

NEWS YOU CAN USE

THE OFFICIAL NEWSLETTER FOR RE/MAX ROCKY MOUNTAIN REAL ESTATE

January 2022

Vol. 08

7 Ways You Can Conserve Energy in the Colder Months



Did you know that oftentimes, our heating and cooling systems account for almost half of our total annual energy costs? That means during the colder months, when you're cranking up the heat to combat that winter chill, the money you spend on utilities can rise dramatically. Not to mention the negative impact on the environment!

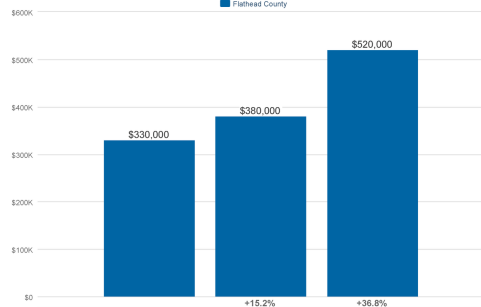
But never fear—there are several ways that you can stay warm this winter to conserve energy without breaking the bank.

- 1.) Find and seal any leaks.** The first step to cutting down your electric bill is tackling any leaks that you can find throughout your home. Use caulk for stationary items like window frames and weather-stripping for the cracks under your doors.
- 2.) Turn the thermostat down at night.** Because you'll be curled up under a mound of blankets during the night, you won't need the thermostat set super high. Before you hit the hay, turn your thermostat down 10 or so degrees. You can even invest in a smart thermostat that lowers the temperature automatically at a certain time every day.
- 3.) Switch your ceiling fan's blade rotation.** Did you know that you can change what direction your ceiling fan spins? Hot air rises and if you reverse your fan's blades to rotate in a clockwise direction, it will help push that warmth back down towards you.
- 4.) Take advantage of sunlight.** The sun is a spectacular source of heat! Take advantage of the abundant—and free—warmth by opening your curtains and blinds during the day. Just don't forget to close them at night so you can prevent any cold chills from cooling your home down again.
- 5.) Close doors and vents in unused rooms.** From guest rooms to storage areas, we all have spaces that we don't use very often. But instead of wasting energy to heat areas of your home that are often uninhabited, close off all the vents and shut the doors. That way you can avoid having to pay extra for any unused space.
- 6.) Inspect and replace your furnace filter.** The beginning of the season is always a good time for basic maintenance of your heating or cooling systems. Before the winter weather arrives in full force, ensure your furnace filters are cleaned and reused or replaced entirely to help make sure your furnace is working properly.
- 7.) Bundle up!** At the end of the day, one of the easiest things you can do to minimize your home's energy usage in the colder months is by turning down the thermostat and bundling up with a few extra layers. So the next time you're thinking about turning up the dial a few notches, consider putting on a pair of socks or a cozy sweater instead!

HOW'S THE MARKET?

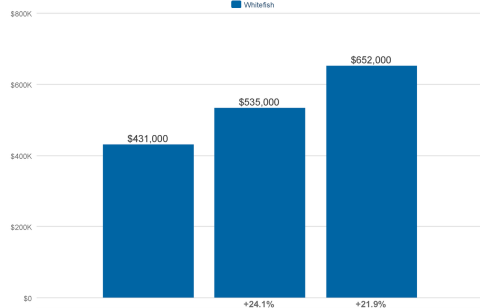
2021 YEAR END NUMBERS

December Median Sales Price



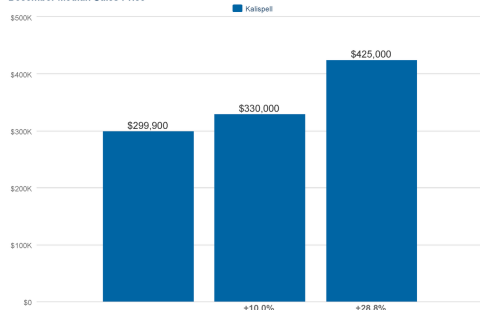
FLATHEAD COUNTY

December Median Sales Price



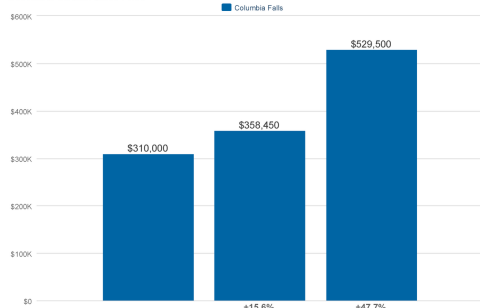
WHITEFISH

December Median Sales Price

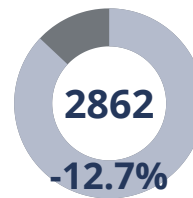


KALISPELL

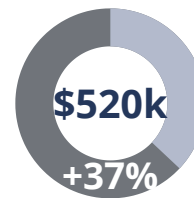
December Median Sales Price



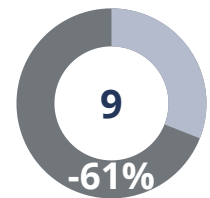
COLUMBIA FALLS



Homes
Sold



Median
Sales Price



Days On
Market

Statistics for Flathead County all property types

The 2021 housing market was one for the history books. After three consecutive months of increases recently, existing home sales are on pace to hit their highest level in 15 years, with an estimated 6 million homes sold in 2021 according to the National Association of REALTORS®. Sales prices reached new heights, inventory hit rock bottom, and homes sold in record time, often for well above asking price. Mortgage rates, which began the year at historic lows, remain attractive, and homeowners who choose to sell in the coming months can expect to see plenty of buyer activity due to pent-up demand during the pandemic.

Looking ahead, experts anticipate many of the housing market trends of 2021 will continue in 2022, albeit at a more moderate level. Strong buyer demand and inventory shortages are likely to persist over the next year. Home sales are projected to remain strong but will be tempered by the limited supply of homes, higher sales prices, and rising interest rates, with the Federal Reserve planning multiple rate hikes in the new year. Price growth is expected to slow somewhat as a result, but affordability will likely remain a top constraint for some homebuyers.

Current as of January 5, 2022. All data from Montana Regional MLS. Report © 2022

HOMESOWNER TIP OF THE MONTH

How to Properly Store Your Holiday Decorations for Next Year

Packing up your decorations properly helps ensure you can enjoy them for years to come without any damage. Take advantage of items laying around your home to make creative, custom storage solutions for your holiday décor. Use egg cartons and cardboard drink holders to store your fragile ornaments. Utilize wire hangers and old dry-cleaning bags to keep your holiday wreaths intact and dust-free. And wrap holiday lights around pieces of cardboard to keep them untangled all year long. After your decorations are put away, don't forget to label all of your boxes so you can easily find your favorite items again next year!





AREA HAPPENINGS

Flathead Valley Continues to Chart Record-setting Residential Growth

BY TRISTAN SCOTT JANUARY 5, 2022 - Flathead Beacon

At the close of 2020, Kalispell's planning and building department charted a banner year for residential and multi-family permits, effectively doubling the already-high bar the city set in 2019.

Around this time a year ago, Kalispell Development Services Director Jarod Nygren predicted another busy year in 2021, noting that the COVID-19 pandemic hadn't slowed growth; rather, it seemed to have sped it up.

The city planner's predictions were born out in the 649 multi-family building permits his department issued in 2021, as well as in the 241 permits single-family, townhouse and duplex units, amounting to 890 total permits for new residential units. [Read more...](#)



AN APARTMENT COMPLEX UNDER CONSTRUCTION ON TWO MILE DRIVE IN KALISPELL ON DEC. 20, 2019. HUNTER D'ANTUONO | FLATHEAD BEACON

State Finalizes Purchase of Popular Bad Rock Canyon Conservation Project

BY TRISTAN SCOTT | DECEMBER 28, 2021



Hunter D'Antuono | Flathead Beacon

Montana Fish, Wildlife and Parks (FWP) has finalized its purchase of 772 acres of intact forestland along the Flathead River near Columbia Falls, which the state will now manage as critical fish and wildlife habitat, protecting a suite of species and precluding development along the scenic river corridor while still allowing public access.

The state officially bought the property on Dec. 21, completing the highly anticipated transaction with former landowner Columbia Falls Aluminum Company (CFAC), a subsidiary of Glencore, Inc. FWP will now manage the property as the Bad Rock Canyon Wildlife Management Area. [Read more...](#)

LOCAL EVENTS

Flathead Valley

Whitefish

Columbia Falls

Kalispell

flatheadevents.net

explorewhitefish.com

columbiafallschamber.org

discoverkalispell.com

RECIPE OF THE MONTH

4 to 6 servings

Ingredients:

2 1/2 to 3 pound beef brisket
1 (750 ml) bottle Chianti wine
4 tablespoons olive oil
Salt and freshly ground black pepper
1 (4-ounce) piece pancetta, cut into 1/4-inch pieces
3 medium carrots, peeled and cut into 1/2-inch pieces
1 stalk celery, chopped into 1/2-inch pieces
2 cloves garlic, peeled
1/4 cup (1 1/2 ounces) kalamata olives, halved
6 ounces green beans, halved
4 medium red potatoes, quartered
2 sprigs rosemary
2 sage leaves
1 (15-ounce) can diced tomatoes
4 cups beef broth

Directions

- Place the beef in a 13 by 9-inch glass baking dish. Pour the wine over the meat and marinate in the refrigerator for 1 1/2 hours. Turn the meat over and marinate for another 1 1/2 hours.
- Remove the meat from the wine and pat dry with paper towels. Reserve the wine.
- In a large Dutch oven, heat 3 tablespoons of the oil over medium-high heat. Season the meat on all sides with salt and pepper. Using tongs, place the meat in the pan and brown on all sides, about 2 minutes each side. Remove the meat and add the remaining oil. Add the pancetta and cook, stirring frequently for 2 minutes. Add the carrots, celery, garlic, olives, green beans, potatoes, rosemary, and sage. Cook for 3 minutes. Pour the reserved wine, tomatoes, and beef broth into the pan, scraping up the brown bits that cling to the bottom of the pan with a wooden spoon. Return the meat to the pan and bring the liquid to a boil. Cover the pan and simmer for 3 to 3 1/2 hours or until the meat is very tender.
- Remove the meat and the rosemary sprigs from the stew. Place the meat on a cutting board and cut into quarters. Using 2 forks, shred the meat into bite-size pieces. Add the shredded meat to the stew and cook until warmed through, about 5 minutes. Enjoy with a bottle of Italian red wine!

CHIANTI MARINATED BEEF STEW

RECIPE COURTESY OF GIADA DE LAURENTIIS - Food Network



Local Spotlight

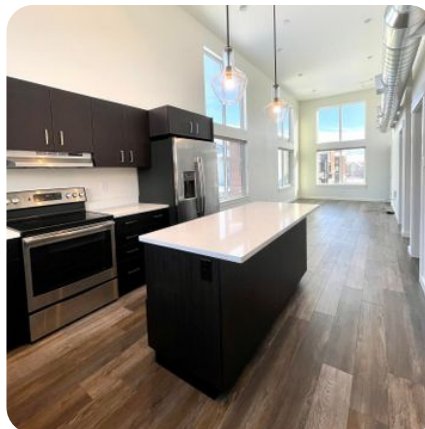
Perfect Cuts Specialty Meat Shop
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PERFECT CUTS
Meat Products
Wholesale & Retail

FEATURED LISTINGS

Desirable Alta View Townhome In Whitefish



52 B Elderberry Loop, Whitefish, MT 59937

MLS #22118420

Desirable Alta View Unit available two Bedroom/two bath townhome. Large windows with natural light, custom blinds for privacy. High speed internet is installed, and all exterior maintenance is included in the HOA. Clubhouse amenities include exercise room, pool table, fireplace, and outdoor hot tubs.

For more information

Call 406-862-9000

or your real estate professional today!