

Climate Change Vulnerability Increasingly an Issue for Homebuyers

It's not surprising, given the extreme weather we're witnessing, including here in Colorado, that 63% of people who moved during the pandemic say that climate is or will be an issue where they now live, according to a Redfin survey of 1,000 Americans who moved since March 2020. Many of the respondents said they researched climate issues before making their move.

In another survey by ValuePenguin, more than half of Americans fear they would not be able to recover financially from a climate-induced catastrophe. An earlier Redfin survey showed that Americans between the ages of 35 and 44 were most likely to say that "natural disasters, extreme temperatures and rising sea levels" all influenced or

will influence their decisions on where to move.

Here in Colorado, we've been blessed to experience fewer and less dramatic impacts from climate change. But those impacts are knocking on our door. Consider last summer's fire smoke, or last week's hurricane-force winds, or our current drought. Our water supply depends on snowpack, and rising winter temperatures could mean more rain and less snow. Even though we're east of the continental divide, we, like the areas west of us, are dependent on the dwindling Colorado River water, which is transported from the Western Slope to the Front Range through several tunnels.

Because we are late to the cli-

mate change party, I foresee increased migration from other parts of the country, including "tornado alley," to Colorado because of the increased awareness of climate change's increasing impact.

In researching this topic, I came across a Fall 2021 white paper from SitusAMC entitled "The Burgeoning Insurance Costs for Real Estate." It assesses the impact of increased losses from catastrophes, mostly caused by climate change.

While the focus of the white paper is on the ability of insurers to cover increased claims and the effect of those increased claims on residential and commercial insurance rates, it also made some interesting observations about the migration of people to and from states with high insurance claims and expected future risks from climate change.

So guest what? With the sole exception of California, people are moving to states where they will be more at risk rather than less. Texas, which accounted for 40% of all insurance claims in the first half of 2021, has had the highest influx of people from other states. Florida was a close second.

In recent years I've seen many of my sellers relocating to Florida, and it's hard for me to understand.

So here we are — a Redfin study that says Americans are considering climate change risks before making their move, while another study shows that more people are moving into states and areas of high risk. I'm not sure what to believe now!

My popular political column "Talking Turkey" is now scheduled for the 4th Thursday of each month, usually on page 2. You can read it at www.TalkingTurkey.online.

Our Downtown Location Doubles as a Photo Gallery for Noted Photographer Todd Caudle

In the picture at right, Todd Caudle mounts one of six large-format photographs in our new office at 1214 Washington Ave. He lives in Golden proper and is well-known for his photos of such local landmarks as Castle Rock. (See one of them below.) His popular desk and wall calendars, books and note card sets are sold at **Red Wagon**, 1118 Washington Ave., but our office is the only place you'll find his large-format photographs.

All six of the photos displayed above our desks are for sale. As they sell, other photographs by the noted photographer will take their place. His collection features Colorado scenes, and we'll feature his Golden photographs. You can view all his many photos at



www.SkylinePress.com/gallery/fine-art-prints/. See below for a screen shot from the home page.

We are welcoming you to come look at the photos, not just talk to one of our broker associates or me about real estate. Todd is a Golden treasure, and we are delighted to provide a brick-and-mortar outlet for his work.



Coming Soon: 3-BR Patio Home in Arvada

This paired ranch-style patio home at **7857 Allison Court** boasts a large kitchen with granite counter tops, gas cooktop, breakfast bar and tray ceiling in the dining room. The main-level master suite has a soaking tub, double vanities, tile floor, a large walk-in closet, and new carpet. It leads out to an All-Season glass sunroom. The other main-level bedroom has an oversized double closet, new carpet, and large window.



When you enter the home, you see the premium hardwood floors and vaulted ceilings in the living room with a pellet stove. Walk out to the Trex type deck with plumbed gas connection for a BBQ. The downstairs is loaded with extras! A home theater is wired with surround sound. The 4-person steam room has bench seats and dual rain shower heads. There's a large kitchenette with lots of cabinets, wet bar, dishwasher, small refrigerator, and wine cooler. The large, carpeted bedroom has a walk-in closet and double entry doors. There is a gym with equipment for sale, and a room with built-in bookshelves that we're calling a bonus room. Come and see this low-maintenance home with yard work, snow removal, exterior roofing, painting and plumbing costs covered by the HOA. They also take care of water, trash, and street maintenance. Interior photos and a narrated video tour will be posted soon at www.ArvidaPatioHome.info. Listed by **David Dlugasch**, who will hold it open **Sunday, Jan. 2, 11-2**. Call him at **303-908-4835** for more info.

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