

THE WINDERMERE REPORT

WINDERMERE REAL ESTATE | DENVER

APRIL 2018

DOUBLE DIGITS

Price Appreciation

10,000 SHORT

Low Inventory Persists

TRENDY

What We Notice

RATED

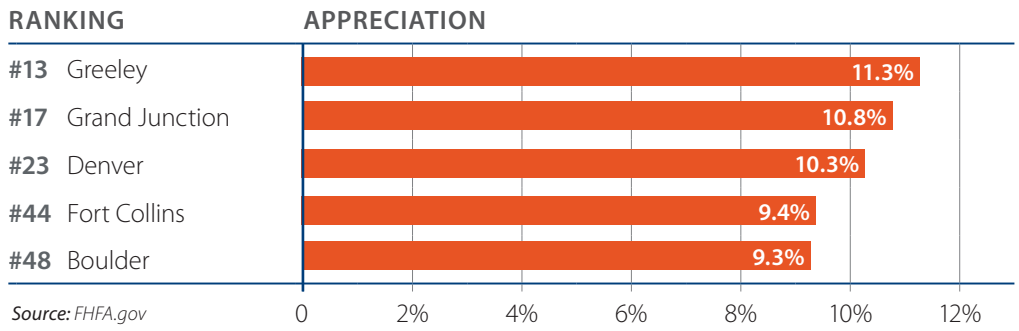
Today vs. Long-Term

FREE RESOURCE

Investment Property Guide

STATE RANKING

According to the most recent quarterly report from the Federal Housing Finance Authority, here's how Colorado cities rank nationally, out of 253 metro areas, for one year's worth of appreciation:

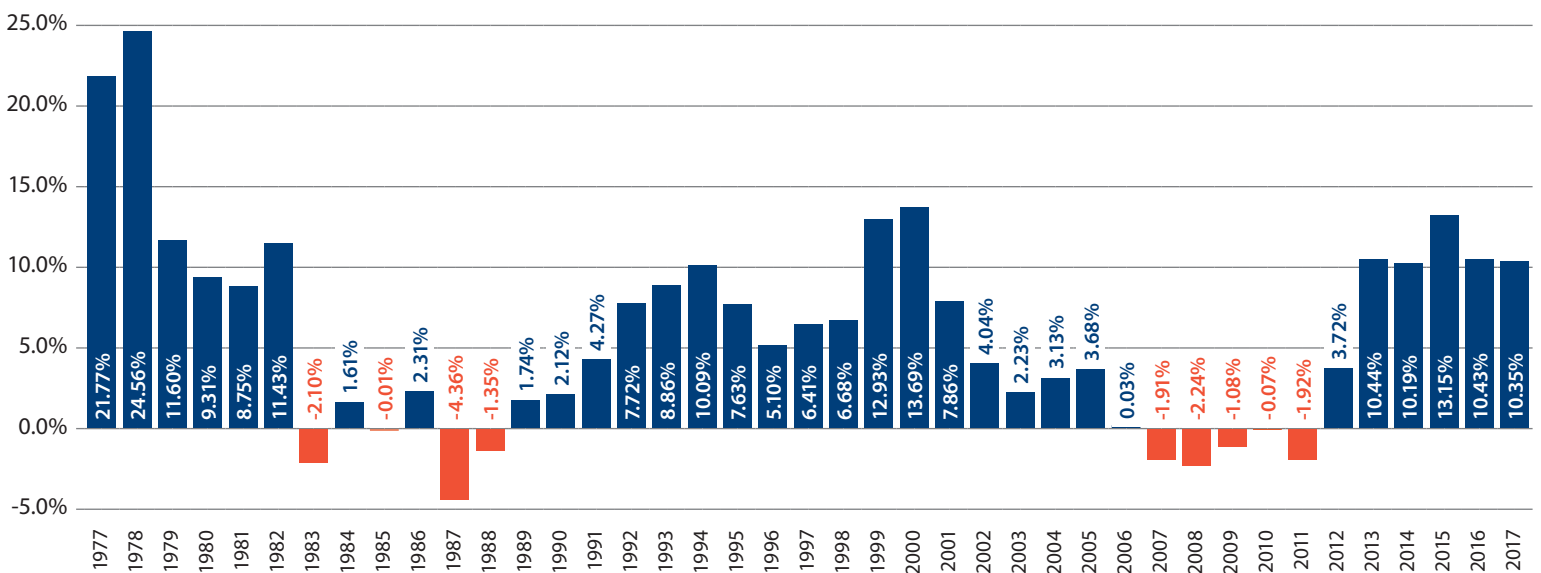


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DOUBLE DIGITS

For the fifth year in a row, the Metro Denver market has produced double-digit price appreciation. This is according to the most recent report from the Federal Housing Finance Authority (FHFA). Driving this price growth is record-low inventory and high demand for housing. The long-term average yearly price appreciation going back to 1977 for Metro Denver is 5.48%. The last 10 years have averaged 5.14% per year, which shows us that we are tracking at the long-term average even though recent price gains have been higher than normal.

ANNUAL APPRECIATION: DENVER-AURORA-LAKEWOOD, CO	RECENT QUARTER APPRECIATION			
	Q1	Q2	Q3	Q4
	2.80%	4.03%	1.71%	1.45%



10,000 SHORT

Metro Denver is short by 10,000 listings. The average number of homes for sale for this time of year in the Denver area, going all the way back to 1985, is 14,309. Right now there are 4,084 residential properties on the market. This is a difference of 10,225 listings compared to the long-term average. The peak was 2008 when there were 25,037 listings. The lowest year was last year with 3,878 (a drop of 21,159 in nine years?!). The good news for buyers is that inventory is up 5% compared to last year. Another piece of good news is that Spring tends to produce the highest amount of inventory for buyers to choose from.

RATED

As interest rates rise, keep in mind that...

- 10 years ago, rates were 1.5% higher than today
- 20 years ago, rates were 2.5% higher than today
- Today's rates are roughly 3% lower than the 40-year average

TRENDY

Here are some trends we notice when we look at the most recent quarterly report produced by the Federal Housing Finance Authority. They research price appreciation for 253 cities across the U.S.

- Of the 20 cities with the highest appreciation, 16 of them are in the Western U.S.
- The four in the Eastern U.S. are all in Florida
- Washington has five cities in the top 20
- Colorado has two cities in the top 20

FREE RESOURCE!

Ever thought about investing in real estate? Reach out to us to receive this free resource that will help you get started. The "Windermere Investment Kit" includes a video and a checklist, so you can see exactly what it takes to own investment property.



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