

THE WINDERMERE REPORT

WINDERMERE REAL ESTATE | DENVER

APRIL 2017

LOOK BACK

A Look Back at Price Growth

THE 10%

Colorado Cities at the Top

UP AND UP

Interest Rates Rising

SLEEPING ALONE

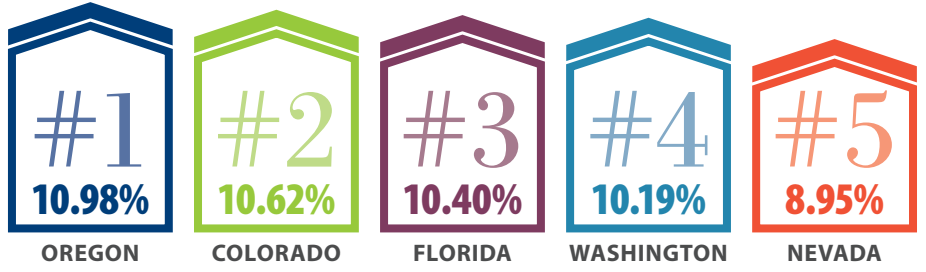
New Trend in Luxury Homes

WHAT'S MY HOME WORTH?

Our Home Valuation Service

STATE OF THE STATES

The latest state rankings for 1-year home price appreciation:



Source: www.fhfa.gov



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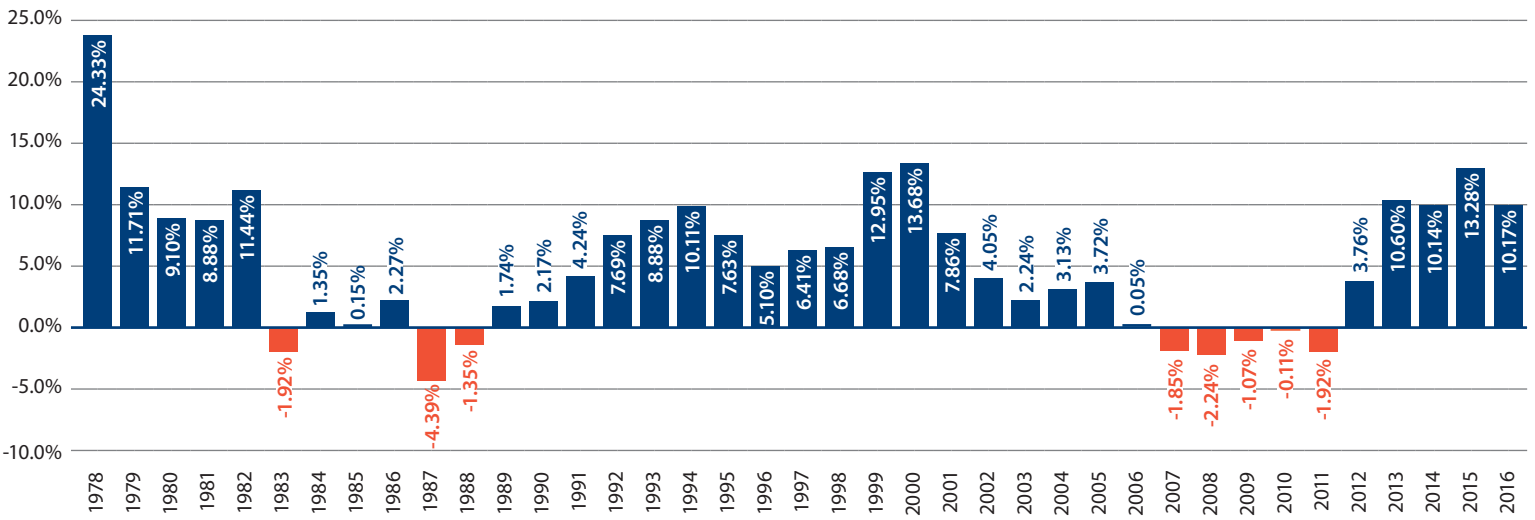
LOOK BACK

The Federal Housing Finance Authority recently released their quarterly home price appreciation report. Here's a look back at how prices have fared over the long term.

ANNUAL APPRECIATION: DENVER-AURORA-LAKEWOOD, CO

RECENT QUARTER APPRECIATION

Q1	Q2	Q3	Q4
2.09%	3.79%	2.46%	1.47%



Source: www.fhfa.gov & Focus First

THE 10%

Once again, in the latest report from FHFA.gov, Colorado shows its real estate strength. Four Front-Range cities are in the top 10% of all metropolitan areas in the country for home price appreciation. Here are the top markets in Colorado and how they rank out of 259 national markets for 1-year growth:

#11	Fort Collins/Loveland	11.67%
#12	Greeley	10.44%
#14	Denver	10.17%
#15	Boulder	10.15%

SLEEPING ALONE

It seems that at a certain point in a romantic relationship, a good night's sleep is more important than anything else. According to a recent survey by John Burns Real Estate Consulting, nearly one in three people looking at luxury homes last year were interested in having multiple master suites. Separate bedrooms appeal to married couples with different schedules and sleep preferences. "There has been this stigma about people sleeping apart," said Wendy Troxel, a clinical psychologist and senior behavioral scientist at the Rand Corp., who studies sleep. "But perhaps we are moving more toward this acceptance that there is not one-size-fits-all."

Source: Professional Builder

UP AND UP

Mortgage interest rates are on the rise again. They now stand nearly one full percentage point higher than right before the election. This means that, in addition to the price increases which have occurred nation-wide, buyers have realized a 10% impact to their buying power. This is based on the simple rule of thumb which says every 1% rise in rates equates to a 10% rise in monthly payment. Most experts believe that rates will be at least 0.5% higher by the end of the year. We believe the greatest risk in this rising-rate environment is to wait!

WHAT'S MY HOME WORTH?



As prices across the Front Range escalate, are you curious to know what your home is worth today? We can help you with a detailed, accurate analysis using our local expertise. We would be happy to put a report in your hands which shows you the real estate activity in your neighborhood and a home value estimation. Contact us today and we will send it out right away.

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