

# THE WINDERMERE REPORT

WINDERMERE REAL ESTATE | DENVER

DECEMBER 2020

## TOP SURPRISES

4 things that shock our clients

## REVIEW YOUR VALUE

What is your property worth?

## GALLAGHER AMENDMENT

What the repeal means for you

## LOAN LIMITS

New Conforming limits set

## SAVE THE DATE

Virtual Forecast

## RESORT REAL ESTATE IS ROCKING

Recent year-over-year increase in sales volume.

ASPEN



UP 278%

EAGLE COUNTY



UP 117%

SUMMIT COUNTY



UP 114%

## TOP 4 SURPRISES

Here are the top 4 things that surprise, and sometimes shock our clients:

**1 Much Higher** – Your home is likely worth much more than you think. When we complete a Property Review for a client, it is not uncommon for a home's value to be 10% more than what the client believes.

**2 Equity Rich** – The higher-than-expected property values result in home equity amounts that delight our clients. One third of all property owners along the Front Range have at least 50% equity in their homes. Are you one of those?

**3 Easy Payments** – Because interest rates keep setting record lows, monthly mortgage payments are less than what many clients could ever imagine. Today's rates result in a monthly payment 15% below what they would have been just two years ago.

**4 Big Savings** – Low rates mean big savings in interest over the life of the loan. If you obtain a \$400,000 loan today, you will pay roughly \$120,000 less in interest over the life of the loan compared to obtaining that same loan two years ago.

## REVIEW YOUR VALUE

The beginning of the year is the perfect time for a Property Review. It will answer the question, "What is my home worth?" We are happy to provide you with a market snapshot to answer that question. Even if you have no plans to sell in the near future, this quick report will give you a lot of clarity about your home and the market in general. If this would be helpful to you, reach out to your Windermere broker and they will send you a customized review right away.

## LOAN LIMITS

The Federal Housing Finance Agency (FHFA) is raising the baseline conforming loan limit for 2021. This takes effect on January 1st. This means that more borrowers can utilize a conforming loan, instead of a jumbo loan which tends to be harder to qualify for and more expensive.

The limits are:

- › \$510,400 Larimer and Weld Counties
- › \$596,850 Metro Denver
- › \$654,350 Boulder County



## GALLAGHER AMENDMENT

Colorado voters recently voted to approve Amendment B which repeals the Gallagher Amendment. This amendment, initially adopted in 1982, mandated a specific ratio of income between residential and non-residential property taxes. Residential property taxes could not account for more than 45% of total tax revenue. When residential property values rose faster than commercial values, assessment rates on the residential side had to be cut to maintain the ratio. These automatic cuts will no longer occur which means more revenue for state and local governments.

## ANNUAL FORECAST

The Windermere Annual Real Estate Market Forecast with our Chief Economist Matthew Gardner is January 14, 2021 at 11:30 am. Contact your Windermere broker to receive the registration link.



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