

THE WINDERMERE REPORT

WINDERMERE REAL ESTATE | DENVER

JULY 2018

HOW'S THE MARKET?

A look at the numbers

REMODEL BOOST

Projects that raise value

SIZE AND SHAPE

American homes today

YOU'RE INVITED

Market update webinar

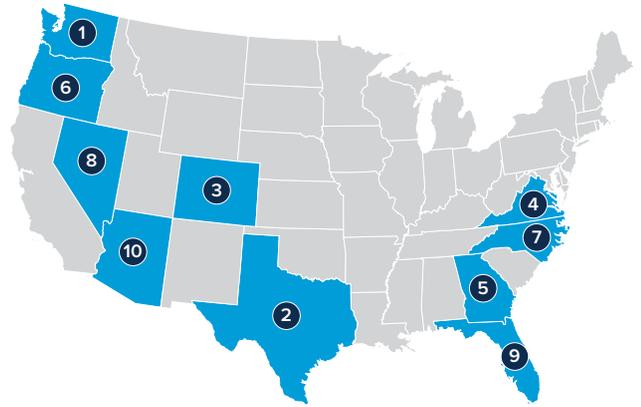
OUR DAY OF SERVICE

We're proud to give back

WHERE MILLENIALS ARE MOVING

A ranking of the top states for millennial movers, according to Smart Asset.

STATE	NET MIGRATION
1 Washington	39,590
2 Texas	33,650
3 Colorado	26,547
4 Virginia	18,338
5 Georgia	17,621
6 Oregon	11,989
7 North Carolina	9,647
8 Nevada	8,820
9 Florida	7,195
10 Arizona	7,077



WindermereColorado.com

HOW'S THE MARKET?

Here's a close look at the key numbers in the Metro Denver market. This chart shows you what is happening with prices, number of sales, inventory and days on market compared to last year. These are percentage changes of 2018 YTD vs. 2017 YTD:

	PRICES	SALES	INVENTORY	DAYS ON MARKET
CONDOMINIUMS	13%	-1%	16%	No change
ALL SINGLE FAMILY	11%	-4%	7%	No change
\$1,000,000 + SINGLE FAMILY	-1%	38%	-4%	-22%

Although average prices are up over last year, there are a couple of hints that the market is cooling a bit. One is the fact that inventory is now up, and the other is the days on market stat has stopped decreasing.

Source: DMAR

REMODEL BOOST

Remodeling Magazine recently completed their annual study of the best ways to boost the value of your home. According to their research, these are the top 5 projects ranked by the return on investment:

1. Minor Kitchen Remodel
2. Bathroom Remodel
3. Bathroom Addition
4. Deck Addition
5. Major Kitchen Remodel



SIZE AND SHAPE

The Census Bureau recently updated its Characteristics of New Housing data, revealing the current size and shape of the American household and home. The size of the median new single-family home continues to grow. Homes completed in 2017 were **14 percent bigger than in 2009**, whereas the lots of homes continue to shrink. Over that same period, the median square footage of new-home lots went down 20 percent, from 11,000 square feet to 8,800 square feet. Meanwhile, the number of people living in the home continues to trend downward. The average household size is down by almost a full person compared to the early 1960's.

YOU'RE INVITED

Do you want to get insights on the market and have all of your questions answered right from the comfort of your own laptop? Sign up for our next Windermere Workshop where we will walk you through the most important stats and most recent trends in the Colorado market. If you are thinking about moving in the next year, this webinar is one you don't want to miss! We will be live on July 18th at 2:00 pm. When you register, you will automatically receive the recording (just in case you can't join live). Sign up now at www.windermereworkshop.com

OUR DAY OF SERVICE

Each year in early June, every Windermere office across the Western U.S. closes for the day so that we can give back and donate our time to the communities where we live and work. This year we had the opportunity to help several organizations up and down the Front Range. They were: Habitat for Humanity, Crossroads Safehouse, Providence Network, and the Habitat for Humanity ReStore.



WINDERMERECOLORADO.COM

