

## MOM PLEADS GUILTY TO BOY'S MURDER

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Voice of the Rocky Mountain Empire

# THE DENVER POST

THURSDAY, APRIL 19, 2012

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DENVER SECOND IN U.S. FOR QUICKEST SALES

## Buyers must act fast to get dream home

By Steve Raabe *The Denver Post*

New advice from the trenches on buying a home: Look early. Think fast. Hone your quick-draw skills with the checkbook.

Metro Denver's real estate market, not long ago a buyer's domain, suddenly has shifted to a seller's paradise, at least in some neighborhoods and price ranges.

Realtors' offices are rife with fresh anecdotes of sellers happily cherry-picking from multiple offers — some of them above the asking price.

How fast is the market moving? A new report shows that Denver is No. 2

in the nation for the shortest length of time that a home is listed before being sold — 33 days — far below the national median of 89 days.

Until recently, prospective buyer Patty Kupfer had viewed shopping for a home as a weekend diversion. You know, tell your broker that you're available, say, from 2 to 4 p.m. on Saturday.

Hah.

"There's no such thing anymore as a weekend home tour," Kupfer said this week. "Because if you wait till the weekend, nothing's going to be there. If you're just looking casually, you're not really in the market."

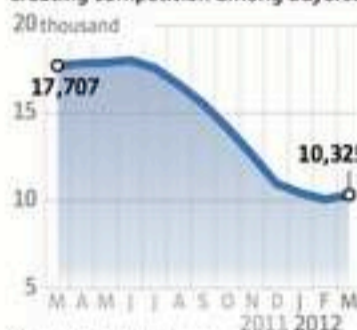
Kupfer, managing director of a nonprofit immigration-reform organization, said she has adjusted her approach in the face of vigorous competition from other buyers.

"Every house I've looked at has gone under contract within 48 hours," she said. "This has forced me to be more serious about it. The very next house that seems like a good fit, we're going to visit it that very day (it's first listed)."

In recent months, buyer demand has surged and the number of homes for sale in metro Denver has dropped sharply.

### Fewer homes on the market

The inventory of homes for sale in metro Denver has plunged sharply, creating competition among buyers.



Sources: National Association of Realtors; Metrolist Inc. *The Denver Post*

BUYERS » 13A

CONCEALED FIREARMS

## CU weighs ban in dorms

Some other areas would also be off-limits. Courts tossed an earlier effort.

By Anthony Cotton *The Denver Post*

In the wake of a state Supreme Court decision, the University of Colorado is considering modifying housing contracts on its Boulder and Colorado Springs campuses to prohibit students from having guns in dormitories.

The change would require students who have permits to carry concealed weapons to waive that right and check their firearms at the campus police station while they're in on-campus housing.

The ban also could include venues such as the football stadium, according to CU officials.

Such a move is likely to draw a legal challenge.

"CU doesn't have the authority to pass rules that are contrary to state law," said James Manley of the Mountain States Legal Foundation.

The item is on the agenda to be discussed at today's Board of Regents meeting on the Auraria campus.

REGENTS » 8A

## A JOB WITH A VIEW



Pete Johnson, left, and Tony Thomas, rope-access technicians with The BASE Group, scrape off the gold leaf on the galvanized tin roof atop the Daniels & Fisher Tower in downtown Denver on Wednesday. The top of the dome sits 325 feet above the ground, and the crew stands on a small platform, less than 12 inches wide, that surrounds the dome. The BASE Group, of Arvada, which specializes in work at great heights, has taken on the demanding task of repainting the dome and flagpole on the top of the high-rise building. *Helen H. Richardson, The Denver Post*

DICK CLARK | NOVEMBER 30, 1929 - APRIL 18, 2012

## Put rock, New Year's Eve on bandstand

By Geoff Boucher *Los Angeles Times*

LOS ANGELES» Dick Clark, the youthful-looking television personality who literally introduced rock 'n' roll to much of the nation on "American Bandstand" and for four

decades was the first and last voice many Americans heard each year with his New Year's Eve countdowns, died Wednesday. He was 82.

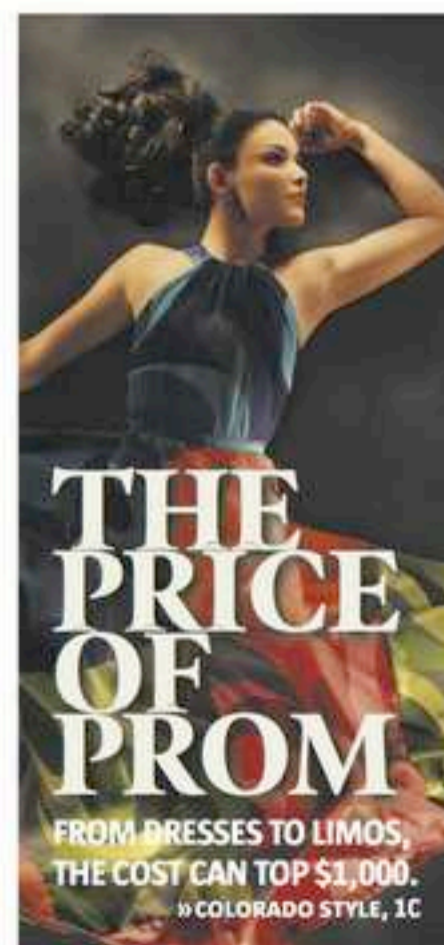
Clark suffered a heart attack following an outpatient procedure at St. John's Hospital in Santa Monica, according to a statement by his long-

time publicist, Paul Shefrin.

Clark's health had been in question since a 2004 stroke affected his speech and mobility, but that year's Dec. 31 countdown was the only one he missed since he started the annual rite during the Nixon administration.

CLARK » 9A

Online. View photos from Clark's career » [DENVERPOST.COM](http://DENVERPOST.COM) Inside. Music icon, media maverick » 9A



FROM DRESSES TO LIMOS, THE COST CAN TOP \$1,000. » COLORADO STYLE, 1C

## NATION & WORLD ANOTHER AFGHAN SCANDAL FOR U.S.

Defense Secretary Leon Panetta apologizes for graphic photographs that show U.S. soldiers posing with the bloodied remains of dead insurgents in Afghanistan. » 15A