

# THE WINDERMERE REPORT

WINDERMERE REAL ESTATE | DENVER

AUGUST 2021

## COULD YOU IMAGINE?

Price predictions

## VACATION HOMES

2nd Home Demand

## BEST PLACE TO LIVE

Boulder is #1

## SAVE THE DATE

Tailgate Party!

## MOST ACTIVE MONTHS

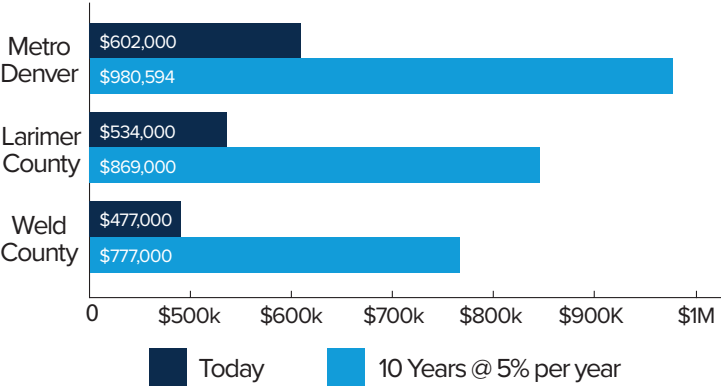
For new listings to hit the market along the Front Range



## COULD YOU IMAGINE?

Just a few years ago it was hard to imagine a day when average prices along the Front Range would exceed \$500,000. That day is here. How can that happen? The answer is compound interest. Right now, it might be hard to imagine a day when average prices will exceed \$800,000. That day will come. How? Compound interest.

*Look at what happens to today's average prices when they grow at just 5% per year, which is slightly below the long-term historical average:*



## VACATION HOMES

Vacation home sales surged during the pandemic. This is a dynamic that Coloradoans witnessed first-hand, and something confirmed by the National Association of REALTORS®. Their Vacation Counties report shows sales of second homes **grew by almost 17% year-over-year**, while primary home sales only grew by 5%. Prices of these homes outpaced price growth of primary homes by 50%. Some other interesting stats:

- 53% of second-home sales were cash
- 21% of vacation home sales were condominiums

## BEST PLACE TO LIVE

According to U.S. News and World Report, the best place to live in the whole country is **Boulder, CO**. Beating out Raleigh/Durham, N.C. which came in second place. Boulder scored very high on “Desirability,” “Job Market,” and “Quality of Life.” Not surprisingly, it didn’t score high on “Value.” Other Colorado cities on the list were Colorado Springs at 6th, Denver at 14th, and Fort Collins at 17th.



## SAVE THE DATE!

It’s back! Our annual Tailgate party to benefit the Windermere Foundation is September 17th from 4:00 pm to 9:00 pm at our Fort Collins Office – 255 E. Monroe Drive. Food, drinks, music, and fun for all! RSVP to [fortcollinstailgate.com](https://fortcollinstailgate.com).

