

THE WINDERMERE REPORT

WINDERMERE REAL ESTATE | DENVER

MAY 2018

BARRIERS BROKEN

A history of price barriers

VITAL SIGNS

Key Market Indicators

LUXURY LEAPS

High-end market growth

U.S. EXPANSION

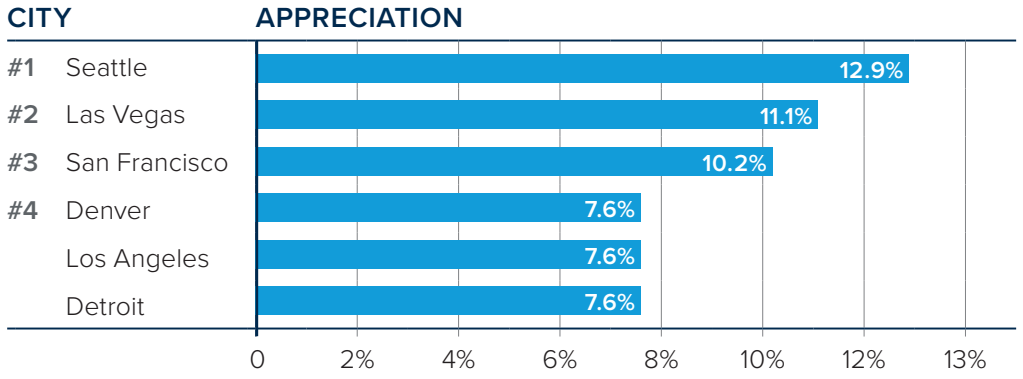
Second-longest in history

WINDERMERE FOUNDATION

Our giving grows

CASE SHILLER

The Case-Shiller Price Index tracks home price appreciation in the 20 largest metropolitan markets in the country. In their latest report, Denver is tied for 4th.



Source: FHFA.gov

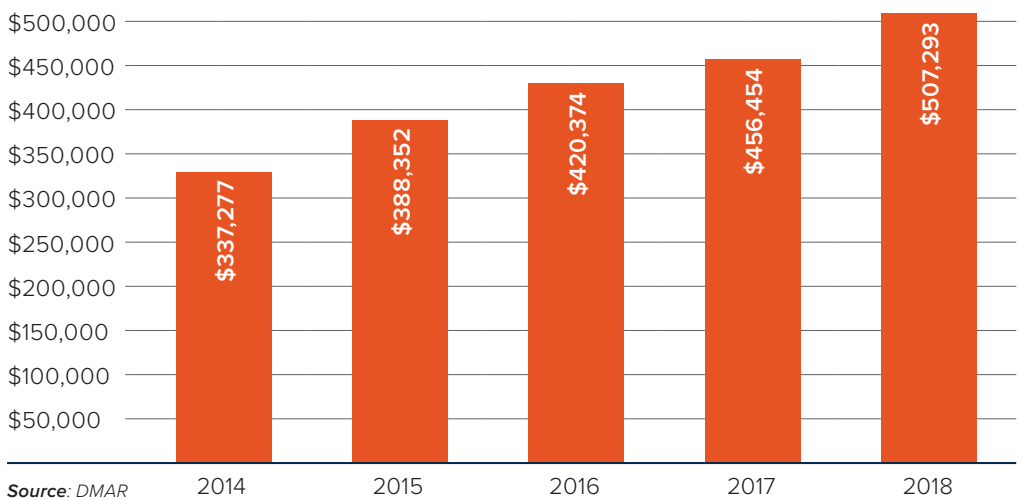


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BARRIERS BROKEN

The \$500,000 barrier has been broken. The average price for a single-family home in Metro Denver now stands at \$507,293. It was only a few years ago that the \$400,000 barrier was broken. How long before we break \$600K? Time will tell!

AVERAGE PRICE — SINGLE FAMILY HOME



Source: DMAR

VITAL SIGNS

Some key market statistics compared to one year ago:

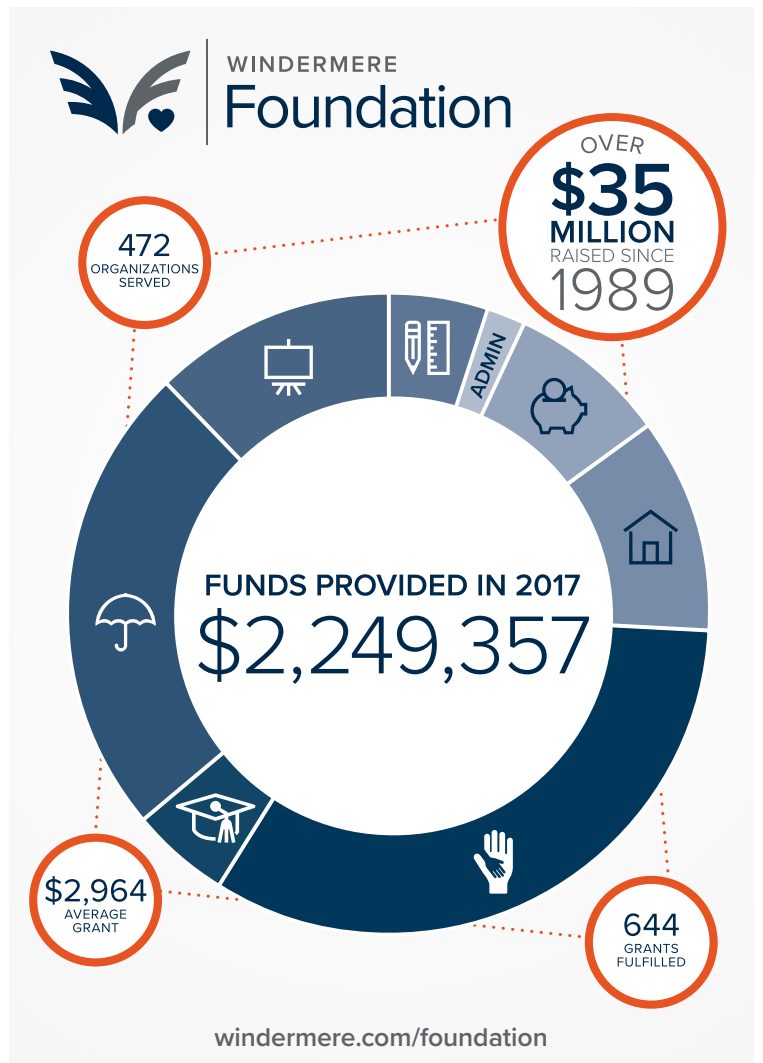
- Active Listings **DOWN 9%**
- Number of Transactions **DOWN 14%**
- Days on Market **DOWN 22%**
- Months of Inventory **UP 5%** Source: REColorado

LUXURY LEAPS

The luxury market in Metro Denver continues to leap. So far this year transactions of homes priced over \$1,000,000 are up 31%. Homes in this price range now sell in an average of 87 days—that is 26% faster than last year. Compared to 2014, there have been 260 more sales of homes over \$1,000,000 year-to-date. If you are looking for a unique and sophisticated strategy to sell your luxury home, inquire about our Premier Properties program.

U.S. EXPANSION

The current economic expansion is tied for the second-longest in U.S. history at 106 months. According to the economic forecasting site CalculatedRiskBlog.com, a key reason the current expansion has been so long is that housing didn't contribute for the first few years of the expansion. This was because of the huge overhang of foreclosed properties coming on the market. Single-family housing starts and new home sales both bottomed in 2011—so this is just the seventh year of housing expansion.



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