

THE WINDERMERE REPORT

WINDERMERE REAL ESTATE | DENVER

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THE HEADLINES

2020's News

LOAN NEWS

Big mortgage changes

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County by county

DITCH THE TUB

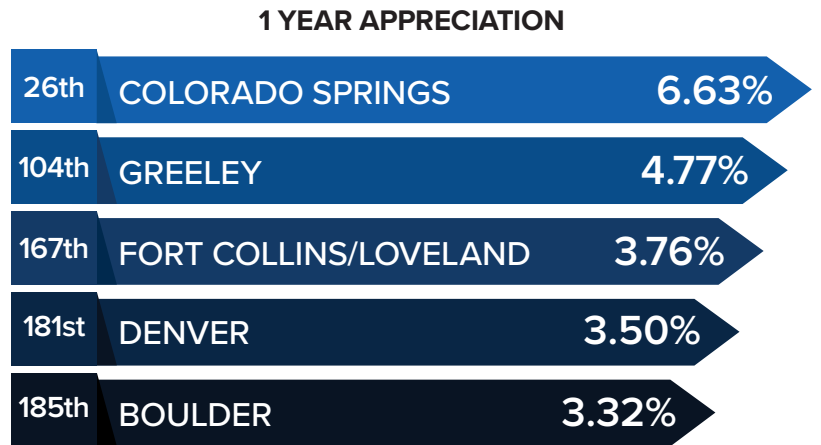
The latest bathroom trend

SAVE YOUR SEAT

Register for our Forecast

THE LATEST RANKINGS

Here is the latest from the Federal Housing Finance Authority who tracks yearly home price appreciation in 231 markets all across the country:



EXTRA! EXTRA! READ ALL ABOUT IT!

Here are the four real estate stories we expect to dominate the news this year. To see all the details, plus our predictions for the market, be sure to join us live at our annual Market Forecast (see article below).



► **PRICES.** As we predicted last year, 2019 saw a return to more normal rates of appreciation. Our market has averaged 5.5% per year for the last 40 years and we knew that double-digit appreciation could not be sustained. We expect prices to continue to rise at a more reasonable rate in 2020.

► **STEADY RATES.** International trade wars and a slowing global economy will keep interest rates low throughout 2020. We don't expect the 30-year mortgage rate to go above 4.0% until the first quarter of 2021 at the earliest. This is great news for buyers and is another reason why prices will continue to rise.

► **INCREASED INVENTORY.** The trend of more options for buyers will continue as inventory levels get more into balance. This also means that the number of bidding wars and multiple-offer scenarios will greatly diminish compared to the last three years. Buyers will not only have more properties to select from but also more time to consider their options.

► **CREATIVE BUILDERS.** As land, labor, materials and permit costs continue to rise, builders are forced to get creative so that they can deliver a price point that the market demands. We will continue to see builders pivot to smaller, more dense product that a larger number of people can afford.

LOAN NEWS

Fannie Mae and Freddie Mac increased their conforming loan limits for the fourth straight year which means more buyers can get a conforming loan as opposed to a jumbo loan.

- The limit for both Larimer and Weld County is \$510,400.
- Conforming loans tend to have better rates than jumbo loans and tend to be easier to attain.

DITCH THE TUB

A recent study by Houzz found that more than half of homeowners remodeling their bathrooms have increased the size of their showers, and many of those eliminated their bathtub to do so. It seems that people find ditching the bathtub and making the shower bigger is more practical.



HOME STARTS

According to research by Metrostudy, county by county home starts vary quite a bit. Weld County's new home activity is up 17% over last year, while Adams County is down 19%. Weld, Elbert, and El Paso Counties are the only three places with an increase over last year. El Paso County also has the most new home activity of any county on the Front Range.

SAVE YOUR SEAT

It's time to RSVP for our annual Market Forecast. Join us live on January 15th at the Wellshire Inn at 5:30 p.m. so you can see where the market has been and where it is going. Back by popular demand is our Chief Economist Matthew Gardner, who will educate and entertain you. Save your seat at www.DenverForecast.com



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