

THE WINDERMERE REPORT

WINDERMERE REAL ESTATE | DENVER

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RENT FACTS

The latest rent and vacancy numbers from the Colorado Division of Housing:

CITY	VACANCY RATE	AVERAGE RENT
Denver Metro	6.4%	\$1,396.00
Colorado Springs	5.4%	\$1,133.23
Fort Collins/Loveland	3.0%	\$1,323.73
Pueblo	4.3%	\$793.68
Grand Junction	2.7%	\$498.13
Greeley	2.2%	\$1,080.12



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INVERSION

When looking at today's housing market, we see the inverse of the market leading up to the 2008 housing crisis. Where once there was housing oversupply and "creative lending", there is now a housing shortage and strict lending guidelines.

While highly complex debt instruments such as mortgage-back securities, collateralized debt obligations, and credit-default swaps are what turned the 2008 housing crash into a financial crash, the underlying problem was ultimately quite simple: High-risk borrowers were given mortgages on which default wasn't just possible or even probable, but inevitable.

Today, new home starts nationally are roughly half of what they were leading up to the 2008 crash. In addition, almost 90 percent of the mortgage-backed securities today are produced by the "government-sponsored" mortgage facilitators Freddie Mac, Fannie Mae, and Ginnie Mae, compared to roughly half in the run up to the housing collapse. Those enterprises now have strict credit guidelines for the mortgages they package into their mortgage-backed securities. *Source: Curbed*



HQ2

Facts about Amazon's 2nd Headquarters:

- › Denver is one of 20 finalists
- › Selection will be made this year
- › Initial size requirement is 500,000 square feet
- › Long-term size requirement is 8,000,000 square feet
- › HQ2 will employ up to 50,000 people

Source: Amazon

NEW LOOK

How do you like our new look? We just refreshed our logo and all of our marketing. This includes brand new signs for our clients. Let us know what you think!



READY FOR 5?

Real estate buyers need to prepare for a five percent mortgage rate. Interest rates have increased 0.6 percent so far this year and are expected to hit five percent in early 2019, according to both the National Association of REALTORS® and the Mortgage Bankers Association. From the fall of 2015 to the end of 2016, rates were consistently in the three's. Since the beginning of 2017 they've been in the four's. Six months from now the five's will be the new normal.

MERCURY 100

Windermere Real Estate was recently recognized by BizWest at their annual Mercury 100 awards banquet as being one of the fastest growing companies in Northern Colorado.

Biz West is the leading Business Publication in Larimer, Weld and Boulder Counties. For 17 years they have celebrated entrepreneurship with their Mercury 100 Awards. The Mercury 100 list is ranked by percentage revenue growth over a two-year period. Windermere Real Estate was ranked third out of all companies in the third "flight" with 110% growth over two years.



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