons why now is a good time.

Foot Traffic is Up. Most homeowners believe that the winter is not a good time to sell. This belief is based on the fact that historically the number of buyers decreases in the winter and then increases dramatically during the spring buying market. Though this is still true, there is an interesting pattern developing over the last few months. The number of prospective purchasers actively looking at a home (foot traffic) has remained strong going into the fall. As a matter of fact, the foot traffic far exceeds the numbers reported for the same months last year (see chart from the National Association of Realtors):



Less Inventory. At the same time, the National Association of Realtors revealed that the months' supply of housing inventory has decreased from 5.5 months to 5.3. That equates to less competition for homeowners selling today as compared to next spring when many homeowners will decide to put their home on the market. Bottom Line... Since buying activity is still strong, this might be a great time to put your house on the market.

I will provide you a complete analysis of your home's value if you are considering listing your property. Call me 970.846.4250 or email kim@kreissighomes.com

LENDING CORNER

END OF YEAR THINGS TO KEEP IN MIND

If you bought or sold this year and you don't have your settlement statements handy, contact me and I will send them over to you. Your accountant will probably need those!

You still might have time to purchase if you are trying to invest in real estate before the end of the year, but time is of the essence! As always, cash is king! We can definitely pull that off if you are looking to divest some money into real estate before the end of the year.

If you are looking for a future purchase, we can connect you with some excellent local lenders. Trust me, local is the best way to go as they understand our market nuances. Interest rates are predicted to go up next year, so call your favorite local lender to see what that looks like for you. We are seeing a lot of refinancing going on in the market as well, so it is a good time to take advantage of the excellent interest rates.

Have a great holiday season and happy new year!!



Get Here!

Steamboat's 2014/2015 winter flight program offers convenient nonstop air service from eleven major US airports including Atlanta, Chicago, Dallas/Ft. Worth, Denver, Houston, Los Angeles, Minneapolis/St. Paul, Newark, San Francisco, Seattle and Washington-Dulles as well as convenient connections from more than 300 airports nationwide and worldwide into Steamboat/Hayden Airport (HDN).



Steamboat Springs will once again be a host city for the USA Pro Challenge Professional Cycling Race in August! We will host the Start which will be a circuit race on Monday, Aug 17th and on Day 2 we will send the cyclists off to A-Basin. Mark your calendars!

THIS MONTH'S TRIVIA QUESTION

Which U.S. hotel has more fountains than any other hotel in the world?

To win a Starbuck's card, email me with the answers!

LAST MONTH'S TRIVIA

.....
WORD PLAY

STINKY CHICKEN = **FOUL FOWL**

THIS HOTEL ROOM IS MADE ENTIRELY OUT OF CANDY = **SWEET SUITE**

WHEN A DOG'S FEET HESITATE = **PAUSE PAWS**

Many Thanks!

Thank you Terry Nolan for your continued support and referral! I value any referrals and will take great care of them.