

# THE WINDERMERE REPORT

WINDERMERE REAL ESTATE | DENVER

DECEMBER 2015

## MARKET FACTS

How's the market in Denver & Douglas County?

## N.A.R. REPORT

Profile of home buyers and sellers

## FORECLOSURES VANISH

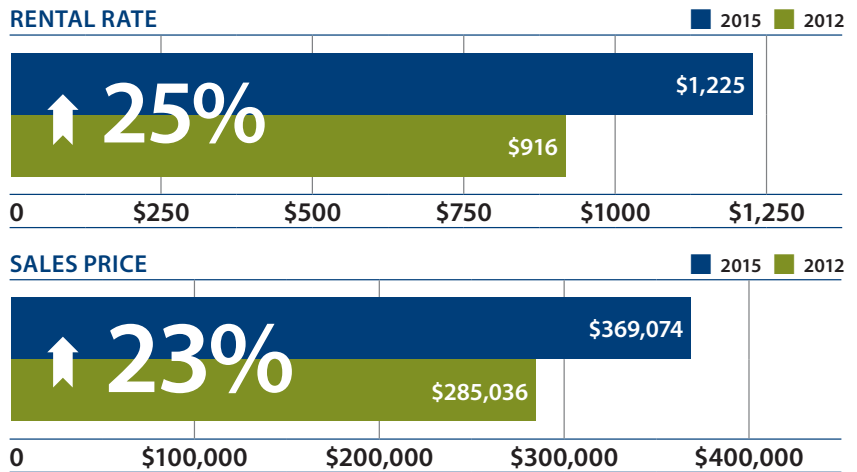
Foreclosures down drastically

## SAVE THE DATE

Forecast event is January 20th

## RENT INCREASE VS. PRICE INCREASE

Rental rate increases in the Denver Metro area have outpaced sales price appreciation since 2012.

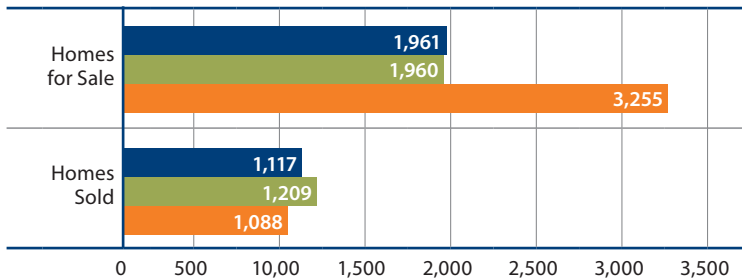


Source: REColorado & Colorado Department of Local Affairs - Metro Denver Housing Vacancy & Rent Survey

## DENVER COUNTY MARKET FACTS

KEY METRICS	Q3 2015	1-YEAR CHANGE
Average Sales Price	\$398,432	15.1%
Homes for Sale	6,011	-3.8%
Homes Sold	3,820	6.9%
Months of Supply	1.7	-16.5%
Days on Market	30	3.4%

### MARKET ACTIVITY

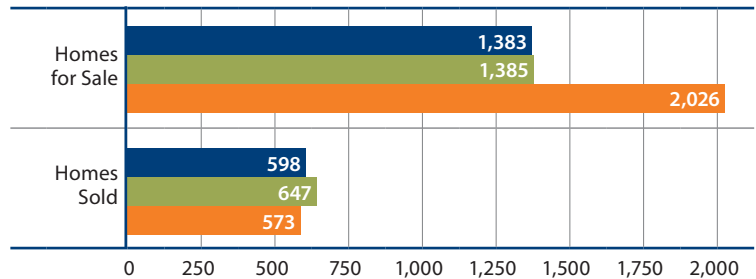


October 2015 October 2014 October 2013

## DOUGLAS COUNTY MARKET FACTS

KEY METRICS	Q3 2015	1-YEAR CHANGE
Average Sales Price	\$438,711	6.1%
Homes for Sale	4,386	-12.9%
Homes Sold	2,341	2.9%
Months of Supply	2.0	0.0%
Days on Market	29	-25.6%

### MARKET ACTIVITY



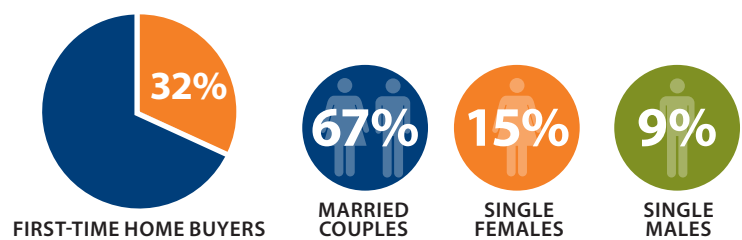
Source: REColorado

## THE NATIONAL ASSOCIATION OF REALTORS SURVEY

Here are some highlights from The National Association of Realtors annual *Profile of Home Buyers and Sellers*.

### 2015 TYPICAL HOME BUYER

The typical buyer was 44 years old, and had a median household income of \$86,100. At 30%, the primary reason for purchasing a home was the desire to own a home of their own.



### SELECTING AN AGENT

41% of buyers used an agent that was referred to them by a friend, neighbor, or relative. Nearly seven in ten buyers interviewed only one real estate agent during their home search. Having an agent to help them find the right home was most important to buyers when choosing an agent at 53%.



Source: NAR

## FORECLOSURES VANISH

Remember when foreclosures used to dominate the headlines just a few years ago? With an improved economy and prices up all across Colorado, foreclosures are down significantly:

- At the peak in 2009, there were 46,394 foreclosure filings in Colorado
- This year there will be close to 8,000
- That's a drop of 83%!
- Across Colorado, only 0.05% of homes go into foreclosure

Source: Co. Division of Housing

## SAVE THE DATE!



Save the date for the annual Windermere Real Estate Forecast. It's a fun, interactive, informative presentation featuring Windermere's Chief Economist Matthew Gardner and Windermere Real Estate's Colorado President, Eric Thompson.

January 20th 5:30 to 7:00 p.m. Location will be announced soon & reception to follow. RSVP to [dtc@windermere.com](mailto:dtc@windermere.com)