

THE WINDERMERE REPORT

THE 10-YEAR RHYTHM

Predicting price growth

MONTHS OF INVENTORY

Varies by price point

PRICE DROPS

Effects of poor pricing

HOMEOWNERSHIP RATE

Reaches 6-year high

GARDNER REPORT

New economic report

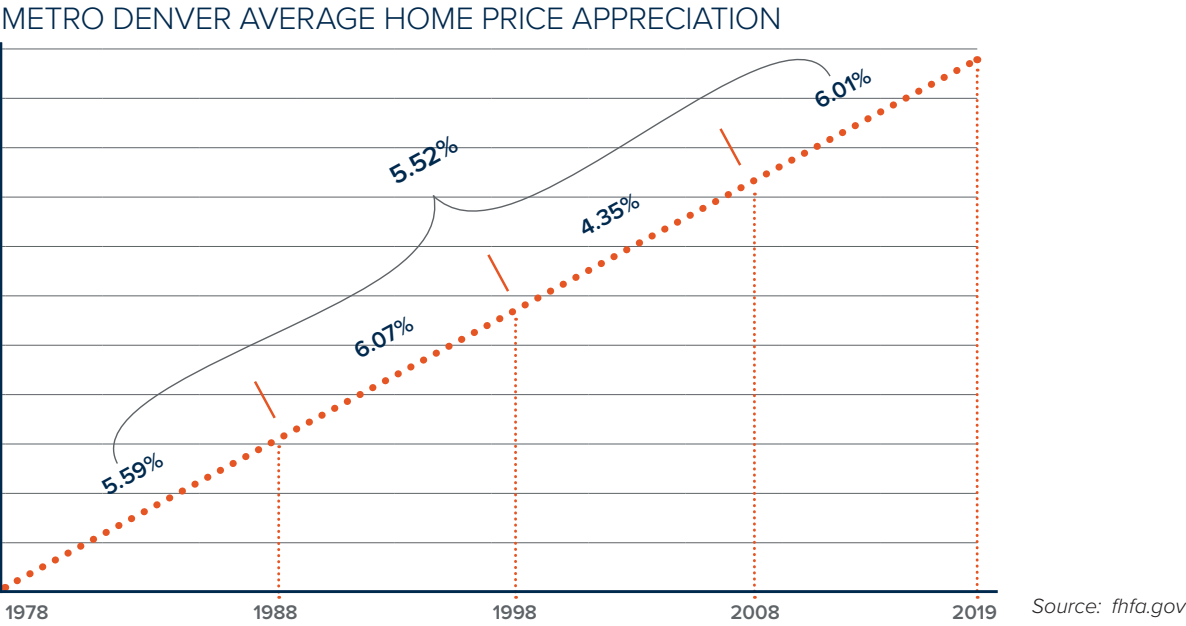
MILLENNIAL BUYERS

According to research from Lending Tree, these are the most active markets for Millennial Buyers:

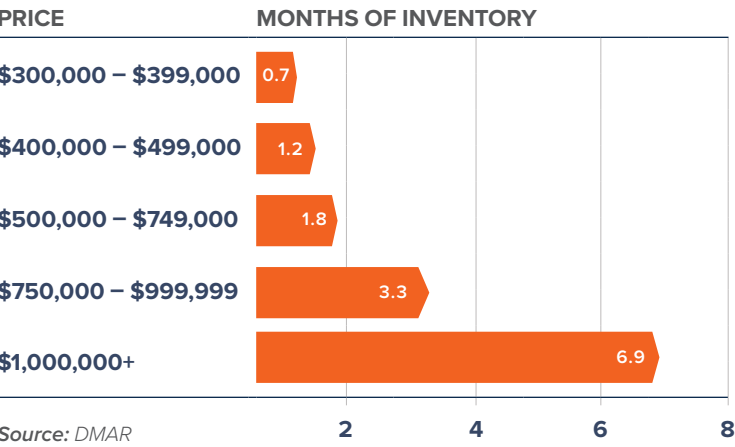
MARKET	% OF BUYERS WHO ARE MILLENNIALS
1 MINNEAPOLIS, MN	56.2%
2 BUFFALO, NY	56.1%
3 SAN JOSE, CA	55.8%
4 DENVER, CO	55.3%
5 SALT LAKE CITY, UT	54.9%

THE 10-YEAR RHYTHM

As we study 42 years of price appreciation data for Metro Denver, an interesting pattern emerges. We call this pattern the 10-Year Rhythm. It shows that yearly price appreciation in 10 and 11-year segments tends to closely mirror the 40-year average of 5.52% per year. This demonstrates that our market grows in a steady, predictable way instead of taking wild swings like some other markets.



MONTHS OF INVENTORY



PRICE DROPS

According to research by DMAR, properties in Metro Denver which had a price reduction before eventually selling spent an average of 70 days on the market. Properties that required no price reduction sold in an average of 15 days. It pays to price a property right on day one!

HOMEOWNERSHIP RATE

The homeownership rate just rose to its highest level in six years according to the Census Bureau. The percentage of Americans who own their home increased to 65.1%, the highest rate since the third quarter of 2013.

GARDNER REPORT

Our Chief Economist’s quarterly market report is hot off the press. Reach out to us if you would like a copy. It’s full of great information and valuable insights about the market along the Front Range.

