



# NEWS YOU CAN USE

THE OFFICIAL NEWSLETTER FOR RE/MAX ROCKY MOUNTAIN REAL ESTATE

OCTOBER 2021

Vol. 05

## Important Yard Maintenance Projects for the Fall



Fall is officially in full swing and we couldn't be more excited! The falling leaves, orange and red decorations, and the cooling weather make for a spectacular season full of fun.

But with the cooler weather comes an array of yard work and home upkeep. Luckily, there are several things you can do this season to stay on top of your projects and keep your yard beautiful all autumn long!

### Your Fall Outdoor Cleanup Checklist:

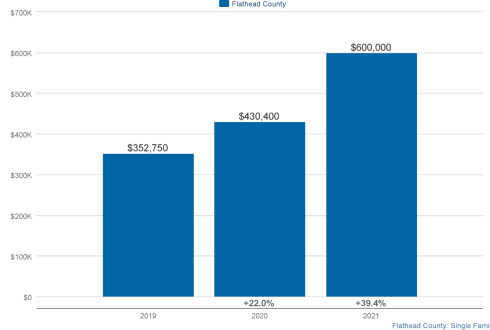
- Compile fallen leaves using a rake or leaf blower
- Use those fallen leaves to mulch young trees, shrubs and flower beds
- Trim rogue branches
- Dig up any dead shrubs or trees
- Cut back your perennials
- Aerate your lawn
- Over-seed your lawn to ensure fuller grass next spring
- Protect cold-sensitive plants by wrapping them in cloth barriers
- Power wash any decks, fences and siding if needed
- Clean out your gutters
- Clean your tools and store them in a dry place



# HOW'S THE MARKET?

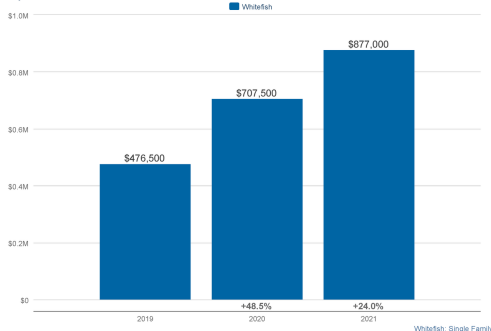
## SEPTEMBER MARKET UPDATE

September Median Sales Price



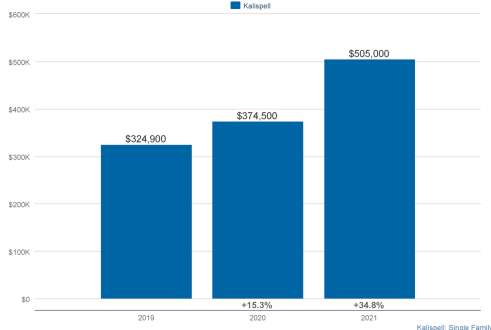
### FLATHEAD COUNTY

September Median Sales Price



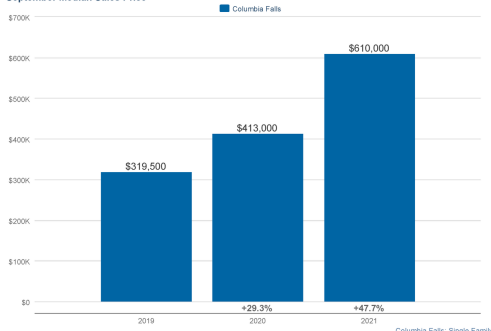
### WHITEFISH

September Median Sales Price

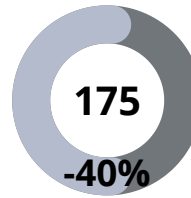


### KALISPELL

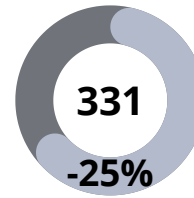
September Median Sales Price



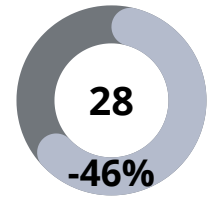
### COLUMBIA FALLS



Homes  
Sold



Homes  
For Sale



Days On  
Market

## September Median Statistics for Flathead County

Nationwide, existing home sales were down slightly in August, falling 2% after two consecutive months of increases, according to the National Association of REALTORS®. The decline in existing home sales coincides with rising sales prices, which have continued to soar into fall, with the median sales price of existing homes up 14.9% compared to last year. Declining affordability has had a significant impact on homebuyers, many of whom have been priced out of the market and are choosing to wait for sales prices to ease before resuming their home search.

There are signs the market may be shifting, however. New listings have continued to hit the market, bucking seasonality trends commonly seen in the fall, a time when listing and sales activity typically slows as children return to school. As inventory increases, competition for homes may soften, and could even bring a moderation in sales prices, which, after 114 months of year-over-year gains, would be music to the ears of homebuyers throughout the country.

- Current as of October 5, 2021. All data from Montana Regional MLS. Report © 2021

## HOMEOWNER TIP OF THE MONTH

### Test Your Smoke Alarms + Carbon Monoxide Detectors to Prepare for Winter

Winter is right around the corner, bringing snow days and frigid temperatures along with it! Pretty soon we'll be lighting the fire and cranking up our gas-powered heating sources, which means making sure our smoke alarms and carbon monoxide detectors are working properly is an absolute priority. To test your smoke alarm, check and make sure the power light is blinking. Then, light a match or two and wave it in front of the smoke sensor. If the alarm goes off — your device is in working order! For your carbon monoxide detector, use a Test Kit, which you can purchase from the hardware store. The kit includes a canister of carbon monoxide that will allow you to properly test your device.





# AREA HAPPENINGS

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## Voters To Decide Extension Of Resort Tax

By **HEIDI DESCH**  
Whitefish Pilot | October 20, 2021

Whitefish's resort tax first took effect 25 years ago with the idea that visitors putting pressure on the city's infrastructure should assist in paying for those costs.

Since its inception, more than \$46 million has been generated to pay for streets, parks, and a conservation easement while also providing about \$15 million in property tax relief back to homeowners.

Now voters will decide whether to extend the resort tax along with approving a slight shift in how the funds are spent.... [read more](#)



## Glacier Park Partners Examine Reservation System's Ripple Effects

By Tristan Scott | October 21, 2021



Despite visitor displacement and impacts of overflow on neighboring communities, majority of visitors favor some sort of reservation system going forward.

Last spring, when Glacier National Park announced the launch of a pilot program requiring reservations for motorists accessing the Going-to-the-Sun Road, gateway communities and neighboring public land agencies braced for an upsurge of overflow visitation. [Read more...](#)

# LOCAL EVENTS

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Flathead Valley  
Whitefish  
Columbia Falls  
Kalispell

[flatheadevents.net](https://flatheadevents.net)  
[explorewhitefish.com](https://explorewhitefish.com)  
[columbiafallschamber.org](https://columbiafallschamber.org)  
[discoverkalispell.com](https://discoverkalispell.com)



# RECIPE OF THE MONTH

## Southwest Corn Chowder

RECIPE COURTESY OF BRIAN NICODEMUS - RE/MAX ROCKY MOUNTAIN REAL ESTATE

Serves 4

Ingredients:

- 6 Strips of Smoked Bacon
- 1 Can Reduced Sodium Chicken Stock
- ½ Pint Whipping Cream
- ½ Large Sweet Onion - diced
- ½ Red Pepper - diced
- 2 Medium Jalapeno's - diced
- 4 Ears of Corn On The Cob or About 3 cups Frozen
- 2 Bay Leaves
- ½ Block of Cream Cheese - cubed
- ½ Packet Taco Seasoning

Directions

- In a large stock pot, cook bacon till not quite crispy and remove, leaving bacon grease in the pot. Once the bacon is cool, chop into small pieces and set aside.
- Add diced onion, red pepper and jalapeno's to the pot and simmer for about 3 minutes.
- While onion mixture is cooking, carefully cut the corn off the cobs in a large mixing bowl. Add corn to the onion mixture and simmer another 5 minutes.
- Add chicken stock, chopped bacon, taco seasoning and bay leaves to the pot. Continue to simmer for 10 minutes, stirring occasionally. Remove from heat and let cool slightly.
- Remove bay leaves and add cubed cream cheese to the pot. Return heat to medium and bring to a slight boil, stirring regularly until desired consistency. Soup will continue to thicken as you heat.
- Optional: Top with avocado slices and fresh chopped cilantro
- Serve alone or with a crusty bread like ciabatta, sourdough, or baguette that will be able to soak up flavors and still provide a crunchy bite!



## Local Spotlight

**Perfect Cuts Specialty Meat Shop**

1030 3rd Ave E, Columbia Falls, MT 59912

(406) 892-3718



[Click here for more information](#)

## FEATURED LISTINGS

### Gorgeous Views from Mountain Watch at Meadow Lake



248 Gleneagles Trail  
Columbia Falls, MT 59912  
[MLS #22114434](#)



253 Gleneagles Trail  
Columbia Falls, MT 59912  
[MLS #22114437](#)

Build your Montana Dream home from one of these fully serviced lots, including community sewer, water, fiber optic cable, natural gas and electricity to the lots.

Enjoy the amenities of walking/biking trails, golf course and Meadow Lake Resort Restaurant and Spa and much more!

For more information

**Call 406-862-9000**

or your real estate professional today!