

THE WINDERMERE REPORT

WINDERMERE REAL ESTATE | DENVER

FEBRUARY 2021

PRICING PREDICTION

Our forecast

GENERATIONAL LOW

Incredibly low inventory

REBOUND!

Major market turnaround

PERMIT CHANGE

New construction lag

ANNUAL MARKET FORECAST

Recording is available

TOP WAYS

COVID-19 impacted recent decisions to move:



HEALTH AND WELL-BEING



CLOSER TO FAMILY



CHANGE IN EMPLOYMENT



LIFESTYLE CHANGE

Source: Unigroup

PRICING PREDICTION

Last month we hosted our annual Real Estate Market Forecast where our Chief Economist Matthew Gardner made his predictions for 2021 price increases along the Front Range. Here is how he sees prices appreciating in each county this year:

LARIMER	5.5%
WELD	6.4%
ADAMS	7.3%
ARAPAHOE	4.4%
DENVER	5.3%
DOUGLAS	4.1%
JEFFERSON	4.4%



GENERATIONAL LOW

Housing supply nationally is at a generational low. The low inventory dynamic locally is consistent with most markets across the country. Here are two stats of note:

- ▶ The number of homes currently for sale is **one million less** than the long-term average.
- ▶ Sold properties are receiving an average of **3.5 offers each**.

PERMIT CHANGE

One of the potential sources to alleviate the low inventory is new construction. The good news is **building permits are increasing** all along the Front Range as builders work to help the under-supplied market. However, the amount of new construction is **still significantly lower than it was 15 years ago**, even though population is much higher. For instance, compared to 2006, Larimer County is starting 14% fewer new homes and Douglas County is starting 35% fewer.



REBOUND

Guess which major U.S. market has seen the biggest price increase since the Great Recession?

Denver is the correct answer with a 70.3% increase, followed by Dallas at 62.5%. This is according to the most recent report from Case-Shiller. Surprisingly, some markets have not made it back to their pre-Great Recession peaks including Las Vegas, Phoenix and Chicago.

ANNUAL MARKET FORECAST

If you would like to see the recording of our Annual Market Forecast featuring our Chief Economist Matthew Gardner, just reach out and we would be happy to send you the link. It is full of interesting insights and valuable predictions on the Front Range market.

