

# THE WINDERMERE REPORT

## PRICES STILL UP

Just not as fast

## CONDO INVENTORY

More multi-family

## THE LUXURY MARKET

High-end vital signs

## BEST PLACES TO LIVE

CO cities make the list

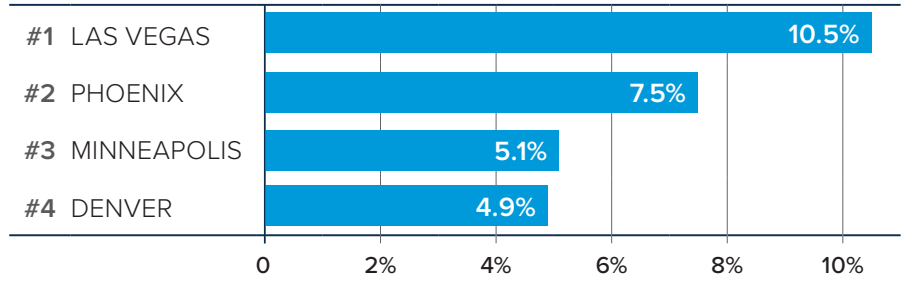
## WINDERMERE FOUNDATION

Our giving grows

## CASE SHILLER

The Case-Shiller Price Index tracks home price appreciation in the 20 largest metropolitan markets in the country. According to their latest report, the average appreciation for those cities was 4.7%.

### AVERAGE APPRECIATION

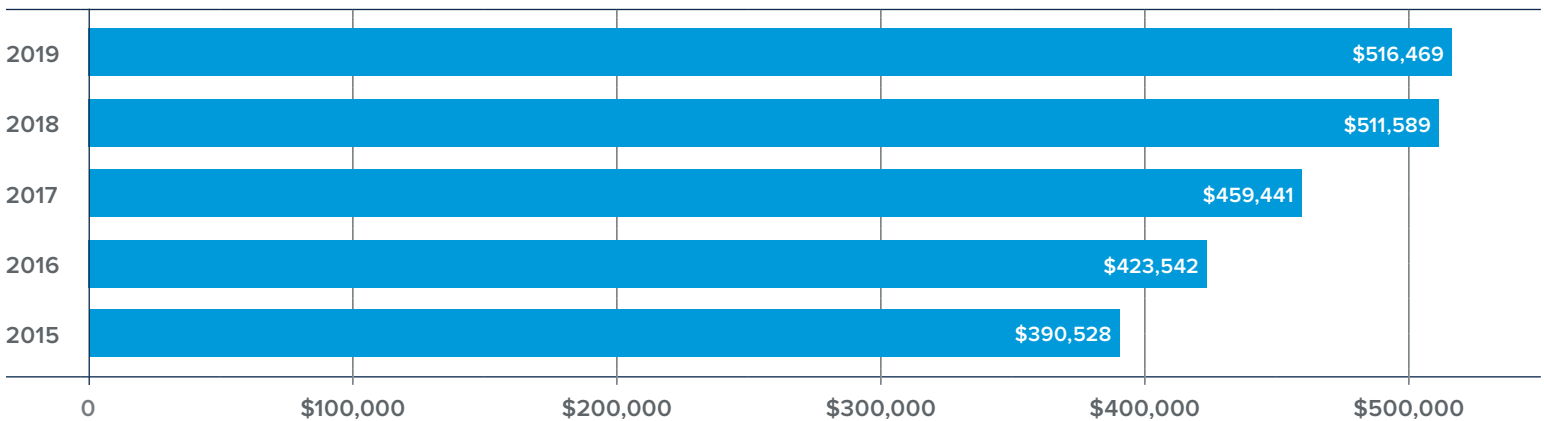


WindermereColorado.com

## PRICES STILL UP

Prices are still going up in Metro Denver, just not as fast as they have been for the last four years. We've been expecting the pace of acceleration to slow down and predicted this at our annual Market Forecast. We liken it to climbing a set of stairs. If you run up several flights of stairs, eventually you will get tired and start walking (but you're still going up).

### DENVER SINGLE-FAMILY AVERAGE PRICE



Source: DMAR

## CONDO INVENTORY

There are 775 more condominiums for sale in Metro Denver compared to a year ago. That equates to an increase of 64.42%! This is terrific news for the market in general because it gives buyers more inventory to choose from. This is especially good news for first-time buyers because condominiums provide a stepping stone into home-ownership and allow people to purchase property for less than \$400,000 — and sometimes less than \$300,000.

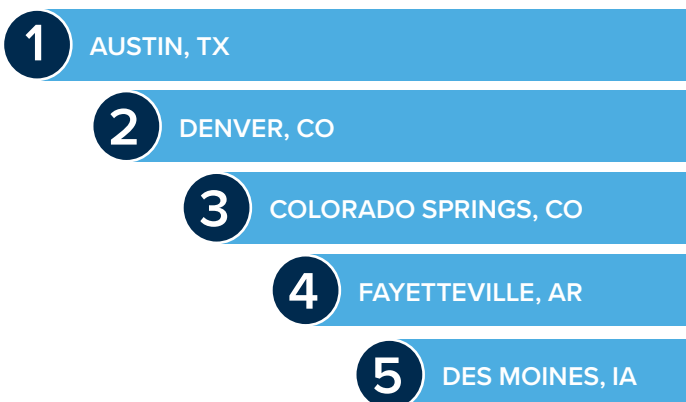
Source: REColorado

## THE LUXURY MARKET

We notice a slight cooling in the luxury market, but properties that are priced right are continuing to sell within a relatively fast timeframe. The number of sales of properties priced over \$1,000,000 are down 6.16% year-over-year (but still more than double compared to 2015). It takes an average of 69 days to sell these properties, which is 21% faster than last year. *If you are looking for a unique and sophisticated strategy to sell your luxury home, inquire about our Premier Properties program.*

## BEST PLACES

U.S. News and World Report recently released their list of best places to live. Two Front-Range cities made the top 5:



WINDERMERE Foundation

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500+ ORGANIZATIONS SUPPORTED

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