

## APRIL SHOWERS

New options for buyers

## BANK OF MOM AND DAD

\$317 Billion Worth

## MARKET INSIGHTS

How's the Market?

## LAUNDERED

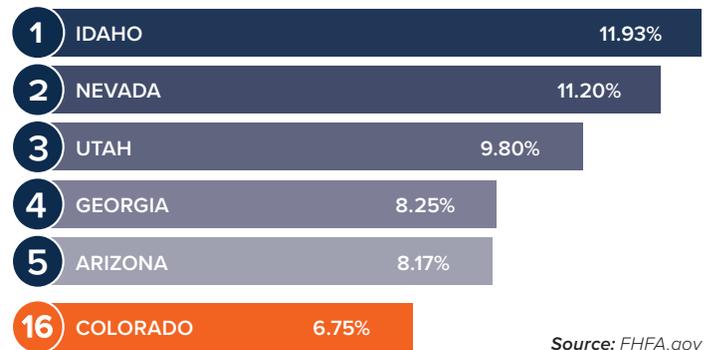
The Most Popular Room

## GET READY

Prepping for Property Taxes

## STATE RANKING

For the first time in a long time, Colorado fell out of the top 10 states for home price appreciation but still saw a 6.74% gain over the last year:



Source: FHFA.gov



WindermereColorado.com

## APRIL SHOWERS

Good news for buyers! New listings are showering the market providing opportunities that we have not seen in years. Based on historical tendencies and current trends, here's what buyers need to know:

- ▶ Residential inventory is up 47% over last year
- ▶ Multi-family inventory is up 79% over last year
- ▶ April tends to have 51% more new listings to choose from compared to January
- ▶ April, May and June will see the highest number of new listings hit the market compared to any other time of year

## BANK OF MOM AND DAD

A new report sponsored by Legal & General Group shows that parents, grandparents and friends play a major role in the U.S. housing market, supporting the purchase of \$317 billion worth of property last year. Buyers who do get help, receive an average of \$39,000 most commonly as a gift or an interest-free loan. If the "Bank of Mom and Dad" was a real business, it would be the seventh largest lender in the country!

## LAUNDERED

Apparently, Americans like clean clothes. According to a recent study from the National Home Builder's Association, the most sought-after room in a home is the laundry room. Other popular features are garage storage, walk-in pantries and double kitchen sinks.



## MARKET INSIGHTS

The latest report from the Federal Housing Finance Authority includes some insights about the U.S. housing market.

- ▶ After years of post-recession recovery, the markets in Nevada and Arizona are roaring back
- ▶ Of the top 20 cities for home price appreciation, only one is not in the Western U.S.
- ▶ Colorado has two cities ranked in the top 20 (Colorado Springs & Greeley)
- ▶ Las Vegas is the top-ranked market, while Bloomington, Illinois is last

## GET READY!

In the coming days you will receive your Notice of Valuation in the mail which shows your county's new appraised value of your home. It's likely you will have questions about this notice, and you may want to know how to protest their valuation. You can join a complimentary webinar on April 17th at 10:00 a.m. and see everything you need to know. To join live or get the recording, visit [www.WindermereWorkshop.com](http://www.WindermereWorkshop.com)