

THE WINDERMERE REPORT

WINDERMERE REAL ESTATE | DENVER

MARCH 2018

SPRING HAS SPRUNG

Selling season is here

POPULATION POPPING

Colorado grows by 77K

WHAT'S UP?

Why rates are increasing

BACK TO NORMAL?

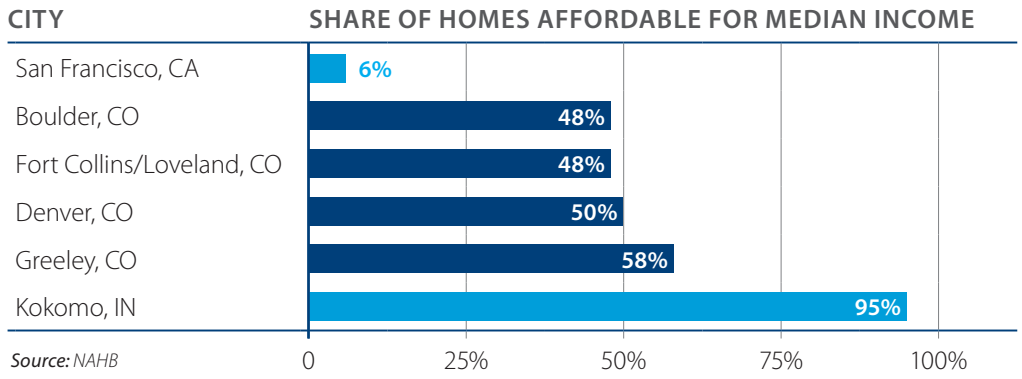
The homeownership rate

FREE RESOURCE

Gardner Report released

AFFORDABILITY

How Front Range cities stack up for affordability versus the most and least affordable places in the nation:

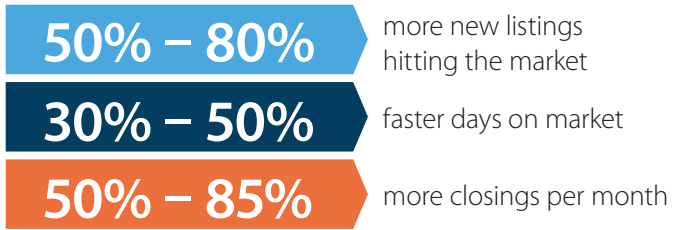


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SPRING HAS SPRUNG

Spring is here, which is good news for both buyers and sellers. For people in the real estate industry, the "Spring Selling Season" usually means the four months spanning March through June. This is when most of our activity takes place—more than any other time during the year, and certainly more than the winter months. Spring is when both buyers and sellers wake up from their winter's nap ready to hit the market. Buyers will find more inventory to choose from, and sellers will have more buyers looking for a home.

MARCH THROUGH JUNE WILL HAVE:



POPULATION POPPING

Colorado was the 9th fastest growing state in the country in 2017. Last year, we grew by **77,000** people. 2017's increase was actually less than 2016, when the population went up by **90,000**.

WHAT'S UP WITH RATES?

You may have noticed that mortgage rates have jumped recently—they are up about 0.5% since the beginning of the year. Many people get confused and think mortgage rates follow the Fed Funds rate. In actuality, mortgage rates track the yield on the 10-Year Treasury which is also up about 0.5% since the beginning of the year. This rate is going up because there are signs of inflation in the economy; for example, core consumer prices are at their highest since 2005. The bottom line is this: if you want to know what mortgage rates are going to do, watch the 10-Year Treasury.

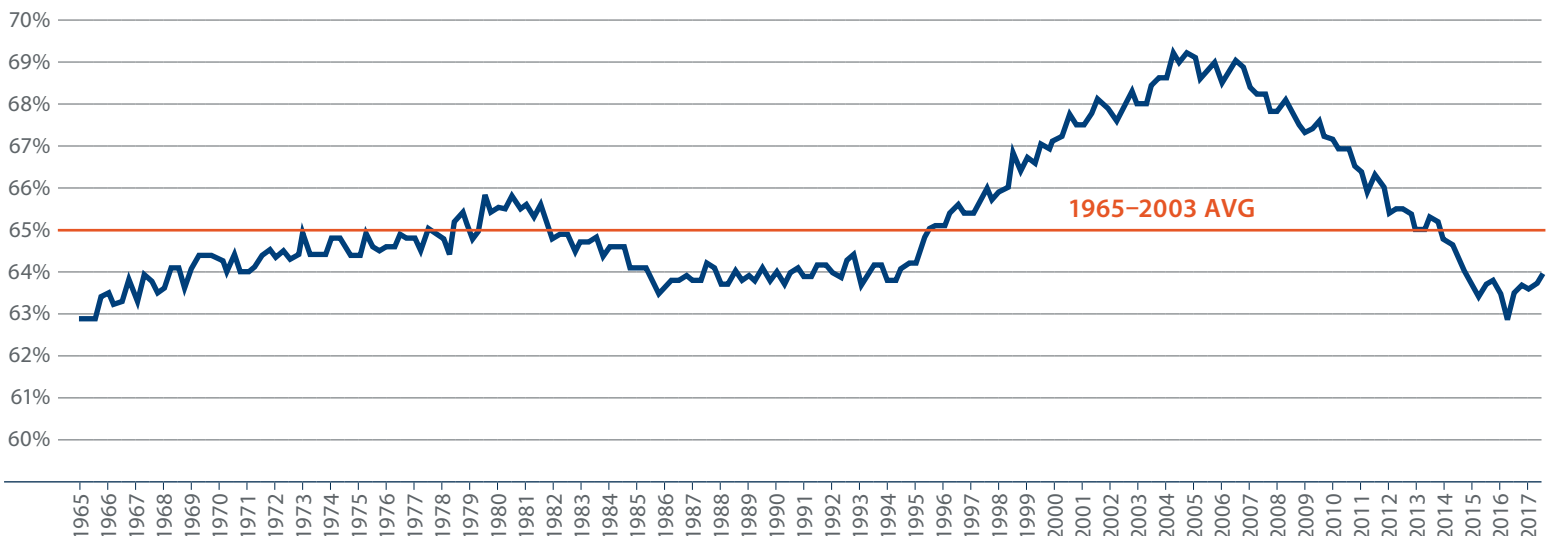


FREE RESOURCE

Our Chief Economist, Matthew Gardner, has just released his quarterly report on the Metro Denver and Northern Colorado markets. This is a must-have resource for our clients. To receive your free copy, reach out to us at Colorado@Windermere.com.

BACK TO NORMAL

The national homeownership rate is on its way back to normal. After peaking at over 69% in 2006, it fell to below 63% in 2016. It is now tracking back toward the long-term average of 65%.



Source: US Census



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