

THE WINDERMERE REPORT

WINDERMERE REAL ESTATE | DENVER

NOVEMBER 2015

NEW HOME STARTS & CLOSINGS

A 10-year snapshot

DENVER METRO IS HOT!

Price changes by county

POSITIVE OUTLOOK

Denver ranks 6th on markets to watch

ON THE RADAR

Denver getting attention

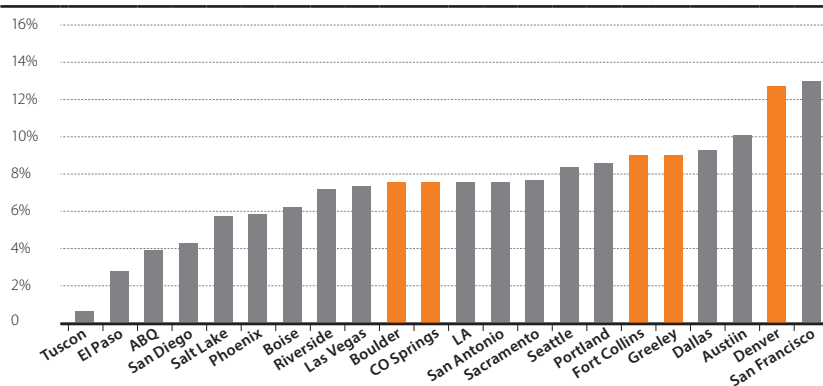
\$30 MILLION RAISED

Windermere Foundation Milestone

ANNUAL HOME PRICE APPRECIATION

For select Western markets

Source: MetroStudy



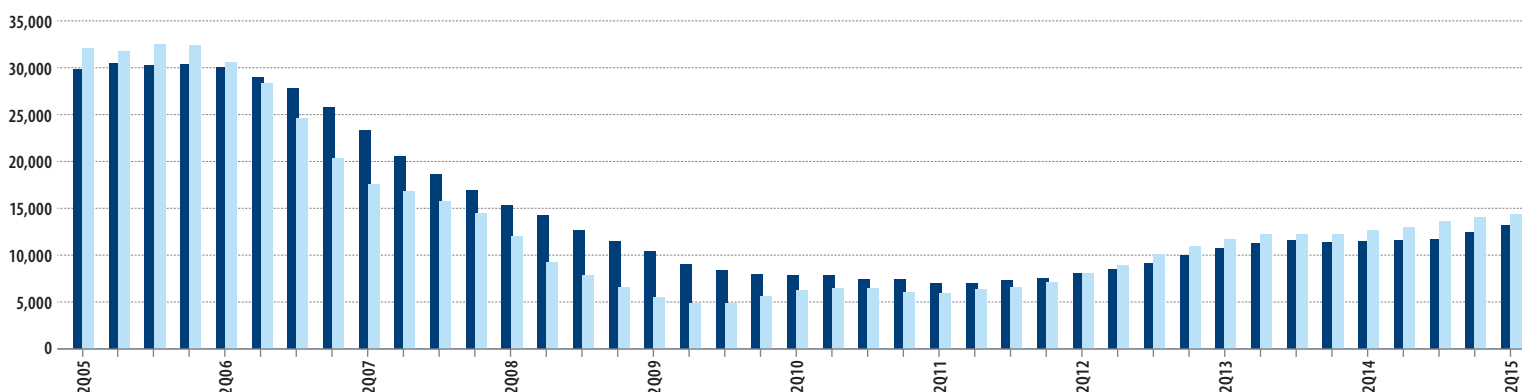
NEW HOME STARTS & CLOSINGS: FRONT RANGE MARKET

The chart below shows a 10-year snapshot of new home activity across the Front Range of Colorado. There are two interesting items to highlight. First, while new home starts are up considerably from the low point in 2009, the market is experiencing less than half of new home starts compared to the boom of 2006. Second, inventory is building as we have now had over two years of more new home starts than closings.

Source: MetroStudy

NEW HOME STARTS & CLOSINGS: FRONT RANGE MARKET

■ Annual Closings ■ Annual Starts



DENVER METRO IS HOT!

Here's a look at how the Denver Metro counties are doing based on price appreciation:

Source: REColorado, September 2015 year-over-year sold price appreciation

COUNTY	MEDIAN	AVERAGE
ADAMS	15.2%	12.2%
ARAPAHOE	9.8%	14.6%
DENVER	18.1%	15.0%
DOUGLAS	8.2%	9.1%
JEFFERSON	12.2%	12.8%

POSITIVE OUTLOOK

Denver recently ranked 6th on the list of top 75 markets in the U.S. in terms of "Overall Real Estate Prospects" as compiled in Urban Land Institute's recently published Emerging Trends in Real Estate® 2016. Denver ranked 3rd in the Homebuilding component, and 8th and 13th for Investment and Development respectively. Per the study, "The strength of the economy in Colorado's state capital seems to have put it on everyone's list of top markets for 2016. Survey respondents and interviewees both commented on the favorable outlook for the market. Denver has taken advantage of a location and a culture that are attractive to a qualified workforce and exposure to growing technology industries."

Source: Urban Land Institute, Emerging Trends in Real Estate® 2016

ON THE RADAR

Denver has the attention of the Urban Land Institute, the world's most respected association of residential and commercial developers. In their most recent issue of Urban Land they cited Denver as one of five "Tech Cities" in the United States who are reshaping economies and work environments. They said, "Across the board, Denver has positioned itself as one of the most innovative cities in the United States. It has fostered a progressive environment that resonates well with the culture of tech businesses and their young, talented workforce." Denver experienced a 35 percent increase in tech job growth between 2004 and 2014.

\$30 MILLION RAISED



In September of this year the Windermere Foundation reached a significant milestone—\$30 million raised since its inception in 1989. Many thanks go to the customers and REALTORS of Windermere for making this happen! The mission of the Windermere Foundation is to support non-profit agencies that provide services to low-income and homeless families. So, just imagine how many more families these funds will help. How many more kids will be able to eat school lunches. How many more families will have milk in the fridge and food on the table. And how many more people will have their most basic needs met.