Talus Ridge Newsletter

April 2026

Is This the Week to Sell in Talus Ridge?

Right now in Talus Ridge, we're seeing something we almost never see—there are currently no homes actively for sale. One home just went under contract, and two others are already sitting in backup offers. Buyers are still actively looking… but they have nothing to choose from. When inventory drops this low, it creates a rare opportunity for sellers to step in and truly stand out.

What makes this timing even more powerful is that it lines up with one of the strongest listing windows of the year. **According to Redfin, the week of April 12–18 consistently brings more buyer activity, faster sales, and homes selling for around $5,000 more on average**. Spring demand is at its peak, buyers are serious and pre-approved, and inventory is still low—just like what we're seeing right now.

Low supply + high demand = leverage for you as a seller.

What's Happening Locally (84045)

Looking at our Saratoga Springs zip code, the average days on market is currently 84 days, with an average list price of $573,364 and an average sold price of $571,491. There have been 123 homes sold in the last month alone.

While 84 days on market may seem higher, the homes that are priced right and launched strategically—especially during high-demand weeks like this—are the ones that move quickly and create competition. Talus ridge homes last month had offers 21 days from listing!

What It Looks Like to Work With Me

If you've even thought about selling, the process starts simple. I begin with a quick intake form so I can understand your timeline, priorities, and home details before we meet. I also drop off a seller's guide so you feel prepared and know exactly what to expect going into our first appointment.

When I walk through your home, there's no pressure—and no need to clean. I'm not looking at how you live day-to-day, I'm focused on what actually matters for pricing:

- Layout and flow
- Space and square footage
- Lot and landscaping
- Overall condition

This is how we price your home right from day one, which is everything in a market like this.



Once your home hits the market, my priority is keeping you informed and in control the entire time. You'll receive consistent updates that combine both feedback and real data so we can make smart decisions together.

That includes:

- Showing feedback from buyers and agents
- Performance data from platforms like Zillow, Redfin, and MLS
- Insights from ads and social media marketing

We don't just "list and hope"—we track, adjust, and move with the market.

Once you're under contract, you're not left guessing what's next. You'll have me and my transaction coordinator working behind the scenes to make sure everything stays on track.

We make sure:

- Every deadline is met
- Every detail is handled
- And you get to the closing table as smoothly as possible

With zero homes currently available in Talus Ridge and one of the best listing weeks of the year happening right now, this may be a window we don't see again for a while. If you've been even a little curious about what your home could sell for, I'd love to run the numbers for you. *Kyra Durfey*

Will Rates Go Down… And Should You Wait?

One of the most common questions I get right now is: "When do you think interest rates will go down?"

The honest answer? Rates are unpredictable. They're heavily influenced by what's happening in the world—things like inflation, the economy, and even global conflict. Right now, uncertainty in places like Iran can directly impact financial markets, which in turn affects mortgage rates.

But here's what most people don't realize… Lower rates don't mean lower home prices.

In fact, history shows the opposite often happens. Looking at Utah home prices from 1975 to 2025, every time rates drop, buyer demand tends to spike. More buyers enter the market at the same time—because suddenly, monthly payments feel more affordable.

And when more buyers compete for the same homes… 👉 prices often go up, not down.

A year ago, we actually saw lower home prices in many areas. Buyers who waited for rates to drop may have missed out on those lower price points. And now, as demand builds again, competition can drive prices higher—sometimes even leading to multiple offers.

So the real question isn't just "Will rates go down?"

"What happens if they do? Because waiting for the "perfect" rate could mean: Paying more for the same home - Competing against more buyers - Losing negotiating power

The strategy many buyers are using right now? Buy at today's price, refinance later if rates drop.

Real estate isn't just about timing the market perfectly—it's about making a smart move for your situation today..

The history of the interest rate vs the home price in Utah

1975-9%	1975-$45,000
1980- 14.4%	1980- $65,000
1985- 13.5%	1985- $85,000
1990-10.1%	1990-$68,000
1995-7.9%	1995-$110,000
2000-8%	2000-$146,000
2005- 5.7%	2005- $240,000
2010-5%	2010-$230,000
2015-3.9%	2015-$280,000
2020-2.7%	2020-$380,000
2025-6.7%	2025-$530,000

Our Neighborhood Numbers

Talus Ridge
Active:0
Under Contract: 1
Back up:2
Days on market; 51
Prive per sq ft: $190
Average price: $748,725



Quail Hill
Active:8
Under Contract: 2
Back up:1
sold: 2
Days on market; 51
Prive per sq ft: $188
Average price: $618,575

Ridge/ Mt. Saratoga
Active:9
Under Contract: 2
Back up:1
sold: 2
Days on market; 91
Prive per sq ft: $202
Average price: $754,796



Buying? Start here!

Selling? Start here!

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Talus Ridge Happenings

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Meet the Helean Family

The Helean family has been in Saratoga since 2019 and have found a home & community they love where their kids have thrived.

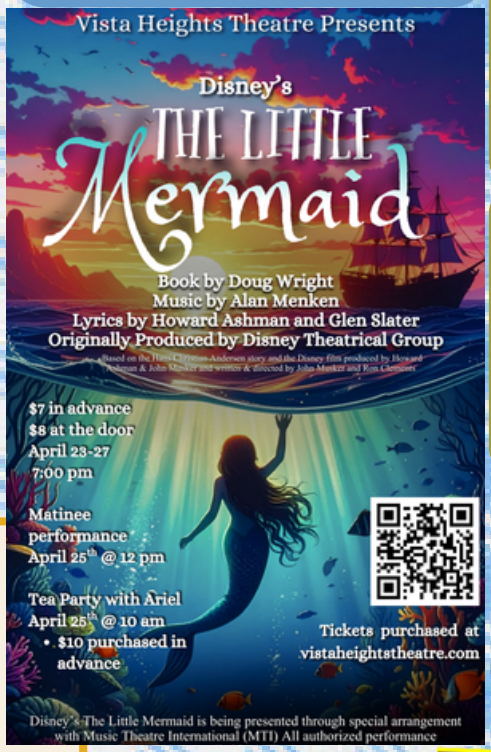
You'll find their family at Ava and Miller's club soccer or Jr Jazz basketball games that Jace coaches. Ava (13) is the triple threat in the family with her acting, singing, and piano talents. Catch her in Vista Heights'production of The Little Mermaid at the end of April! Miller (10) is a future engineer that loves to build anything he can get a hold of. Livie (6) is the supportive little sister with her baby dolls always in tow and loves to dance & sing.

Noell works for Alpine School District as a testing assistant but enjoys her full time job as Mom most of all. Whether it's driving the kids to and from lessons, practices & rehearsals, or cheering them on from the sideline & audience, she loves the busy schedule and is their biggest fan. When Jace isn't at his day job as the Nu Skin MarTech Manager for global marketing or his lawn aeration/power rake side hustle, he's known as the sports guy; play, coach, or watch. Go Cougs! Football, basketball, softball, kickball, pickleball, whatever it is, he's probably asked you to come play, or will be soon (check out his weekly pickup adult flag football league on GroupMe, search North Utah Flag Football and request to join).

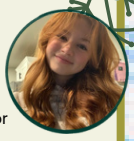
In their spare time, they love to play games & travel together and with friends. Whether it's Disney, Hawaii, St. George, Montana, or Yellowstone (this summer!), they're down to have a good time exploring new places and look forward to the traditional yearly trips, like Bear Lake.

They're grateful for the relationships they've built and the lifelong friendships they've made because of this vibrant Talus Ridge community!

Be sure to grab your tickets toThe Little Mermaid- featuring a few talented actresses from Talus Ridge



Q. What is your favorite part about being in the play?



A. I like learning the dances and being with my friends. There are a lot of cool surprises in the play that I wont spoil for the audience;)

-**Emma Thomas**- one of the mersisters

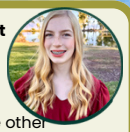
Q. What is your favorite part about being in the play?



A. This show is so fun and I love the people I get to work with. Learning the choreography for it has been one of my facorite parts. Everyone should come to see it, its going to be so good!"

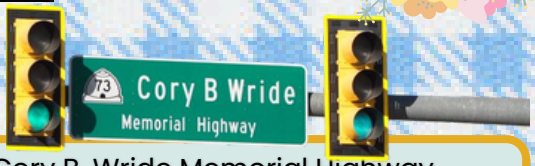
- **Ava Helean**- One of the Gulls- Skuttles friends

Q. What is your favoriitething about being in The Little Mermaid?



A. "I love getting into character and intereacting with the other characters. Acting is just really fun!"

- **Claire Williams** - Plays a princess and a sea creature



The Story Behind Cory B. Wride Memorial Highway



If you've driven Highway 73 between Saratoga Springs and Eagle Mountain, you've probably seen the name Cory B. Wride Memorial Highway. For many of us, it's just a familiar road we travel every day—but behind that name is a story that hits incredibly close to home.

On January 30, 2014, Cory Wride, a 19-year veteran of the Utah County Sheriff's Office and a member of the Utah National Guard, was on duty during a snowstorm near Eagle Mountain. While checking what appeared to be an abandoned vehicle on the side of the road, he was ambushed and fatally shot before he could even exit his patrol car.

What followed was a tragic chain of events—a high-speed chase, additional officers injured, and a final shootout near Nephi. The suspect was killed, and his 17-year-old girlfriend, Meagan Grunwald, was later arrested and charged.

Sergeant Wride left behind a wife and five children. His loss was deeply felt across Utah County, especially in the very communities many of us call home today.

But the story doesn't end there.

Years later, something remarkable happened. After a long legal process and multiple parole hearings, Wride's widow, Nannette, chose a path that most people couldn't imagine—forgiveness.

After meeting face-to-face with Grunwald, she publicly shared that she had "100% forgiven" her. What began as unimaginable grief transformed into a moment of healing, understanding, and even compassion. She described the experience as something that finally brought her peace.

As our community continues to grow so quickly, it's easy to see roads, neighborhoods, and names as just part of the landscape. But this story is a reminder that the places around us are deeply rooted in real people, real sacrifice, and real stories. The road many of us drive every day represents a man who served this community, a family who endured unimaginable loss, and ultimately, a powerful example of grace and healing.

The next time you pass that sign, you'll know—it's more than just a road. ❤️

🚨 Local Heads Up: Donation Scam in Utah County

I wanted to share something that recently happened right here in our area, because it's a good reminder for all of us.

A woman in Utah County was approached in a parking lot by a couple of guys asking for a small donation for a basketball team.

She agreed to give $5, but shortly after, she received a notification that she had actually been charged $500.



When she tried to confront them, they took off.

Police were able to catch one of the suspects, but it's a situation that could happen to anyone.

These types of scams are becoming more common—they rely on catching people off guard and taking advantage of kindness.

👉 Just a quick reminder:

Be cautious when anyone asks for money in parking lots

Avoid handing over your card or using tap-to-pay with strangers

When you want to support something, try to donate through verified sources

I know we live in such a generous and giving community, which is amazing—but it's always good to stay aware so we can protect ourselves too 🤍