

# THE WINDERMERE REPORT

WINDERMERE REAL ESTATE | DENVER

SEPTEMBER 2015

## FOCUS ON DENVER METRO

Prices explode over five years

### PROPERTY TAXES

Colorado taxes lower than most states

### STAPLETON'S LAST PUSH

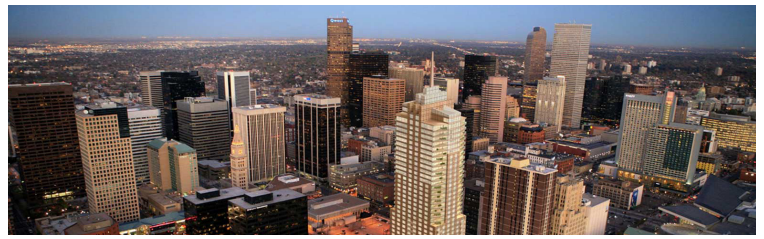
Beginning of the end for the old airport site

### BUILDING PERMITS JUMP

New construction in Denver Metro is on the rise

### YOUR LUXURY HOME SOURCE

Windermere is your source for luxury sales



## DOWNTOWN DENVER DEVELOPMENT IS BOOMING!

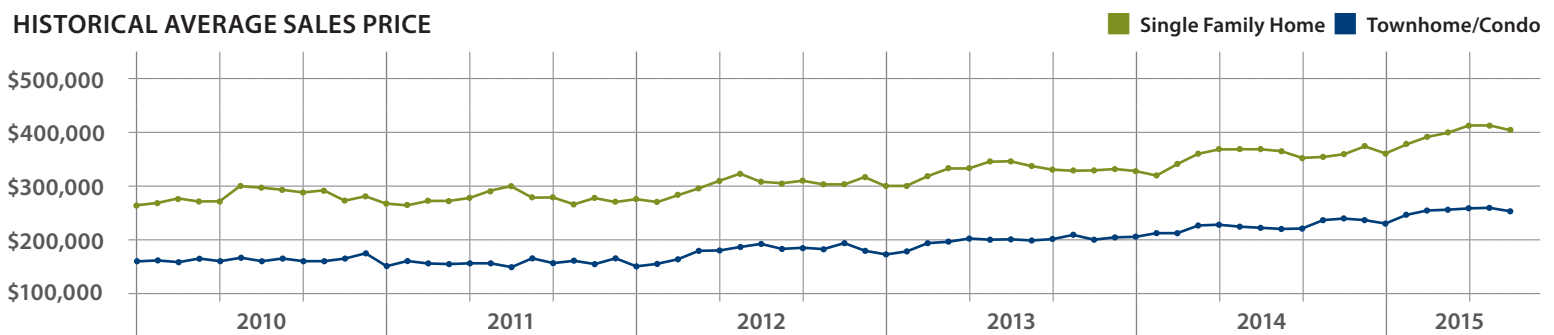
Currently under construction are \$1.51 billion worth of:

- 1,576 hotel rooms
- 4,244 residential units
- 2,346,000 square feet of office space
- 231,920 square feet of retail space

## FOCUS ON DENVER METRO

Prices in the Denver Metro area have seen tremendous growth since 2010. This is indicative of prices across our entire Front Range market.

### HISTORICAL AVERAGE SALES PRICE



Source: REcolorado, CAR, 10K Research and Marketing

## COLORADO TAXES

Here's yet another reason to live in Colorado—low property taxes! According to research by SmartAsset, property taxes in Colorado are nearly half of the national average. The average effective rate in Colorado is 0.63 percent of the property's value, while the national average is 1.19 percent. Average effective property tax rates for Denver Metro Counties:

Adams	<b>0.87%</b>
Arapahoe	<b>0.72%</b>
Boulder	<b>0.64%</b>
Denver	<b>0.56%</b>
Douglas	<b>0.79%</b>
Jefferson	<b>0.71%</b>

Source: SmartAsset, Denver Post

## BUILDING PERMITS JUMP

County permits for single family new construction are up significantly since 2010.

Adams	<b>+139%</b>
Arapahoe	<b>+82%</b>
Denver	<b>+166%</b>
Douglas	<b>+172%</b>

Source: US Bureau of the Census 2015 Building Permits

## STAPLETON'S LAST PUSH

It's the beginning of the end for the residential community built on the old airport site. Their last major parcel south of I-70 is scheduled to break ground next year. And, this will be their first venture into the city limits of Aurora.

- The last parcel is 101 acres south of East 26th Ave.
- 322 single-family homes and 25 acres of park land are planned
- The new homes will range from \$250,000 to \$450,000
- The parcel links Denver and Aurora
- The first Stapleton residents moved into the neighborhood in 2002
- Today Stapleton is the largest infill community in the country

Source: Denver Post

## YOUR LUXURY HOME SOURCE

Windermere is your luxury home source. Our exclusive Premier Properties Program provides elegant marketing materials, specialized signage, and enhanced online and print advertising. This program's success is proven to produce results and deliver a seamless experience for both buyer and seller.

To receive your free copy of The Denver Metro Luxury Home Report, contact me immediately.

### ■ FUN FACT ■

Sales of \$1,000,000 properties are up 25 percent over last year.

*Premier*  
PROPERTIES