

THE WINDERMERE REPORT

WINDERMERE REAL ESTATE | DENVER

OCTOBER 2016

LONG TERM

Long Term Appreciation Rates

COLORADO PEAKS

The Top Metros for Prices

ELBOW ROOM

Home Sizes Grow

HOMEOWNERSHIP

Fewer Millennials Buying

SAVE THE DATE

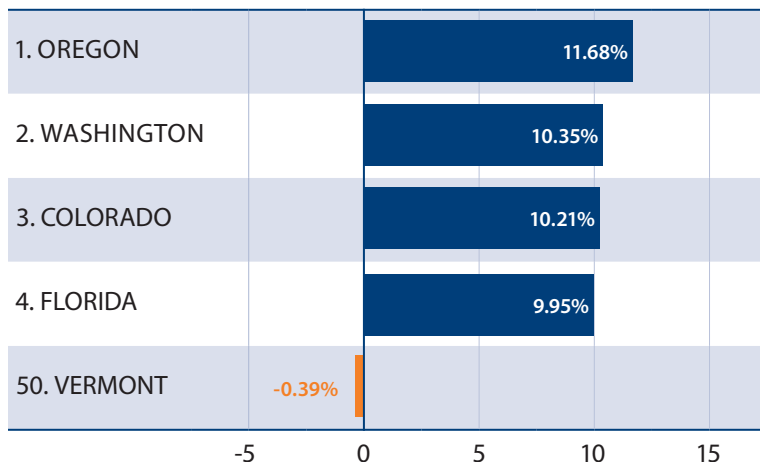
Annual Forecast is January 18th



WINDERMERE5280.COM

STATE BY STATE

The latest state rankings for 1-year home price appreciation:

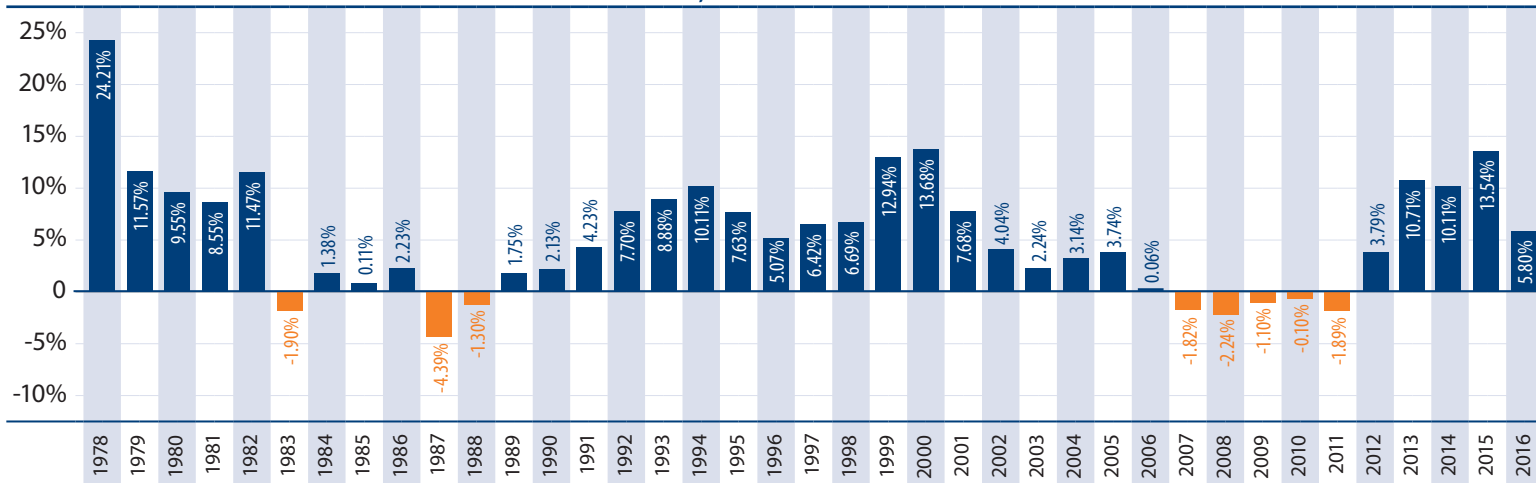


Source: www.fhfa.gov

LONG TERM APPRECIATION

The Federal Housing Finance Authority recently released their quarterly home price appreciation report. Here's a look back at how prices have fared over the long term. (Keep in mind, the number you see for 2016 is the appreciation rate so far this year—it is not 12 months' of appreciation.)

ANNUAL APPRECIATION: DENVER-AURORA-LAKEWOOD, CO



Source: www.fhfa.gov & Focus First

COLORADO PEAKS

Quick trivia question—which state has four of the top-ten markets in the country? Yep, you guessed right, it's Colorado. Once again, in the latest report from FHFA.gov, Colorado shows its real estate strength. Here are the peak markets in Colorado and how they rank out of 259 national markets for 1-year growth:

#1 Boulder	14.72%
#6 Greeley	12.39%
#7 Denver	12.23%
#10 Fort Collins/Loveland	11.67%

HOMEOWNERSHIP

Millennials are often blamed for all of the pitfalls of society. While many of the gripes are baseless, people age 35 and younger are the main cause of the declining homeownership rate in the U.S. According to a new report from John Burns Real Estate Consulting, the homeownership rate for all age groups has seen a decline since the 70 percent peak in 2004, and people age 35 and younger had the sharpest decline at 21.2 percent. The overall ownership rate dropped 9.1 percent in the same time frame. Burns predicts the homeownership rate will continue to fall through 2025 to 60.8 percent.

ELBOW ROOM

Households were much more cramped a century ago. According to data from PropertyShark, not only are homes built today 74 percent bigger than homes built in the 1910s, but the typical household size is half as large. New homes are 2,430 square feet on average, and the average household contains 2.58 people.

The site also found the cities with the largest new homes (Orlando was the leader at 2,988 square feet) and the smallest (Boston, at 909 square feet), and noted that only four cities (Orlando, San Antonio, Nashville, and Dallas) have median home sizes above the national average. Denver's average size is 2,022 square feet.



SAVE THE DATE!

The Windermere Real Estate Annual Forecast is **January 18th**. Back by popular demand is featured speaker Matthew Gardner, our Chief Economist!

WINDERMERE5280.COM