

# HELP! We Need Your House!

## Inventory is Low and Buyer Demand is High

Once the Denver real estate market opened up mid-2020, it hasn't slowed down! If you've been thinking about selling, now might be the best time as demand is high for your home (all price ranges / all areas). When considering selling, you need a strategist in your corner, an expert in the market data, and a firm who knows how to market.

We've been guiding buyers, sellers and investors for over 10 years and we can help you too...and maybe you'll be a match for one of our current buyers! Take a look to see what some of our clients are in need of in the South Metro Denver Area. Have Questions? Contact our team at [team@osgoodteam.com](mailto:team@osgoodteam.com) or call/text the main line at 303.810.5757.

## CURRENT BUYER NEEDS (As of Feb 15, 2021)

### Parker / Castle Rock

1. Ranch floor plan, 3 car garage, walkout basement – up to \$650k
2. Multigenerational Living on Acreage, walkout, outbuilding or space to build on – up to \$1.2 million
3. One to three acres, Finished walkout basement, outbuilding, room for pool – \$700-800k
4. Semi custom home on large lot with area for pool – \$950-1.3million Parker/Castle Pines/Lone Tree

### Parker

1. Ranch floor plan with 2.5 or 3 car garage backing to open space. N Parker and East of Parker Rd – up to \$600k

2. Single family 5BR / 4BA – up to \$700k
3. Single level 2BR/2BA Townhome or Condo – \$500k
4. 2BR / 2BA Townhome or Condo in South Parker – up to \$300k. Quick possession
5. Single family home in South Parker 3BR/2.5BA Pinery Glen area – up to \$450
6. Parker condo up to \$300k
7. Parker condo or single family – up to \$400k

## **Aurora**

1. Condo – up to \$250k. Quick possession
2. Condo – up to \$300k (Aurora to Westminster)
3. Condo/Townhome – up to \$200-250k (Aurora/Parker/I-25 Corridor)

## **South Metro / Colorado Springs**

1. Single level townhome 2BR/2BA – up to \$500k
2. Single family 3BR/3BA – up to 450K

## **Elbert County**

1. Acreage 20-40 acres raw land – \$200k
2. Acreage 20-40 acres raw land – \$300-400 (can also be in El Paso County)
3. Horse property on 35+ acres – up to \$850k

## **Investment Properties**

1. Denver/Front Range, multi family unit – up to \$1 million
2. Front Range down to the Springs, multi family or apartment – up to 850k
3. Duplex to 4Plex anywhere in Metro – up to \$700k



Curious what your house might be worth? Reach out to one of our agents today to find out. 2021 may just be your year to sell your home for top value! Our [team](#) can also connect you with skilled lenders and contractors. We would be happy to

refer you!



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