

THE WINDERMERE REPORT

WINDERMERE REAL ESTATE | DENVER

JULY 2015

PRICES JUMP

Prices are up across Denver Metro Counties

OUT OF BALANCE

Our markets are drastically under-supplied

DENVER MARKET FACTS

Five fascinating facts about Denver Metro Estate

RATES CREEPING UP

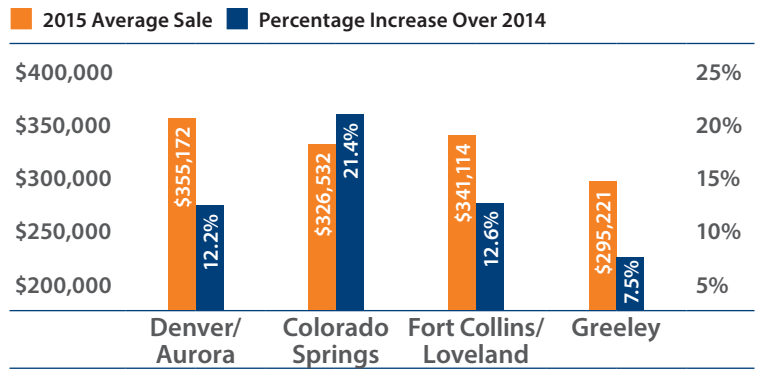
Interest rates are up 10 percent compared to April

NEW LOCATION FOR WINDERMERE

Greenwood Village office signs new lease in south DTC near IKEA

FRONT RANGE BOOM

Sales all across the front range of Colorado are booming

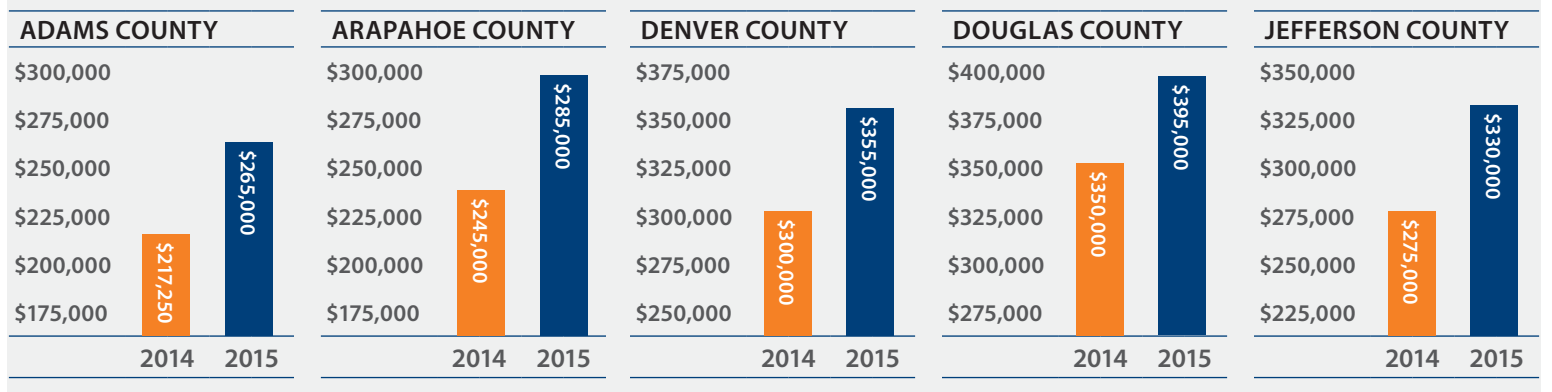


Source: ReColorado May-2015 year to date average sold prices.

PRICES JUMP

Prices are up across Denver Metro

Source: ReColorado May-2015 Median Sold Price



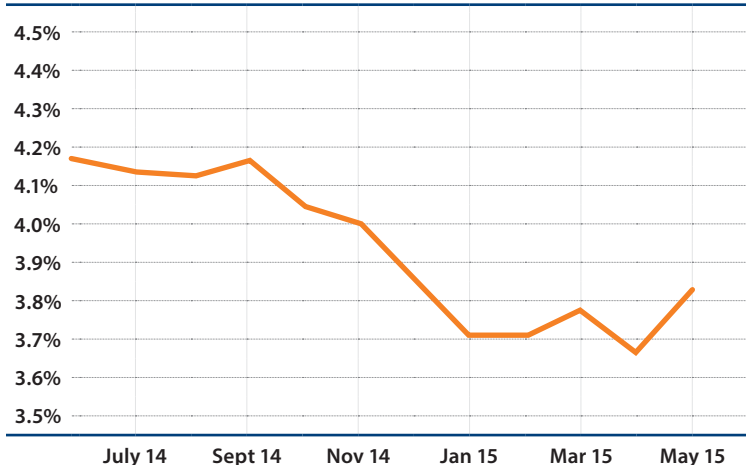
OUT OF BALANCE

Our Denver Metro market is out of balance. Simple economics speaks of supply and demand. Quite simply, we are (drastically) undersupplied. A balanced and healthy market is one with six months of inventory, meaning it would take six months to sell all the homes currently for sale. Today's market has less than a 1.5 month supply. Some sub-markets have less than one month. To put our market back in balance we would need roughly 20,000 additional homes for sale in the Denver Metro area. If you've thought of up-sizing to your dream home or down-sizing to your "the kids have moved out" home, it's time to talk! When was the last time someone showed you, in detail, what your home is worth in today's market? Contact us to learn more!

RATES CREEPING UP

Interest rates have crept up since the end of April. They bottomed out at 3.7 percent and today they are a bit over four percent for a 30-year fixed rate mortgage. That equates to about \$50 more per month on a \$300,000 home with an 80 percent conventional mortgage.

30-YEAR CONVENTIONAL MORTGAGE RATE



Source: Board of Governors of the Federal Reserve System (US)

DENVER MARKET FACTS

Here are five fascinating facts about the Denver Metro real estate market:

1. Prices in Denver Metro are up 51.3 percent since 2010.
2. There is a 1.4 month supply of homes for sale in the Denver Metro market.
3. In 2010, 76 percent of sales were \$300,000 or less. So far this year, only 47 percent of sales are at or below \$300,000.
4. 19,415 homes have closed so far this year. That's 21 percent more than 2010.
5. Transactions for properties at or above \$1,000,000 have increased 2.4 times with 340 sales so far this year.



NEW LOCATION FOR WINDERMERE

Our Greenwood Village office will soon be relocating to our permanent DTC office location! A lease was finalized last month and build out is just getting underway at 8005 S Chester St, which is part of the Waterview Campus just west of IKEA. Windermere anticipates opening this office in August or September and intends to support 25 to 30 agents from this new location!