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This Column Is Going on Hiatus Until November 22

By the time you read this, Rita & I will be on our cruise of the Mediterranean. We don't return until November 19th. My next column will be published the Saturday before Thanksgiving.

I will, however, be staying abreast of the real estate market and trends, as usual, thanks to the excellent cell and internet connectivity of our ship, and I'll keep writing about real estate as often as weekly, but you'll only find it at <http://RealEstateToday.substack.com>. I will not be doing the labor intensive work of composing this ad while I'm on vacation, but I always have something to say about real estate. I welcome you to go to



that website and click on the free "Subscribe" button.

I will also write daily about our travels. If you are interested in reading about our trip, feel free to subscribe to that blog too, at <http://WhereAreJimandRita.substack.com>. We will be visiting 40 ports over a 55-day period.

As always, I will still be working on vacation, setting up MLS searches, doing market valuations, etc., with the support of my office. Call or email me anytime.

I'll also keep our listings updated at www.GRElistings.com.

What I Learned From This Year's Green Homes Tour

At right is an ad for next Saturday's **Metro Denver Green Homes Tour**. My assignment on the tour's steering committee over the past 20 years has been to shoot narrated video tours of as many tour homes as possible. It gives me the opportunity to learn directly from the homeowner him/herself everything I can about each home on the tour. So, even though I'm leaving before the tour, I can write about it in the past tense.

I like to believe that I am as informed as anyone about all aspects of sustainability, solar power, EVs, green construction, etc., but the truth is that I learn something new with every green homes tour. That was definitely the case this year, primarily from what I learned about installing a Tesla Powerwall or other home battery system.

That lesson was learned from my tour of Neil Preister's "zero carbon" home. His is the first video in my YouTube playlist which you can view by clicking on the link at <http://RealEstateToday.substack.com>.

In the past, I thought a home battery only made sense in an off-grid application, or in an area with frequent power failures. Not so. It turns out that it allows a solar-powered

home like Neil's to run around the clock without ever drawing energy from the grid. With net metering and no gas meter, it's possible to be net zero *energy*, but not net zero *carbon*. Neil's house is net zero carbon because he has enough solar panels to run his home, charge his two EVs *and* charge his batteries from the sun, *and* he has enough battery storage to run his home overnight and for up to three days without sunlight. The result is that he literally never has to draw power from the grid, which would involve burning fossil fuels.

It's *really nice* to have that narrative, but it does come as a cost. If Neil merely had the solar panels and not the Tesla batteries, he would have the same \$8 monthly bill from Xcel Energy (for being connected to the grid), but he couldn't say that his house is powered without ever burning fossil fuels. It's a matter of conscience and "doing the right thing," which I like, too — when I can afford it!

BTW, Neil's Tesla batteries cost \$28,500, but he paid \$13,500 after the federal, state and Xcel tax credits and rebates. The 30% federal tax credit expires on December 31st.

Green Mountain Condo Open This Sunday 1-3pm

I featured this listing at 331 Wright Street #304 in last week's column. Now it's active, and Kathy Jonke (303-990-7428) is holding it open *tomorrow from 1 to 3p.m.* Highlights include its rebuilt south-facing deck outside the living room with its vaulted ceiling, skylight and wood-burning fireplace set into a floor-to-ceiling stone wall. Updates include newer vinyl plank flooring and carpeting, a new electrical panel, and new light fixtures throughout. It has two full bathrooms, and the two reserved parking spaces (#210 and #211) are in front of the building (highlighted in this picture). Narrated video tour & interior/exterior pictures at www.GRElistings.com.



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The articles in this ad are posted at RealEstateToday.substack.com.

Two decades of these columns are archived at JimSmithColumns.com.



GREEN HOMES TOUR

Saturday, October 4, 2025

Self-Guided Tour 9am–4pm • \$15/adult \$25/couple

Beautiful, Comfortable, Healthy Homes



Register online at:
MetroDenverGreenHomesTour.org



Or register in person at Jefferson Unitarian Church (JUC) • 14350 W. 32nd Ave • Golden, CO 80401



Electric Vehicle Roundup
3pm–5pm
JUC Parking Lot:
14350 W. 32nd Ave • Golden, CO



Reception & Green Expo
4:30 – 6:30pm at JUC
FREE Appetizers & Local Beverages
Live Music! • Renewable Energy & Sustainable Living Exhibits



"Real people telling real stories about their path to electrification." — Mark N.
"There's simply nothing more inspiring than seeing green homes features in person!" — Angela K.
"The tour gave me a lot of ideas for improving my older home." — Kelsey Z.



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