TALUS RIDGE

JULY 2026



PUTTING 250 YEARS INTO PERSPECTIVE

This month our country celebrated its 250th birthday! It is kind of wild to think about how young America really is. Founded in 1776, we are at 250 years of history — and when you compare that to everyday life, it starts to feel more personal.

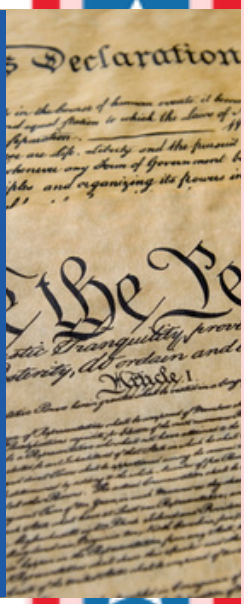
Talus Ridge began around 2016, meaning our neighborhood has been part of America's story for only about 3% of its existence. That may sound small, but it is what makes it exciting. We are still a new chapter, with growing trees, forming traditions, and a story still being written.

To put it in perspective, a relative of mine turned 99 years old. Her lifetime covered about 39.6% of America's history — which is basically 40% of our country's story lived by one person. She experienced decades of change, progress, hardship, and memories that many of us only read about.

My own lifetime has covered about 17% of our nation's existence. Nearly one-fifth of America's story has happened during my life — from the rise of the internet and cell phones to 9/11, social media, smart homes, and neighborhoods like ours growing across Utah.

When we talk about America turning 250, it sounds old. But compared to the world or many other countries, we are still young — still growing, learning, and becoming. That is what makes this milestone special. We are not just looking back at history — we are living in it.

As we celebrate America's 250th birthday, it is worth remembering that history is not just in textbooks. It is in our families, our neighborhoods, and the communities we are building right now.



OUR JULY NEIGHBORHOOD STATS

TALUS RIDGE

Active: 2

Days On Market: 47

Average active price: $711,250

$ per square foot: $203

Record High price in Talus Ridge 2026:
830K / 4200 sq ft/ $197 per sq ft/
6 bed, 4 bath, .26 acre

RIDGE

Active: 9
Sold: 1
Under Contract: 0
Back up: 0
Days On Market: 63
Avereage active price: $752 K
Average price sold: $699 K
$ per square foot: $210

Record High price in Ridge 2026:
850K 4722 sq ft/ $180 per sq ft/
4 bed, 3 bath, .46 acre

QUAILHILL

Active: 4
Sold: 3
Under Contract: 1
Back up: 2
Days On Market: 66
Avereage active price: $639K
Average price sold: $595K
$ per square foot: $186

Record High price in Quail Hill 2026:
650K / 3736 sq ft/ $173per sq ft/
6 bed, 4 bath, .12 acre

THINKING ABOUT SELLING? HERE'S WHEN TO CALL ME

One of the biggest misconceptions about selling a home is that you should call a real estate agent when you're ready to put the sign in the yard.

In reality, the best time to call is before you start making updates, spending money on projects, or guessing your home's value online. During our consultation, we'll review your home's value, current market conditions, comparable sales, and your estimated equity. We'll also discuss timing, pricing, and which updates are actually worth making before you list.

When you work with me, you're backed by a trusted team. From our transaction coordinator who keeps everything on track, to lending professionals who can answer financing questions, to reliable local vendors for cleaning, repairs, painting, landscaping, and staging, we help make the selling process as smooth as possible.

I also provide professional photography, strategic marketing, and a customized plan to showcase your home's best features and attract the right buyers.

Before you leave our appointment, you'll receive:

- A personalized home value estimate
- A Seller Net Sheet so you know approximately how much money you'll take home at closing
- A Seller's Guide to walk you through every step of the process

Selling your home is about more than putting it on the MLS—it's about having a plan that helps you maximize your home's value and feel confident every step of the way.

Whether you're thinking about selling in the next few months or next year, call me before you make updates or rely on online estimates. A simple consultation today can help you make the best decisions for tomorrow.



- Kyra Durfey

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TALUS RIDGE JULY 2026

Our Fireworks Show is HAPPENING!!!!





Meet the Diedikers

The Diediker family has called Saratoga Springs home for the past 15 years and has lived in Talus Ridge for the last 9 years. Jason and Nichole met while attending college in Utah—Nichole was attending BYU, Jason was attending UVU, and a mutual friend set them up on a blind date. Jason grew up in Lindon after moving to Utah from Thousand Oaks, California, when he was 11 years old. Nichole is originally from Brainerd, Minnesota, and moved to Utah to attend BYU.

Today, their family includes Jase (12), Izzy (9), Sky the dog, and two sibling cats, Marshall and Lilly, who were named after characters from How I Met Your Mother. Jason and Nichole both work for an end-to-end software and hardware company that supports cardiology practices throughout the country. Although Jason is technically Nichole's boss at work, most people would never know it! Much of the family's free time is spent cheering on their kids at sporting events. Jase enjoys baseball, basketball, golf, and just about any sport involving a ball, bat, or stick. Izzy stays busy with soccer, basketball, dance, tumbling, and will be trying cheerleading for the first time this year.

The Diedikers are members of The Church of Jesus Christ of Latter-day Saints and attend the Mount Saratoga 1st Ward. As a family, they love to travel and often find themselves planning trips around theme parks, beaches, and warm-weather destinations. What they appreciate most about Talus Ridge is the strong sense of community, the beautiful parks, and the pride neighbors take in keeping the area clean, safe, and welcoming. They especially enjoy having so many wonderful families and children nearby and feel grateful to call Talus Ridge home.

Puppies for Sale!

Summer is the perfect time to bring home a puppy! Our neighbors right here in our own neighborhood at Saratoga Springs Doodles have 3 adorable puppies from their newest litter still looking for their forever homes!

2 boys
1 girl

These sweet pups are ready to bring lots of love, cuddles to their new families.

Click this QR code for more info!



What's Your House Numberology Saying About You?

Have you ever heard of house numerology? It's the idea that your home's address carries a certain "personality" or energy. Whether you fully believe in it or just think it's a fun conversation starter, it's a cute way to look at the place you call home.

- To find your house number, add each digit in your address together until you get one single number.

For example, if your house number is 547, you would add:

- 5 + 4 + 7 = 16

Then add: 1 + 6 = 7 -That would make it a 7 house.

Here's what each number is said to mean:

- 1 :Independent, bold, and ready for fresh starts. This is a great home for someone starting a new chapter or stepping into their own.
- 2 :Relationship and family-oriented. A home that feels peaceful, connected, and centered around partnership.
- 3: Creative, social, and probably where the party is. This is the house where people gather, laugh, make memories, and maybe stay way too late.
- 4: Stable, practical, and structured. This home feels grounded and dependable — the kind of place where routines, projects, and long-term plans thrive.
- 5: Full of movement, change, and a little chaos. People may move in, move out, remodel, switch rooms, start over, or constantly shake things up. Never boring.
- 6: Family-focused and nurturing. This is the cozy, caregiving, "everyone ends up in the kitchen" kind of home.
- 7: Spiritual, private, and introspective. A good home for rest, reflection, quiet, prayer, reading, or hiding from the world for a minute.
- 8:Money, success, and ambition. This home is connected to goals, business, finances, achievement, and leveling up.
- 9: Healing, compassion, and completion. A home with a meaningful, emotional, or transitional energy — often connected to growth, closure, and helping others.

So now I have to know: what number is your house, and does it feel accurate?

