

LUXURY FOCUS

How's The High-End Market?

RETURNING TO THE NEST

Millennials at Home

HOUSE FLIPPERS

Investor Trend Grows

FORECAST

Exclusive Event is January 18th

JUST FOR FUN

Open House party a success!

QUICK FACTS

Some quick and interesting stats about the Denver market:

- Home sales are down 5.5% this year
- Prices are up 11.87% compared to 2015
- On average, homes take 32 days to sell
- There are 10,000 fewer homes on the market today compared to the long-term average

Source: DMAR



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Here's a detailed look at the Denver Metro market for \$1,000,000-plus homes over the last two years:

	2015	2016
Number of Sales	753	897
Days on Market	105	108
Sale-to-List Price Ratio	97%	97%
Price per Square Foot	\$258	\$267

Source: DMAR

What we notice is a significant increase in the number of luxury sales compared to a year ago. Transactions are up 19 percent over 2015 and up 50 percent compared to 2014! Another interesting fact—high-end homes are selling for very near their list price at 97 percent.

Contact us to see details about our Premier Luxury Home marketing program and our unique way to sell high-end properties.



RETURNING TO THE NEST

Nationally, more young adults are living with their parents than at any time in the last 30 years. But Colorado's share of millennials living with their parents beats the national average. The U.S. Census Bureau's American Community Survey revealed that 34.1 percent of all 18 to 34-year-olds in the U.S. lived in their parents' home in 2015. New Jersey had the highest amount at 46.9 percent, while North Dakota had the lowest at 14.1 percent. Colorado falls in the middle at 24.6 percent—meaning 316,983 of the state's 1.3 million 18 to 34-year-olds are living with their parents.

Source: Denver Post

HOUSE FLIPPERS

Not only is house flipping on the rise in today's increasingly competitive market, but average gross profits are now the highest since 2000—or since ATTOM Data Solutions, a real estate sales and analytics firm, began tracking flips. Houses so far this year have an average gross profit of \$62,000, up from \$57,900 in 2015. That gross profit represents an average 48.8 percent return on the original purchase price, up from 47.5 percent a year ago.

Source: CNBC



FORECAST

The 2017 Windermere Real Estate Market Forecast is coming up on Wednesday, January 18 at 5:30 p.m. We will be back at the Marriott for an interesting and engaging presentation. Joining us once again, as the keynote speaker, is Matthew Gardner our Chief Economist. A reception will be held afterwards.

Seating is limited! To reserve your spot now, email colorado@windermere.com

JUST FOR FUN!

Thank you to all of our clients and friends who joined us for last month's Open House party at our new Denver location! We estimate that 150 people visited over the course of the evening. The highlight of this event was the presentation of the donation to the YMCA from the Windermere Foundation. Stay tuned for invitations to future client events!

