

THE WINDERMERE REPORT

WINDERMERE REAL ESTATE | DENVER

AUGUST 2015

MARKET FACTS

Increasing prices and low inventory

ODDS OF SELLING

Would you like to see your odds?

WHAT MATTERS?

What's important to buyers?

JUST FOR FUN

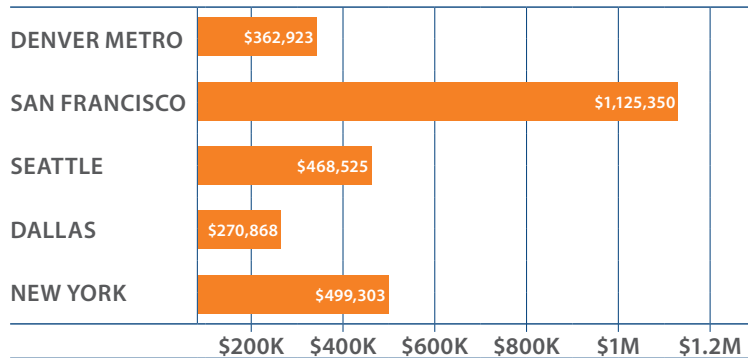
Island dreaming

WINDERMERE RESULTS

Windermere outperforms market

HOW WE STACK UP

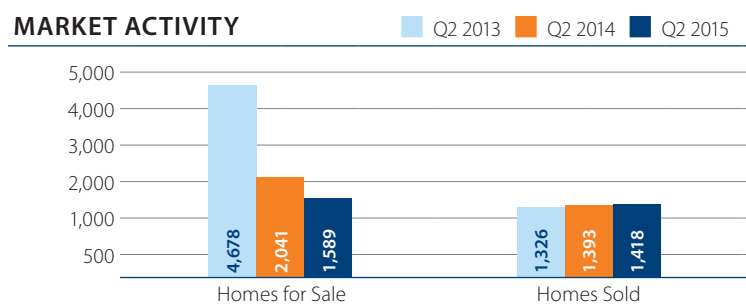
Average sales prices in our market versus other cities around the country



Source: REcolorado & Zillow

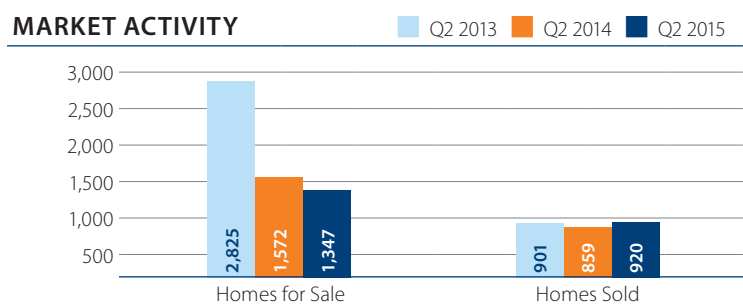
DENVER COUNTY MARKET FACTS

KEY METRICS	2ND QTR 2015	1-YEAR CHANGE
Average Sales Price	\$410,461	14.1%
Homes for Sale	1,589	-22.1%
Homes Sold	3,756	-2.6%
Months of Supply	1.1	-26.7%
Days on Market	18	-40.0%



DOUGLAS COUNTY MARKET FACTS

KEY METRICS	2ND QTR 2015	1-YEAR CHANGE
Average Sales Price	\$436,161	10.0%
Homes for Sale	1,347	-21.8%
Homes Sold	2,376	-0.7%
Months of Supply	1.5	-23.5%
Days on Market	27	-19.2%



Source: REcolorado

ODDS OF SELLING

Most people realize that our market is very active and that it is under-supplied. Most people have heard the stories of a home receiving multiple offers within hours of hitting the market. A simple fact that some people overlook is this—not all listings sell! There are many reasons why a listing that goes on the market doesn't sell—condition, price, location, buyer qualification issues, etc.

"Odds of Selling" measures the likelihood of a home selling in a particular location in a particular price range. The Odds of Selling in the Denver Metro market is 77 percent. Contact me to receive a copy of the full, detailed Odds of Selling Report for Denver.

WHAT MATTERS

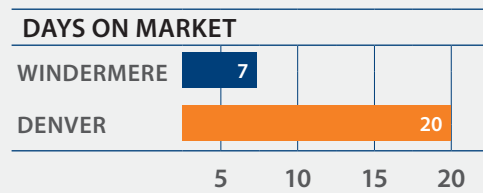
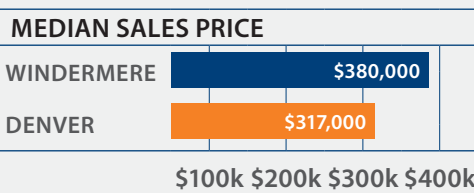
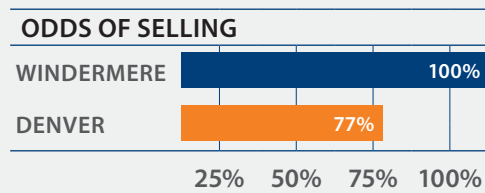
According to research from the National Association of REALTORS® Profile of Home Buyers and Sellers, these are the most important factors for buyers when considering a home:

1. Quality and proximity of schools
2. Quality of neighborhood
3. Distance from friends and family
4. Distance from job
5. Style of home

WINDERMERE RESULTS

Windermere's Certified Listings are outperforming the market:

Source: REcolorado



JUST FOR FUN: LOOKING FOR AN ISLAND GETAWAY?

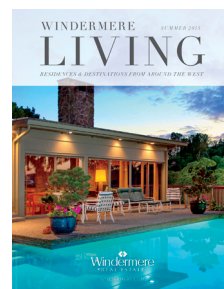


Check out this Windermere listing on the big island of Hawaii.

83-500 Keawaiki Road, Captain Cook, HI 96704
MLS ID 267280

\$3,400,000

Exceptional properties like this one and others in Colorado can be found in our latest edition of *Windermere Living*. Contact me to receive a complimentary copy.



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