

# The Real Estate Market Springs to Life — Call It “Day Life Saving” Time!

By JIM SMITH, Realtor®

We have never been so busy. The phone is ringing every day with sellers wanting to list their homes and buyers ready to buy. We don't know why, but I can suggest a few reasons for this burst of activity.

Yes, it could be because of the warm weather and increased sunlight. It could also be because interest rates are clearly going up and won't be coming down any time soon. House prices are also rising, which suggests we've seen the bottom and it's time to buy. Maybe it's the increase in FHA fees which take effect on April 1st.

God only knows, and she hasn't told me.

At right are three listings I will be putting on the MLS by the time this ad appears on Thursday. Another three listings are right behind them. Previously hard-to-sell listings are going under contract. So many buyers are calling that I'm glad I have four broker associates to help handle them. If you're thinking of

## This Week's Featured New Listings from Golden Real Estate:

### Fully Equipped Horse Property



Not shown in this picture of 17830 W. 53rd Dr. is the 5-stall barn with 720-sq.-ft. hay and tack storage, the 2-stall loafing shed, the small dressage arena, the 1,200-sq.-ft. dog run, the 2-car garage with office, and the rest of this 3.75-acre property a mile west of Easley Road, high on the north-east slope of North Table Mountain. That's because the 2-bedroom, 1¾-bath, 1,200-sq.-ft. home built in 1969 by forming it over two tethered weather balloons is absolutely the coolest house I have ever listed! As you will see when you take the narrated video tour at [www.JeffcoHorseProperties.com](http://www.JeffcoHorseProperties.com), it's also wonderfully comfortable inside. This is truly a “must see” home! No open houses—call me or your agent to see it.

### 5-BR Home Near Future Light Rail



A short walk from Kyffin Elementary School and the RRCC light rail stop is this super-clean 2-story home at 14181 W. 4th Ave. It has an updated kitchen with granite countertops, new carpeting, and a huge 0.3-acre lot. Take the narrated tour at [www.6thAveWestHome.info](http://www.6thAveWestHome.info).

### Fixer Upper Includes Free Pick-Up



Built in 1942, this 2-bedroom, 1-bath home at 11703 W. Security Ave. comes with a newer 2-car garage and a spacious backyard. At this price, you can decide between fixing it up and scraping it to build a new home. Learn more at [www.DanielsGardensHome.info](http://www.DanielsGardensHome.info).



Serving the West Metro Area

**Jim Smith**

Broker/Owner

**Golden Real Estate, Inc.**

DIRECT: 303-525-1851

EMAIL: [Jim@GoldenRealEstate.com](mailto:Jim@GoldenRealEstate.com)

See All Our Listed Properties Online at  
[www.GreatGoldenHomes.com](http://www.GreatGoldenHomes.com)!



Visit [www.GreatGoldenHomes.com](http://www.GreatGoldenHomes.com) to browse all Golden Real Estate listings.  
Find 100 or more other columns archived online at [www.JimSmithColumns.com](http://www.JimSmithColumns.com).