

April  
2026

A REAL ESTATE NEWSLETTER



## APRIL MAINTENANCE

Make sure your home is ready for the warmer temps

## NEW LISTING

Check out this great new listing in Colorado Springs

## FREQUENTLY ASKED QUESTIONS

Take a look at homeowners frequently asked questions.



THE  
**CUTTING EDGE,**  
REALTORS®



# MARKET UPDATE

## EL PASO COUNTY REAL ESTATE MARKET

NEW PROPERTIES LISTED

1,639

PROPERTIES SOLD

866

AVERAGE SALE PRICE

\$562,548

MEDIAN SALES PRICE

\$495,000

AVERAGE DAYS ON MKT

58

MONTHS OF INVENTORY

2.5

## *community* CALENDAR

APRIL 10 Manitou Springs Lantern Parade

APRIL 17-19 Cave of the Winds Sound Baths

APRIL 28 - 30 Mrs. Doubtfire - New Musical Comedy

APRIL 29 - May 3 Canon City Music and Blossom Festival



*Cori*  
**CUTLER**  
REALTOR®

719.287.3320

CORICUTLERHOMES@GMAIL.COM  
CORICUTLERHOMES.COM

# FREQUENTLY ASKED QUESTIONS FROM HOME SELLERS

## HOW MUCH WILL SELLING MY HOME COST?

While the concrete figure will depend very much on individual circumstances, there are some standard costs that home sellers might come across. These could come in the form of a real estate commission fee, a survey, a title search, various repairs, or any inspections that need coordinating.

## HOW CAN I PREPARE MY HOME FOR SELLING?

Take care of any necessary repairs (any leaks or water issues, faulty wires or plumbing problems) and ensure that the entire property is cleaned, organized, and ready to be photographed.

## SHOULD I STAGE MY HOME OR SHOW IT EMPTY?

When giving tips for home selling, the perfect formula in this situation is a blend of the two: a staged home sells quicker than an empty one, but a prospective buyer needs to be able to picture themselves there without too many personal items and clutter distracting them.

## HOW MUCH IS MY HOME WORTH?

This is another number that heavily depends on the home's factors: location, condition, amenities, supply and demand. Comparing similar properties in the local area can also give you a general idea. For more specifics reach out to your local Realtor!



## APRIL Maintenance *Tips*

- Clean ceiling fans and reverse to counter-clockwise
- Inspect driveway and sidewalks for cracks
- Trim tree branches away from house
- Clean refrigerator coils
- Clean blinds and curtains
- Check exterior siding for damage



OFFERED AT \$319,900

## Featured LISTING

4325 Axtell Street  
Colorado Springs, CO 80906



3 BEDROOMS



1 CAR GARAGE



1 BATHROOM



931 SQ.FT.

Scan to see more about  
this **FULLY** Remodeled  
Home!



# EASY WAYS TO REDUCE HOUSEHOLD NOISE BETWEEN ROOMS



Unwanted noise can make it hard to relax or focus, but you don't need a major remodel to fix it. A few simple updates can make a big difference in keeping sound where it belongs.

Start by sealing gaps around doors. Adding door sweeps or simple seals helps block sound from slipping through small openings.

Next, add more "weight" to your walls. Bookshelves, wall art, or even fabric panels can help absorb sound and reduce how much travels between rooms. Soft furnishings also go a long way. Rugs, curtains, and upholstered furniture help soak up noise instead of letting it bounce around.

For an extra boost, consider adding insulation to interior walls or placing foam gaskets behind outlet covers to stop sound from traveling through hidden openings. If you have a particularly noisy space, acoustic panels can help absorb sound at the source.

With just a few small changes, you can create a quieter, more comfortable home for everyone.