

THE WINDERMERE REPORT

WINDERMERE REAL ESTATE | DENVER

APRIL 2016

WHERE'S THE INVENTORY?

Limited choices under \$350,000

DID YOU KNOW?

Facts from National Assoc. of Realtors Survey

FACTS ABOUT OIL AND GAS

Low oil prices impact our area

TRAIN TO THE PLANE!

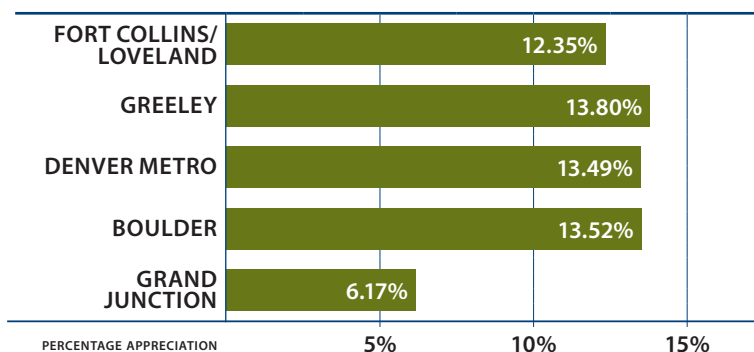
New train to DIA Starts 4/22

SELLER PROTECTION

Our program to help move-up sellers

COLORADO PRICE INCREASES

Over the last 12 months:



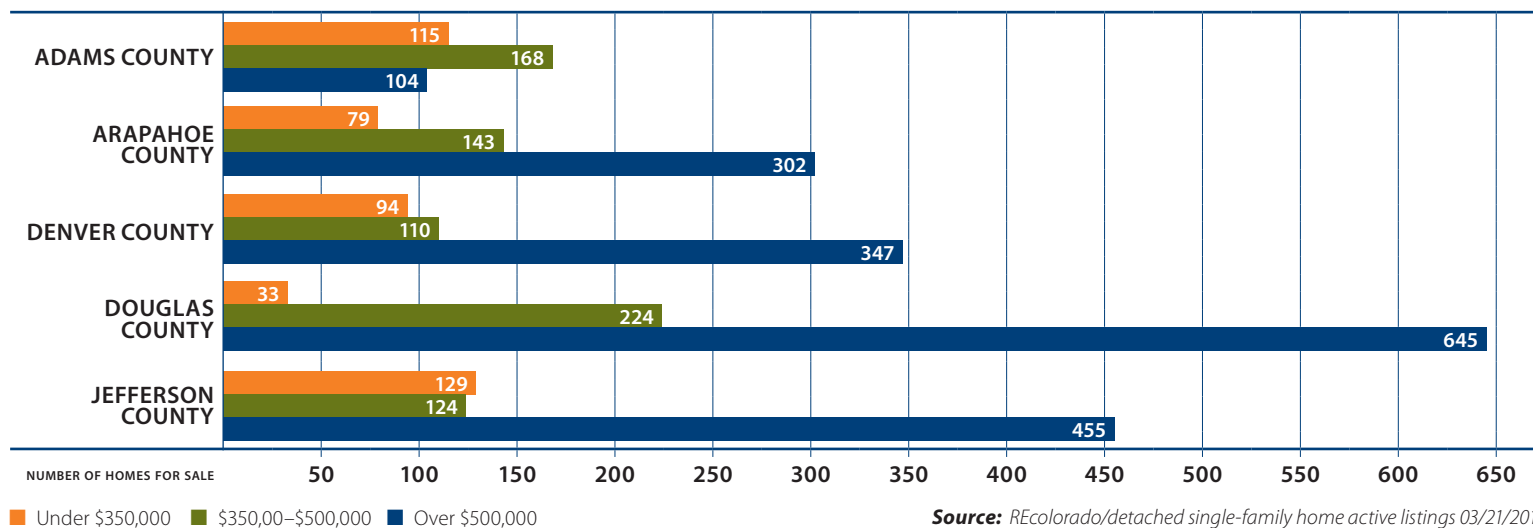
Source: FHFA's quarterly U.S. Price Index Report



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WHERE'S THE INVENTORY?

Where is the best selection of homes for buyers in today's market? As it turns out, it's not under \$350,000. With the exception of Jefferson County, there are considerably more single-family homes for sale above \$350,000. Buyers looking for the elusive single-family home in lower price ranges in places like Douglas County are now considering other options like purchasing a townhome, or driving a bit further to find the home that fits their budget.



Source: REcolorado/detached single-family home active listings 03/21/2016

DID YOU KNOW?

Some interesting facts from the National Association of REALTORS® annual *Profile of Buyers and Sellers*:

- First-time buyers represent 32% of all buyers
- The typical buyer is 44 years old and earns \$86,100 per year
- 67% of buyers are married couples, 15% are single females, 9% are single males
- 84% of sales are existing homes, 16% are new homes

TRAIN TO THE PLANE!

Some fun facts about the new train from Downtown Denver to DIA

- The new "A-Line" starts running April 22nd
- It will take 37 minutes from Union Station to DIA
- The track covers 22 miles
- Trains run every 15 minutes
- The cost is \$9 each way



Source: RTD-Denver

FACTS ABOUT OIL & GAS

- With oil prices dropping, the nine largest oil and gas producers in Weld County will shrink their capital expenditures drastically in 2016 to \$2 billion. Just two years ago, they invested \$6.4 billion.
- 17 rigs are active in Colorado, down from 77 in the 3rd quarter of 2014.
- Anadarko Petroleum, the state's largest producer, will run one rig in 2016, down from 14 in 2014.
- When oil is trading in the mid-to-high \$30's per barrel, only 18% of wells in Weld County are profitable.

Source: The Denver Post

SELLER PROTECTION

With inventory levels so low in our market, some would-be sellers are reluctant to sell their homes because they are worried they won't be able to find a replacement property. We have worked closely with our attorneys to design a Seller Protection Program which provides our customers with the time they need to select a new property once their current home goes under contract. Contact us to receive the details.



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