

COLUMBINE KNOLLS VOICE

A COVENANT CONTROLLED COMMUNITY

PUBLICATION OF THE COLUMBINE KNOLLS HOMEOWNERS ASSOCIATION

July 2026

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CKHA Upcoming 2026 Events

July 4th: Fourth of July Parade, 10am

July 29th: Family Night at the Pool & Dinner

August 4th: National Night Out/
First Responders Appreciation Day

September 12th: Fall Clean Up Day

CKHA Monthly Meetings 2026

July 14, 2026, 7 p.m.

August 11, 2026, 7 p.m.

September 8, 2026, 7 p.m.

CKHA Contact Information:

Email address:

knollscolumbinehoa@gmail.com

CKHA Website: <https://www.ckha.org>

Facebook: Columbine Knolls HOA

CKHA Monthly Board Meeting

The Columbine Knolls Homeowners Monthly Board Meeting will be held

July 14, 2026 at 7:00 p.m. and will be hosted on Zoom. The link can be

found on the CKHA website at www.ckha.org.



July 4th Parade

July 4th Marker Park – 10 a.m.

The **4th of July Parade** is happening at Marker Park starting at 10 a.m. Celebrate Independence Day and decorate your bikes, scooters, strollers, and wagons for a patriotic ride around the park. The ride is followed by fun with a water balloon toss, a visit from the fire department, face painting, popsicles and more! Join us at the pavilion near the Marker Park playground at 10 a.m. and celebrate the 250th birthday of the USA!

2026 Family Night At The Pool & Dinner

July 29th – Columbine Knolls Pool

Join us for the Columbine Knolls Homeowners Association (CKHA) Family Night at the Pool Party and dinner at the Columbine Knolls pool Wednesday, July 29th from 6-9:00 p.m. Dinner will be served from 6-8:00 p.m. Please bring a dessert to share. Free to all HOA members. There is a cost of \$6.00 per person for non-members.

National Night Out/First Responders Appreciation Night

Tuesday, August 4, 2026 – Marker Park

August 4th is designated for National Night Out/First Responders Appreciation Night this year! Every year the second Tuesday of August is set aside across the country for this night of appreciation! Hannah Lane, Columbine Knolls homeowner, and Columbine Knolls Homeowners Association are sponsoring this event at Marker Park from 6:30 to 8 p.m.

Event Committee Helpers Needed

We need people to help with events. This is a small time commitment. Currently we need help with the Fourth of July Event, Family Night at the Pool & Dinner, National Night Out, and the Fall Clean Up Day. If you would like to be on the Event Committee, please email us at www.ckha.org. Let us know the event you would like to help with. Please include your name and contact information and we will get back to you! Thank you!

CKHA Community Block Walker Updates For 2026!

We have had an excellent response from homeowners who have offered to be Community Block Walkers. We still need a few more block walkers. If you wish to be a Block Walker – please fill out the form below. Thank you!

Use the QR Code or fill out this form and mail it to CKHA P.O. Box 620095 Littleton, CO 80162



Yes! I would be willing to be a CKHA Community Block Walker in 2026 to deliver the newsletter to some of my neighbors!

Name: _____

Email: _____

Phone: _____

You will be contacted by the CKHA Community Block Walker Chair with details.

Columbine Knolls Recreation District (CKRD)

Director: Kathy Wallace, 303-979-5120, www.ckrd.org

Summer is off to a fantastic start at Columbine Knolls Recreation District. The pool is filled with families, friends, and plenty of summer fun, and we are excited to share upcoming events, program highlights, and important community updates.

FEATURED EVENT: July 4th Pool Party, 10:00 a.m.–7:00 p.m.

Celebrate Independence Day at the pool with kids' activities, belly flop contests, and the annual duck races. Resident ID holders and members will receive priority entry until 10:30 a.m. Tables in the wooden shelter will be available for public use.

Pool Hours

- Monday, Tuesday, Thursday, Friday: 12:00 p.m.–7:00 p.m.
- Wednesday Family Night: 12:00 p.m.–9:00 p.m.
- Weekends: 10:00 a.m.–7:00 p.m.

Adult Lap Swim

- June 1–August 6: Monday–Thursday, 11:00 a.m.–Noon

Tennis Highlights

- This summer's Junior Tennis program includes more than 30 players competing in Monday matches at Marker Park. Come enjoy the shade under the shelter and cheer on our players.
- Congratulations to the Men's 18+ team on their playoff appearance.

COMMUNITY ENGAGEMENT & FACILITY PLANNING

Thank you to everyone who participated in the recent community survey. A strong majority of respondents agreed that modern recreation facilities play an important role in maintaining or increasing property values. More than 70% of respondents also indicated openness to higher fees and/or a modest property tax increase to help maintain valued community resources.

To address necessary updates and repairs to aging facilities, the district is considering the following options:

- A voter-approved mill levy increase
- A voter-approved bond for major capital reinvestment

Because access to large external grants is limited, local voter approval remains the primary tool available to help ensure:

- Safe and compliant facilities
- Continued operation of the pool and parks
- Protection of decades of community investment

Join the Conversation: Board members will be available during July Family Nights to discuss proposed capital projects and answer community questions.

Knolls Notes by Hannah Lane: Date Night Dives

- **Picnics in the Park**
- **Concerts**
 - Clement Park [Thursday Evenings through 8/13]
 - Highlands Ranch Town Center [Thursday Evenings through 7/30]
- **Outdoor Movies**
 - Movies on the Green (South Green 29th Ave & Roslyn St).
 - Backcountry Outdoor Movies (Backcountry Base Camp, 6005 Ron King Trail, Littleton, CO 80125)
- **Group Game Nights**
 - Pinball at Colorado Pinball Pub or Outlanes Pinball Lounge
 - Brewery Board Games at Littleton Brewing Co., Breckenridge Brewery or Denver Beer Co. Littleton (BYO board game)
- **Morning Bike Rides for Coffee** - Corvus, Lost, Dirt

Board of Directors

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Vice President - Lynn Koch
Secretary - Davis Kalsbeek
Ass't Secretary - Steve Boyle

Treasurer - Jean Baden-Gillette
Director - Steve Hantelman
Director - Levi Woods
Director - Kevin Johnson



Homeowner's Association Board Meeting

Second Tuesday of month at 7p.m. Check website for Zoom link or current location. Open to all residents, please come!



Yearly (Jan. - Dec.) Membership Dues: \$50.00

Send to: **Columbine Knolls Homeowners Association**
P.O. Box 620095 • Littleton CO 80162

Contact us at: www.ckha.org



The *Columbine Knolls Voice* is published monthly by the Columbine Knolls Homeowners Association, a non-profit organization. The newsletter is delivered by direct mail to all residents of Columbine Knolls.

News Articles

"Letters to the Editor" MUST be signed and include your full name, home address, and day or evening phone number. Letters up to 150 words or less on positive topics of general interest are welcome. Letters may be edited for length, grammar, and accuracy. The deadline for news articles is the 13th of the month before the next month's issue, except for the Jan. issue which is Dec. 6th. Please email news articles to the editor at www.ckha.org.

Advertise in this Newsletter!

The deadline for advertisements is the 15th of the month for the next month's issue, except for the Jan. issue which is Dec. 6th.

Newsletter Connections: 303-979-7499 or
info@newsletterconnections.com

To find ad rates and discounts, go to

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Appearance of an advertisement in this publication does not constitute a recommendation or endorsement by the publisher or the association of the goods or services offered therein. The opinions expressed in this newsletter are those of the individual authors and not of the Board of Directors of your association or the publisher. Neither the Board, publisher nor the authors intend to provide any professional service or opinion through this publication.

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Columbine Knolls Homeowners Association 2026 Membership Drive

Please send your membership dues today!

Your voluntary support is essential to maintaining our lovely neighborhood's ambiance and community connections.

Annual membership dues \$ 50.00

Donation to help with to help with events, special projects and maintenance \$ _____

Total remitted \$ _____

Last Name(s): _____

First Name(s): _____

Address: _____

Phone: _____

Email: _____

PLEASE PRINT CLEARLY

Publish my name and address in the membership directory? ☐ Yes ☐ No

Publish my phone number in the membership directory? ☐ Yes ☐ No

Publish my email in the membership directory? ☐ Yes ☐ No

I would like to volunteer for an event, project, be on a committee, or have ideas to share. Circle your area(s) of interest. We will contact you.

***Mail this form and your check to:

CKHA, PO Box 620095, Littleton, CO, 80162***

Columbine Knolls Homeowners Association 2026 Membership Drive

We know life is busy, but please don't forget to send in your HOA dues. Your support of the HOA is crucial to supporting our great community.

You Can Obtain Your Membership in Two Ways:

1. Fill out the form below, include a \$50 check to CKHA and mail it to P.O. Box 620095, Littleton, CO 80162.
2. Pay membership dues with Pay Pal or credit card - \$53.

The base amount for dues is \$50 per year and there is a \$3 processing fee for using PayPal. The amount you enter **MUST BE = \$53.00**. Monetary donations to CKHA are also welcome to continue to help make our neighborhood a great place to live. Any amount over **\$53.00** will be considered a donation. See the website www.ckha.org, Membership for the Pay Pal sign-up page!

FRCS Movie Night: July 23rd

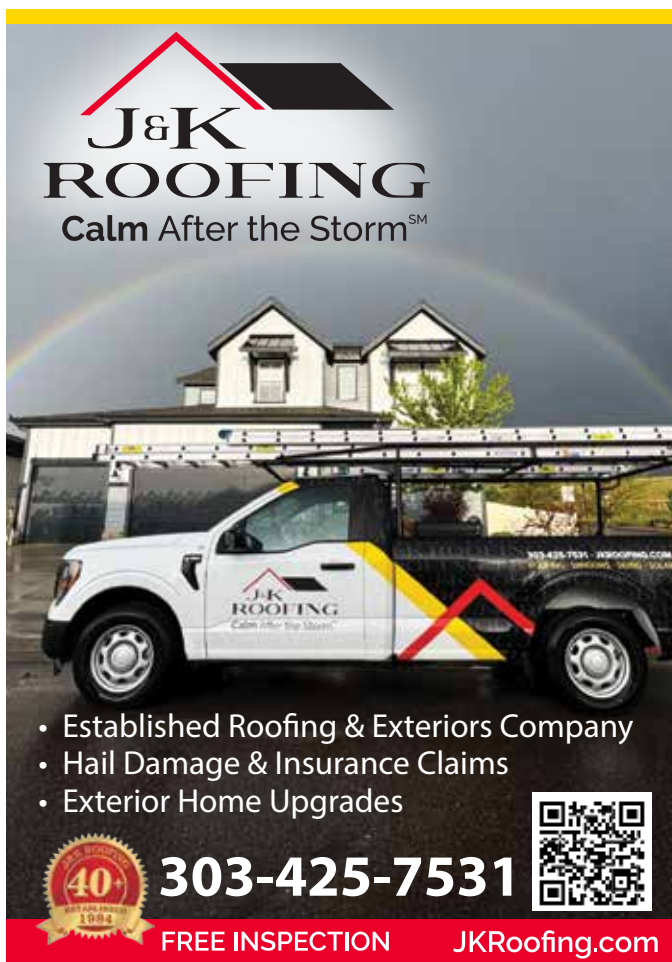
Front Range Christian School (FRCS) is hosting a ***FREE* event: FRCS Movie Night, Thursday, July 23rd**

- Zootopia 2 @ 3 p.m.
- High School Musical 2 @ 7 p.m.

Where: FRCS theater – Performance Art Center

Kids under 15 must be accompanied by an adult.

Homeowners in Columbine Knolls are invited to attend.



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FRI 03	Sunset Cinema: National Treasure at Sculpture Park + Drone Show (Denver)
SUN 05	City Park Jazz Concert 6-8 p.m. (all Sundays)
TUES 14	Denver Art Museum Free Day
WED 29	Sunset Yoga - Hudson Gardens (7:30-8:30p)
Always Free	• Colorado School of Mines Geology Museum • Walking tours of Colorado State Capitol • Littleton Museum/Farm



Hannah Lane | Real Estate Broker
720.934.2169 | BloomGroupCo.com

Hannah@BloomGroupCo.com

Sandy Bolton's Recipe Corner

STRAWBERRY SAUCE/TOPPING

If you like strawberries, you'll love this sauce!

Makes about 2 cups.

- 4 cup fresh strawberries - hulled and cut in half or frozen strawberries thawed
- 1 cup white sugar
- 2 Tbsp cornstarch
- 1/2 tsp vanilla extract
- 1 tsp fresh lemon juice

Mix sugar and cornstarch in a small bowl. In a medium saucepan, combine strawberries and sugar mixture.

Cook over medium heat until thick and bubbly, about 5 - 10 minutes. Use a potato masher to smush the strawberries and speed up the process. Remove from heat and stir in vanilla and lemon juice. For a clear sauce, strain through a fine mesh strainer to remove seeds and pulp. Otherwise, use sauce as is. Delicious either way. Cool and enjoy.

Store leftovers in an airtight container in the refrigerator. Bon Appetite!

To share a recipe or tip, please email Sandy Bolton at sbolton777@aol.com.

*We're blessed with the opportunity to stand for something,
for liberty and fairness.*

*And these are things worth fighting for,
worth devoting our lives to.*

—Ronald Reagan

Know Your Covenants

To keep the neighborhood informed the CKHA Board thought we would share different covenants of Columbine Knolls monthly that all Homeowners are accountable to follow. Our covenants run with the land, meaning they apply to everyone living in Columbine Knolls and are legally enforceable. All the Columbine Knolls covenants can be found on our website at www.ckha.org under Protective Covenants. Please contact the CKHA Board with any questions or concerns you may have at www.ckha.org.

C-2 ARCHITECTURAL CONTROL. No building shall be erected, placed, or altered on any lot until the construction plans and specifications and a plan showing the location of the structure have been approved by the Architectural Control Committee as to quality of workmanship and materials, harmony of external design with existing structures, and as to location with respect to topography and finish grade elevation. No fence or wall shall be erected, placed or altered on any lot nearer to any street than the minimum building setback line unless similarly approved.



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Be Someone Day

On July 21, National Be Someone Day challenges each of us to take ten seconds to make a difference in a child's life.

What can you do in ten seconds? We can shift gears or water a plant. We can hear or tell a bad joke. In ten seconds, we can change our minds, and after doing so, say a prayer of thanks. When we walk into a room, in that time, we can register the pain in someone's eyes and begin to provide comfort. We can praise and honor someone who deserves it.



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Resources For CKHA Homeowners

Mountain Goat Junk Co. –

Junk Removal & Metal Recycling

Call/Text Kevin: 303-565-7408 to schedule a pickup.

Need help clearing out unwanted items? Mountain Goat Junk Co. provides reliable pickup for household junk, yard waste, mattresses, furniture, and estate cleanouts.

They also offer metal recycling pickup for items like grills, bed frames, file cabinets, car parts, and other metal goods. Appliance removal available as well.

GreenSheen Paint – 720-854-8722 or greensheepaint.com

Call GreenSheen Paint or go online to schedule a pickup at your home.

A leader in the paint recycling industry with facilities in Denver, GreenSheen processes your old paint into brand new paint and even recycles your containers.

ACCEPTED: Latex paint (acrylic), oil paint (alkyd), stains, shellacs, lacquers, varnishes, urethanes, sealers, textured coatings.

NOT ACCEPTED: Aerosol paint, paint thinner, solvents and cleaning agents.

American Samaritan – 720-841-1257

Website: americansamaritan.org

They provide a comprehensive pick-up and delivery service for furniture and piano donations and sales across the Denver metro area and the front range.



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Littleton Museum Summer Concert Series

Wednesdays in July, 6:30 - 8:00 p.m., Littleton Museum Front Lawn, Open lawn seating (first come, first served)

The Littleton Museum and the Friends of the Library and Museum are delighted to welcome you to the museum front lawn for our free Summer Concert Series!

CONCERT LINEUP: (We skip the week of 4th of July)

- Wednesday, July 8, 2026: Slopeside: Alternative Rock, Pop, with a mix of Blues and Country flavor.
- Wednesday, July 15, 2026: The ThreadBarons: Combination of Americana, folk, classic rock, folk rock, and garage rock.
- Wednesday, July 22, 2026: Dakota Blonde: Acoustic folk, bluegrass, acoustic rock music, part singer/songwriter, and sometimes even Celtic.

MORE INFORMATION:

- Bring your own picnic and enjoy the lawn!
- Delivery allowed – use 6028 S Gallup St as the address.
- Note: Alcohol is not permitted on city property.
- No large pop-up tents, please.
- If using an umbrella, sit toward the back to avoid blocking views.
- Well-controlled pets on short leashes are welcome.
- Kids' Dance Zone located to the left of the stage (as you face it). A fun, safe space for little ones to dance.
- Concerts continue in light rain.
- Severe weather warnings, hail forecasts, lightning, or heavy storms may delay or cancel the show.
- Parking is available in the Littleton Museum lot, at the Bemis Library across the street, and along nearby residential streets.

- Please avoid parking in areas marked "No Parking."
- Please note that the music is loud near the stage, to be clearly audible for audience members sitting further back.
- Ask the staff member at the bathroom door entrance if you would like to check out a Sensory Needs Backpack. These are free and on a first-come, first-served basis. An ID is required as a deposit. Backpacks are available for both children and adults, and include sunglasses, fidget toys, communication cards, weighted lap pads, and noise-reducing headphones.

–<https://www.museum.littletonco.gov/Events-Programs/Summer-Concert-Series>

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REAL ESTATE MARKET UPDATE

MAY 2026

The 2026 Denver Real Estate Market has become less seasonal with the Spring and Summer peaks and valleys. Actually, the Denver Metro Market is settling into something much more consistent and far less dramatic. We saw such an aggressive market from 2017 through the Pandemic boom with Median prices going from \$473,000 in early 2021 to over \$616,000 in April 2022. Now, it truly has felt like a slow and steady groundhog year again as the Median price has been nearly identical at \$602,000 in April 2024, and \$604,000 in April 2025 and we ended April 2026 at \$605,000. General household needs are creating a much more consistent real estate market versus the human behavior of the Seasons. This also shows the resiliency of the market with the Global economic uncertainty and the rise in Mortgage rates this year! Supply and Demand continue to support the foundation as the Active Inventory rose substantially from last month to 11,539 up over 17%, while Pending's and Closed homes stayed almost identical to the month before!

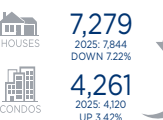
Sellers: we are seeing a clear pattern where homes that are prepared and show well and priced correctly will sell in the first 7-10 days, otherwise they tend to fall closer to the Average days on the market which is currently 40. Buyers, you have a great supply of homes to preview and compare and finally a little time to think about your purchase, compare and negotiate. Prices are staying fairly consistent this year, but be careful not to rely on the wait and see approach too much as you see the next home for you, please make a decision quickly before you have to work with competing offers!

This market isn't unpredictable like it seemed the past few years - it's becoming reliable and steady! Right now, reliable and steady is a good place to be!

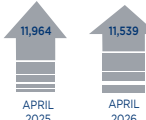
AVG DAYS ON MARKET APRIL 2026



ACTIVE INVENTORY APRIL 2026



ACTIVE LISTINGS



AVERAGE SOLD PRICE (APRIL 2026)



AVERAGE SALES PRICE (HOUSES & CONDOS - APRIL 2026)



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Meet Rob Stark!

Rob is a fourth-generation Colorado native who has been a part of the *Columbine Knolls community* since 1997. Starting as a Certified Residential Appraiser, he later became a broker with RE/MAX in 2006. Over his 34-year career, he achieved the RE/MAX Diamond Award, Lifetime Achievement, & Hall of Fame. He has also been recognized as 5280 Magazine's Top Real Estate Agents.

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(303) 503-5736



Rob@StarkREG.com

RE: 3 Simple Tips to Keep Your Home Cool and Your Energy Bill Low This Summer

We have officially made our way into July and are just days away from our nation's 250th birthday! While Colorado summers are absolutely breathtaking, they can also be quite hot, requiring a little extra effort to keep your home cool. Here are a few practical tips to help keep that energy bill in check.

Tip #1: Use Your Thermostat Wisely

Investing in a smart thermostat is a game changer. These devices are highly programmable, allowing you to automatically adjust your AC based on your schedule. Some models even connect with your energy provider to identify peak usage hours so you can avoid them altogether.

Tip #2: Switch Your Ceiling Fan Direction

Set your ceiling fan to spin counterclockwise during the summer months. This pushes cool air downward, helping your home feel more comfortable without overworking your AC.

Tip #3: Close Your South & West Facing Blinds

Before heading out in the morning, close the blinds and curtains on your South and West facing windows. This simple habit makes a surprising difference in preventing heat buildup before the afternoon sun peaks.

Hopefully, these tips give you more time to enjoy everything our beautiful state has to offer! Don't forget that now is also a great time to schedule an HVAC inspection. Feel free to reach out with any questions!

— Rob Stark, Local Columbine Knolls Resident,
Stark Real Estate Group

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What Clients are Saying About Duane...

The experience of working with Duane was phenomenal! He will tell you the truth, not just what you want to hear. He is methodical and calming—excellent personality traits that carry you through a trying time. The fact that Duane is an expert in the Columbine area is an added bonus. I would wholeheartedly recommend Duane to sell your home. Don't hesitate—he will take excellent care of you! J. S.

Duane exceeded our expectations at every level of the sales process of our home. At our initial meeting he was very thoughtful and ensured that he understood our personal situation, timeframe on selling our home, and price. The sales material was very high quality, with professional photos of the home and beautiful brochures. Duane has a solid knowledge of the market in our area and was honest regarding the time to sell based upon our home and timeline. R. & J. J.

We would not hire any realtor, other than Duane, to find us the right home and to sell our existing property. During the process Duane became our lifelong realtor and, even more importantly, a true friend. C. & M. E.

Duane was the perfect realtor to sell the home our parents owned. He has extensive real estate knowledge and knows the neighborhood very well. Duane was attentive and his guidance was invaluable. He is easy and pleasant to work with and we are grateful for his guidance, friendship, and very hard work on our behalf. We recommend him highly to anyone seeking the finest real estate agent. K. & R. C.

Duane is very professional, accessible, knowledgeable, and patient. As your realtor he has your best interests in mind. He responded to each of our questions and concerns immediately and helped us navigate them successfully. D. & A. L.



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Beginner Guitar Lessons for your 2026 New Year's Resolution! Learn and record your favorite song in 5 lessons and build a foundation for a lifetime of music. Text or call 720-560-3383.

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Littleton Dog Nanny! I'm here to walk your dog(s) and/or provide care visits. Exper., ins., refs, affordable & flexible hours especially within the 80128 area. Christine Hodges @ 303-550-8552

OB PAINTING. \$500 off exterior/ 10% off interior. Free Estimates. Rob: 303-908-9063.

Tree by Mr. B. Your pruning&tree need specialists. Doug 303-932-2514, free est, 30+yrs. fully ins.

Lisa's Music Studio. Piano, Guitar, Banjo, Ukulele, Viola, Violin, Cello, & Drums. 303-883-1157.

Grass or Corn fed beef for sale - farm fresh, all natural, straight from our CO ranch to your table. Get your beef now in bulk. Sold by 1/4, 1/2 or whole. Call/text 719-349-0679 to go over pricing and how to place your order. KSayles@plainstel.com

DIVORCE BOOTCAMP. GET THE FACTS from a panel of experts. 2nd Saturday of each month, 9-11 a.m. St. Philip Lutheran Church, 7350 S. Kendall Blvd. FREE www.divorceadvicecolorado.com

Interior Painting. Detail oriented. Affordable. Free Estimates. Jeff 720-877-4154

Tutoring - provides homework help, strengthens skills, and/or enrichment. Call/text Nancy, licensed teacher K-6, 303-932-9745 for availability.

Gutierrez Irrigation, LLC: 20+ yrs of experience. Quality sprinkler install/repair. 720-935-7517.

TH Consulting. Providing handyman services. Please call Trent 720-226-5586.

Curtis Construction. Free Estimates! Utility Trenching, Drainage Systems, Erosion Control, Excavation, Hauling, Dirt Compaction, Xeriscape, Fence Installation, Retaining Walls, Site Prep, Grading, Land clearing. Call/Text Andrew Curtis 720-354-2167.

Highlands Pride Ptg, Inter/Exterior- 303-738-9203

COLUMBINE GARAGE DOOR. Full door replacement and service. Leo & Bo 303-979-8084.

Mike the Plumber - Your reliable neighborhood plumber for 14 yrs. Competitive rates. Free estimate. 720-422-8139.

Aminals Petsitting Service - Pet sitting (in your home). Bonded & ins. Refs. avail. Call Nancy & Rick (Owner/Operator) at 303-335-6237.

Classified ads are \$4.00/line (about 40 characters/line). Contact Newsletter Connections at 303-979-7499 or info@NewsletterConnections.com to place an ad. To view our display ad prices, visit our website at www.NewsletterConnections.com. The deadline for placing a classified or display ad is the 15th of the month for the next month's issue (i.e., 15th of Sept. for Oct. issue), except the January issue, which has a deadline of December 6th. Residents placing ads to sell household items are not charged a fee.

YOU ARE INVITED TO "MONEY 101"!

Join us for a complimentary educational dinner.

This workshop will help you grow & protect your money for:

- College Funding
- Tax Reduction
- Retirement Planning
- Simple Wealth Accumulation

July 14th, 6:30 pm in Southwest Littleton (C-470 and Kipling)

Call/text host Kristy Monroe at 720-248-7080 or kristy@monroefinancialteam.com to reserve your spot!

Bring a friend...
You are our guest!



*America was not built on fear.
America was built on courage, on imagination
and an unbeatable determination
to do the job at hand.*

—Harry S. Truman

South Jeffco Government

Jefferson County Commissioners, 101 Jefferson County Parkway, Golden CO 80419, 303-271-8525, commish@co.jefferson.co.us

Main Number 303-279-6511	Health & Environ. 303-232-6301
Animal Control 303-271-5070	Highways & Trans. 303-271-8495
Assessor 303-271-8600	Planning & Zoning 303-271-8700
Building 303-271-8260	Public Information 303-271-8512
Clerk & Recorder 303-271-8168	Sheriff's Dept. 303-271-0211

COLUMBINE KNOLLS MARKET UPDATE

RE/MAX SYNERGY



Kari Kline
720-323-5768
karikline95@gmail.com

**Thank you for your
 continued loyalty and
 support over the years!**



Homes **FOR SALE** in Columbine Knolls on 06/16/2026

<u>Style</u>	<u>Lowest</u>	<u>Highest</u>	<u>How Many?</u>
Ranch	\$675,000	\$800,000	3
- NONE AT THIS TIME -			
Tri-Level	\$599,999	\$845,000	4
2-Story	\$775,000	\$1,089,000	5

Homes **UNDER CONTRACT** in Columbine Knolls on 06/16/2026

<u>Style</u>	<u>Lowest</u>	<u>Highest</u>	<u>How Many?</u>
Ranch		- NONE AT THIS TIME -	
Bi-Level	\$685,000	\$685,000	1
Tri-Level		- NONE AT THIS TIME -	
2-Story	\$870,000	\$870,000	1

Homes **SOLD** in past 6 MONTHS - Average Days on Market **45**

<u>Style</u>	<u>Lowest</u>	<u>Highest</u>	<u>How Many?</u>
Ranch	\$671,000	\$1,639,000	14
Bi-Level	\$732,000	\$830,000	3
Tri-Level		- NONE AT THIS TIME -	
2-Story	\$715,000	\$930,000	7

All the above information is from MetroList on 06/16/2026
 Not all the listings were listed and/or sold by **Kari Kline**

Negotiation Is Back in Today's Housing Market

The market has shifted, and buyers are gaining more negotiating power. While sellers once could decline repairs, concessions, and closing cost requests without hesitation, today's increased inventory means flexibility can make all the difference.

Successful sellers understand that the goal isn't to win every negotiation—it's to get the home sold on the best possible terms. In some cases, offering help with a buyer's closing costs or making other reasonable concessions can keep a deal moving and attract stronger offers.

Knowing when to negotiate and when to stand firm depends on your local market. If you're thinking about selling and want to understand what buyers are expecting in our area, I'd be happy to help you navigate the process.

