February 2026 News-Letter

LARAMIE LIVING

What Buyers & Sellers Should Expect This Year

Why Local Strategy Matters More Than Headlines

Pricing, Preparation, and Patience

Your Real Questions—Answered Honestly



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PRISM REAL ESTATE SOLUTIONS, LLC

About the Cover

Pictured on this cover is a fairly accurate AI rendering of Mothra (Boston Terrior) and Hermes (Maine Coone). On most days, Hermes joins me at the office, happily settled in the warm front window, watching the world go by as if it were designed purely for his entertainment.

INSIDE THIS ISSUE

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- Numbers, Stats & Facts
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- Frequently Asked Questions

A Note from Wendy



❤ February Edition

Love Where You Live

February is often called the "Love" month.

For me, that extends beyond Valentine's Day. It's about loving where you live.

A home doesn't need to look a certain way or be a particular size to matter. It simply needs to be your landing place — the space where you recharge, reconnect, and refuel after long days and full seasons of life.

Whether someone begins by renting or eventually moves into homeownership, the goal is the same: to feel at home.

One of the quiet advantages of owning your home is the freedom to shape it fully — including deciding if a four-legged companion becomes part of your everyday life.

This month, my wish is simple:

That wherever you live — whether you rent, own, or are planning your next step — you feel grounded, supported, and at home there.

Wendy Van Fleet
Broker/Owner
Prism Real Estate Solutions

Featured
OFFICE LISTINGS

For a complete list of available properties:

PrismRealEstateSolutions.com

429 Bill Nye/3rd Street

$1,600,000.00



SHOVEL READY!
1.83 acres
Commercial
MLS#250232
PRIME LOCATION
Behind Maverick

Listing Agent: Wendy Van Fleet 307.761.0358

1406 Person Street

$405,000.00



3 Bedrooms
2 Bathrooms
2 Car Garage
1529 sq feet
MLS#260024

Listing Agent: Kimberly Ruckman 702.334.8662

954 N McCue Street #92

$92,999.00



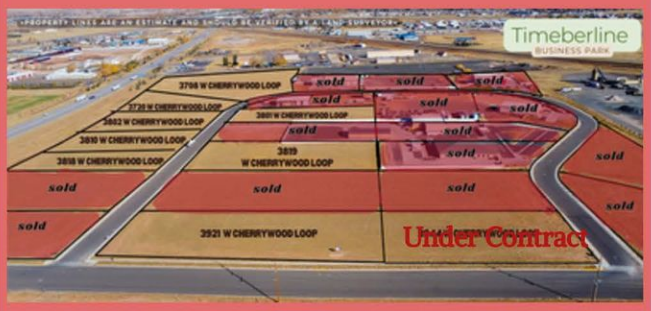
3 Bedrooms
2 Bathrooms
1178 sq feet
MLS#250721

Listing Agent: Arianna Van Fleet 307.761.3160

Timberline Business Park

Industrial lots

Listing Agent:
Wendy Van Fleet 307.761.0358



1.27 acre lot $222,000
1.69 acre lot $222,000
1.90 acre lot $250,000
1.65 acre lot $275,000
2.24 acre lot $375,000
1.79 acre lot $475,000
9.03 acre lot $1,200,000

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NUMBERS, STATS & FACTS

Laramie Residential Market Snapshot

Laramie doesn't follow national headlines – and that's a strength.
The current market is balanced, strategic, and steady.
If you're planning a move this year, clarity matters more than timing.

Current Active Listings
56

3 Bedrooms
Median Sold
$335,000
Sale/List Ratio
98%

2 Bedrooms
Median Sold
$273,000
Sale/List Ratio
99%

Average Days on Market
94

Median Sold Price
$398,500

4 Bedrooms
Median Sold
$438,000
Avg DOM: 63

Sale-to-List Price Ratio
97.42%

These numbers were acquired through the Laramie MLS

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STYLES & TRENDS

What Buyers Are Responding To

Clean, neutral interiors with flexibility
Homes that feel maintained, not "overdone"
Functional layouts that support daily life





What's Slowing
Overpricing based on last year's headlines
Deferred maintenance showing up during inspections
ex: What condition is your roof in?

Prepared homes entering the market early are setting the tone for spring activity.



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FREQUENTLY ASKED QUESTIONS

Questions	Answers
What should sellers realistically expect this year?	Buyers are engaged—but informed. Pricing and preparation matter more than urgency.
Are buyers still competing?	Yes, when homes are positioned correctly.
Is waiting until spring always better?	Not necessarily. Timing without strategy often costs more than it saves.
What's the smartest move right now?	Understanding your options early—before pressure sets in.

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