THE WINDERMERE REPORT

10 YEAR RHYTHM
Price Growth Pattern

MILE HIGH
State Population Growth

AFFORDABILITY
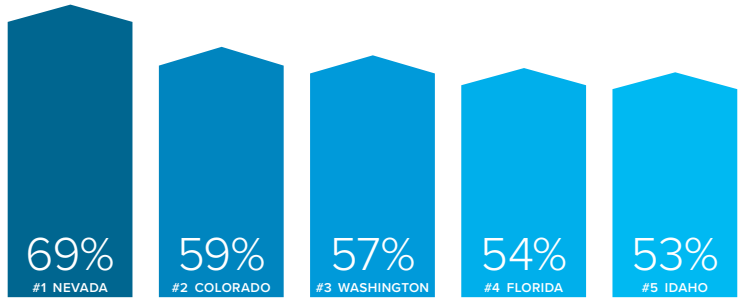How our cities stack up

OUR FORECAST
Predictions for 2019

THANK YOU!
A recap of our Forecast events

STATE RANKING

According to the Federal Housing Finance Authority, these are the top 5 states for home price appreciation over the last 5 years:

69%	59%	57%	54%	53%
#1 NEVADA	#2 COLORADO	#3 WASHINGTON	#4 FLORIDA	#5 IDAHO

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THE 10-YEAR RHYTHM

As we study 40 years of price appreciation data for Larimer County, an interesting pattern emerges. We call this pattern the **10-Year Rhythm**. It shows that price appreciation in ten-year segments tends to closely mirror the 40-year average of 5.54%. This demonstrates that our market grows in a steady, predictable way instead of taking wild swings like other markets.

DENVER AVERAGE HOME PRICE APPRECIATION

5.54%

6.16%

4.35%

6.07%

5.59%

Source: fhfa.gov

1978   1988   1998   2008   2018
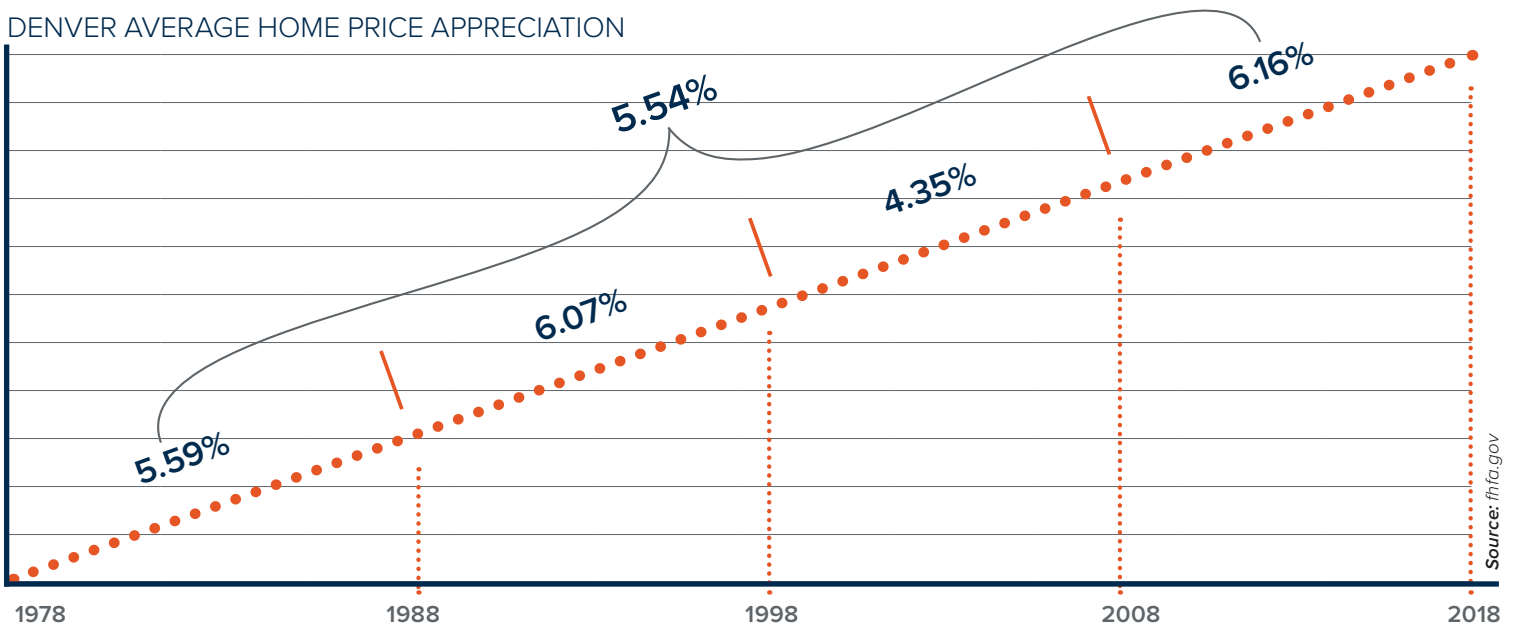
A MILE HIGH

Did you know our state grows by a Mile High Stadium's-worth of people each year? That's right, we've been growing by about 75,000 people each year, and we will keep growing. The State Demography office estimates we will have 7.5 million people living here by 2040.
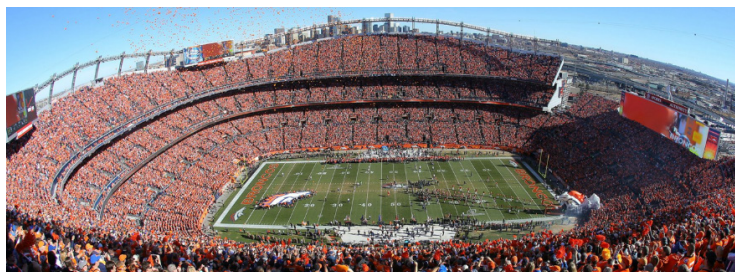
AFFORDABILITY

One way of looking at real estate affordability is to consider the percentage of homes in a market that could be purchased with that market's median income.

- › San Francisco, CA = **6.4%** (the least-affordable market)
- › Fort Collins, CO = **45.1%**
- › Denver, CO = **42.9%**
- › Kokomo, IN = **93.2%** (the most-affordable market)

OUR FORECAST

Here are our key predictions for 2019...

METRO DENVER	MORTGAGE RATES
PRICES UP **6%**	RISE TO **5.25%**

THANK YOU!

Thank you to all of our clients and friends who attended our annual Market Forecast events. We had 750 people join us over the course of two nights in Denver and then Fort Collins. Matthew Gardner, our Chief Economist, gave us insightful and valuable information, and humored us with his witty personality. *If you would like the slides from the presentation or a video recap, please reach out to us.*