

# February 2026

A REAL ESTATE NEWSLETTER



CORICUTLER  
HOMES

## BROWSING FOR HOMES ONLINE

Remember these smart shopping tips to make your home search a breeze!

## NEW LISTINGS

All the hot new listings in your area

## ONE ROOM AT A TIME PREP STRATEGY

Get your home ready to sell this spring



THE  
CUTTING EDGE,  
REALTORS®

# BROWSING FOR HOMES ONLINE?

## FOLLOW THESE *Smart Shopping Tips*



Online home searches are often the first step for today's buyers. To stay focused and avoid feeling overwhelmed, keep these tips in mind:

1. Start with a clear budget so you don't fall in love with homes outside your comfort zone.
2. Use filters strategically by prioritizing must-haves like price, location, and bedroom count, while staying flexible on extras.
3. Look beyond the photos by reviewing floor plans, room sizes, descriptions, and virtual tours when available.
4. Research the neighborhood using maps and street views to evaluate commute times, amenities, and surroundings.
5. Save and track favorites to compare homes, monitor price changes, and recognize market patterns.
6. Watch market signals such as days on market and price reductions to spot demand or opportunity.
7. Don't rely on online searches alone—some homes sell quickly or never appear online.
8. Be ready to act by having financing prepared and questions ready when the right home appears.

**Browsing for homes online should feel exciting, not exhausting. With a smart strategy and professional guidance, online searching can be a powerful tool in finding the right home.**





COLORADO SPRINGS REAL ESTATE MARKET

Market STATS

ACTIVE LISTINGS

2,837

PROPERTIES SOLD

746

AVERAGE SALE PRICE

\$543,847

MEDIAN SALES PRICE

\$469,950

AVERAGE DAYS ON MKT

75

MONTHS OF INVENTORY

4.5



# THE ONE-ROOM-AT-A-TIME SPRING PREP STRATEGY

February may still feel like winter, but it's the perfect time to start preparing your home for a spring sale. The spring market moves fast, and homes that feel clean, fresh, and well cared for tend to stand out early.



Instead of overwhelming weekends or major projects, take a one-room-at-a-time approach. Start with high-impact spaces like the living room and kitchen by decluttering, simplifying décor, and deep cleaning surfaces. Small updates—like clearing countertops or refreshing hardware—can make a big visual difference.

Next, focus on bedrooms and bathrooms. Store off-season items to create a more spacious feel, refresh towels, and make sure bathrooms sparkle. Also, don't forget storage areas—buyers absolutely check closets, basements, and garages. Organized spaces signal a well-maintained home.

As you go, tackle small repairs such as chipped paint, loose handles, or squeaky doors, and consider scheduling routine maintenance like HVAC servicing.

Preparing one room at a time keeps the process manageable and stress-free. When spring arrives, you'll be ahead of schedule with a home that's ready to make a strong first impression—and that preparation can make all the difference.

*Happy Valentine's Day* 

*Cori*  
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Hello, February came to the real estate market with love. Contact me for more information.

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