

THE WINDERMERE REPORT

WINDERMERE REAL ESTATE | DENVER

AUGUST 2019

RELIEF

More inventory for buyers

NEXT GEN

Step aside Gen Y!

COOLING OFF

Is the market cooling?

PRIME HOUSE

Amazon sells tiny homes

YOU'RE INVITED

Annual Tailgate Party

WindermereColorado.com

TOP STATES

According to C&R Research, Colorado had four cities on their list of "Most Craft Breweries Per Capita." Cheers to that!

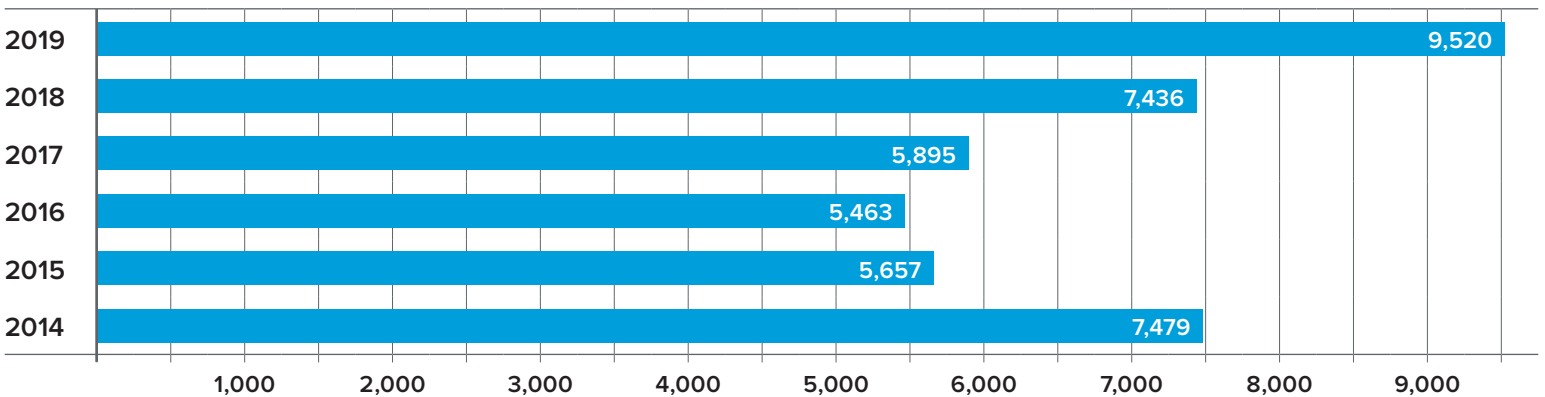


RELIEF!

For the last four years the one real estate story which has dominated the headlines is the lack of inventory available for buyers to choose from. This low inventory, combined with robust demand, fueled price increases, multiple offers, and bidding wars.

It seems, at last, there is relief for buyers as they now have more homes to choose from than they have in a long time. Inventory today in Metro Denver is the highest it has been since October 2014 and 28% higher than a year ago!

NUMBER OF HOMES FOR SALE AT THIS SAME TIME OF YEAR



NEXT GEN

Step aside, Gen Y, Generation Z homebuyers are poised to enter the real estate market. Generation Z comprises those born from about 1996 to 2010. The oldest among them are now in their twenties, and many are starting to enter the housing market for the first time. The research shows these young folks already value home ownership, a whopping 59% of them want to buy a house in the next five years.

PRIME HOUSE

Did you ever think you could order a house with your Amazon Prime account? Well, now you can! Amazon is selling tiny homes for relatively tiny prices. The homes on their website start at about \$7,000 and they are truly tiny — in some cases, as small as 200 square feet.

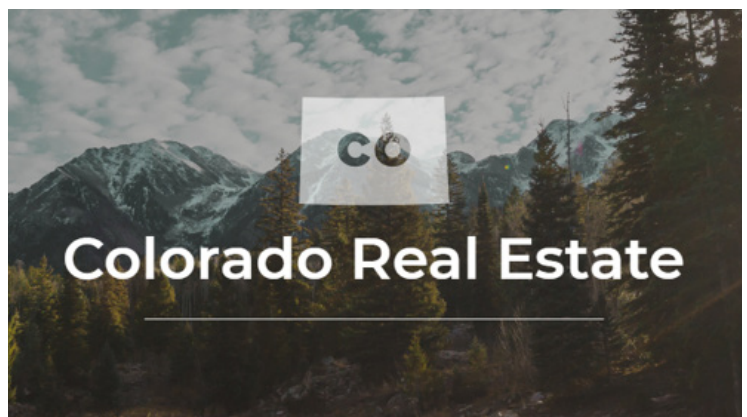


COOLING OFF?

Not only is the weather starting to cool a bit as Autumn approaches, but the market is also showing signs of slowing down from its torrid pace that began in 2013. For five years in a row, the market saw close to double-digit price appreciation and we knew that couldn't be sustained. Here is what we notice now — Sellers having to reduce their (overly optimistic) price to attract buyers, homes taking longer than a week to sell (gasp!), and fewer multiple-offer bidding wars. All-in-all, we notice a market becoming more normal (if there is such a thing).

YOUR RESOURCE

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