
SCOOP

NORTHERN COLORADO REAL ESTATE NEWS



NORTHERN COLORADO | THIRD QUARTER 2016, VOLUME VII


Windermere
REAL ESTATE

WINDERMERECOLORADO.COM | (970) 460-3033



Welcome to “The Scoop”

Everything You Need to Know About the Northern Colorado Real Estate Market

Produced Quarterly by Windermere Real Estate in Fort Collins

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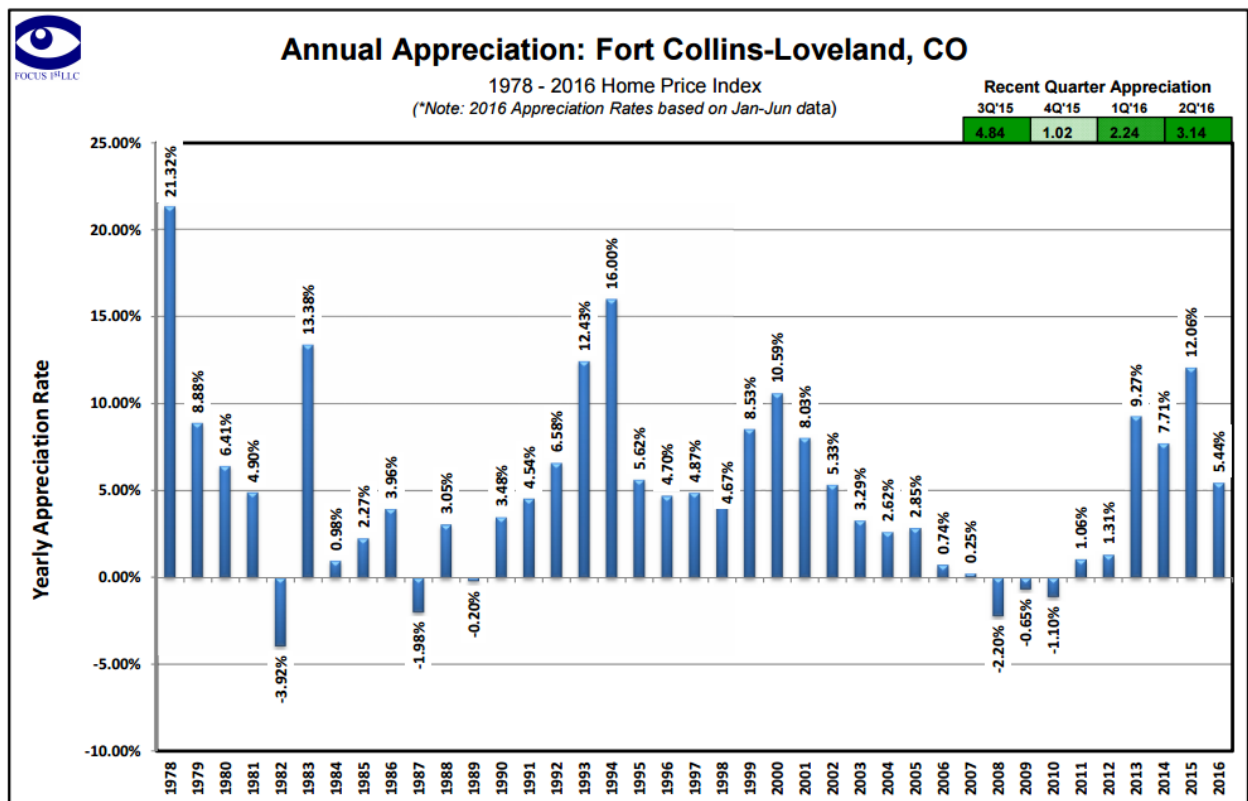
www.windermerecolorado.com

400 E. Horsetooth Road #100

Fort Collins, CO 80525

Long Term Home Prices – Larimer County

A trusted resource is the Federal Housing Finance Authority (FHFA) which tracks nearly 300 markets across the country and produces a quarterly price appreciation index. Note that the 2016 stat only includes one quarter of data.

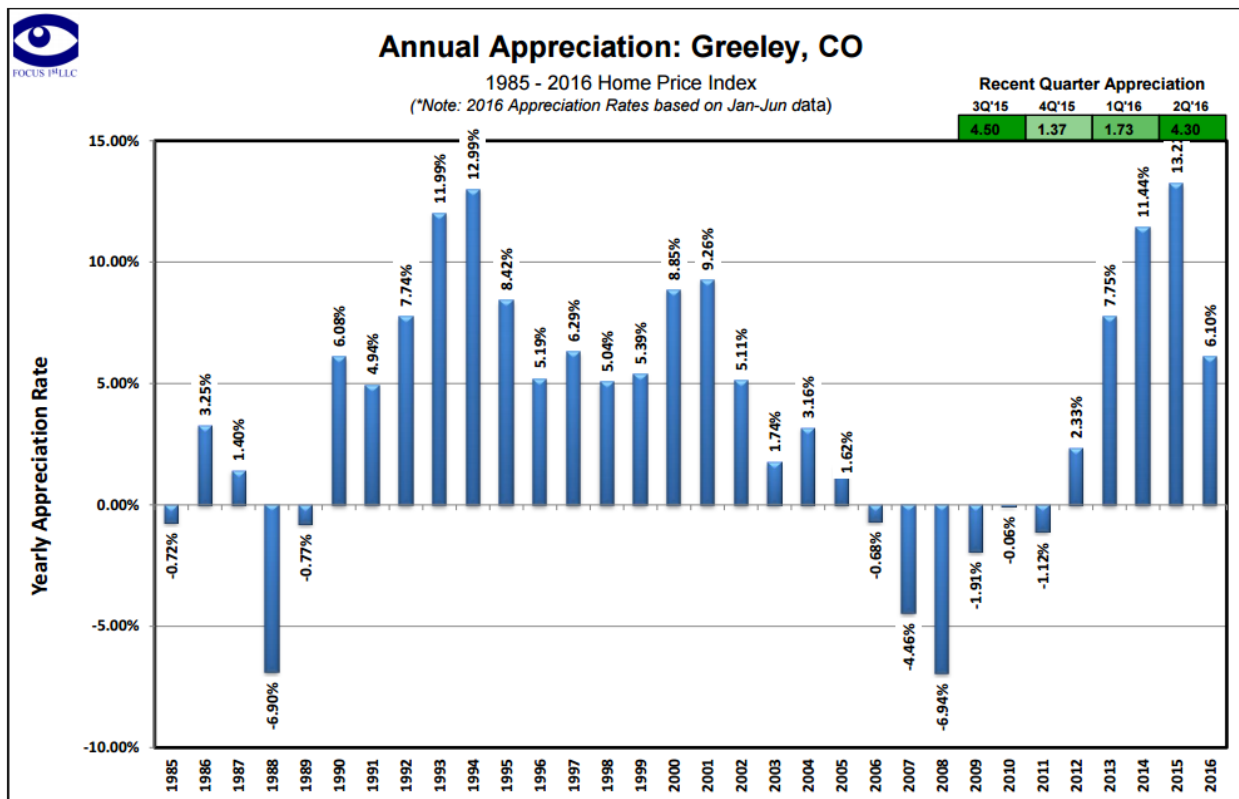


To obtain detailed price information contact us at 970-460-3033.

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Long Term Home Prices – Weld County

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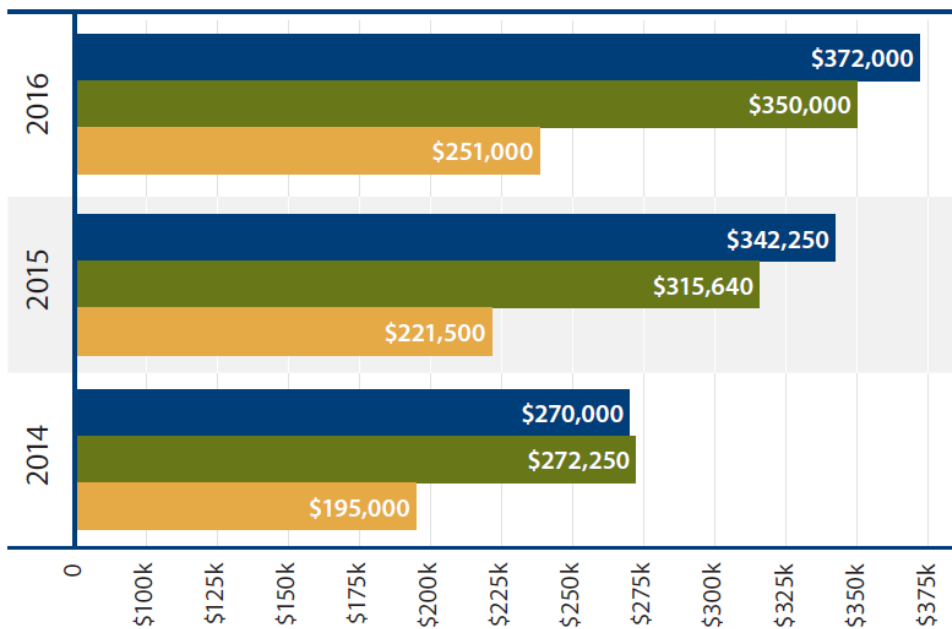


Prices in Northern Colorado...

PRICES ON THE MOVE

Median prices over the last three years in our major markets:

■ Fort Collins ■ Loveland ■ Greeley/Weld



Source: IRES

To obtain detailed market information, contact us at 970-460-3033.

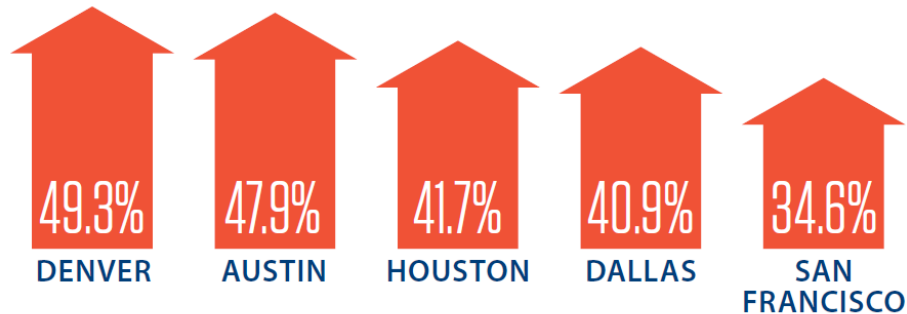
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An Interesting Comparison...

QUICK RECOVERIES

Denver leads the nation in home price recovery since the Great Recession. Let's look at prices today compared to pre-bubble peak. Markets with the best recovery:



By the way, Las Vegas is still 49.7% below their pre-bubble peak!

Source: HSH.com/FHFA.gov

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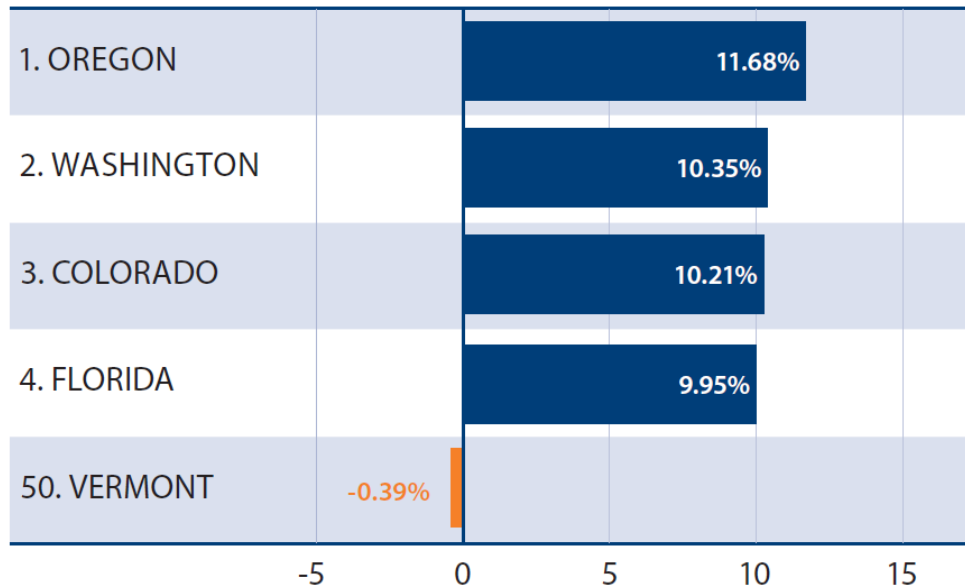
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Colorado Near the Top...

STATE BY STATE

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



To receive more details on new home construction contact us at 970-460-3033.

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Did You Know...

COLORADO PEAKS

Quick trivia question—which state has four of the top-ten markets in the country? Yep, you guessed right, it's Colorado. Once again, in the latest report from FHFA.gov, Colorado shows its real estate strength. Here are the peak markets in Colorado and how they rank out of 259 national markets for 1-year growth:

#1 Boulder	14.72%
#6 Greeley	12.39%
#7 Denver	12.23%
#10 Fort Collins/Loveland	11.67%

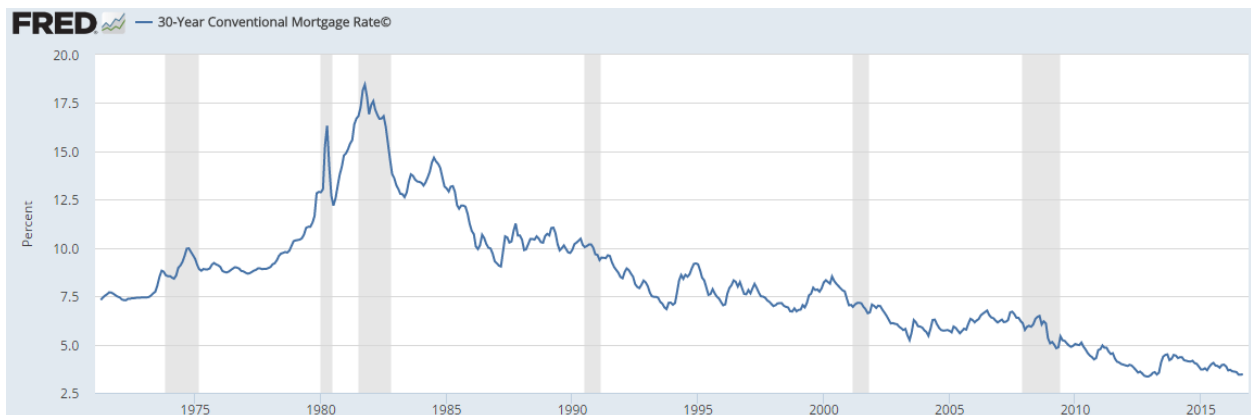
To receive more details on rental properties, contact us at 970-460-3033.

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The Greatest Opportunity

With interest rates essentially at the lowest point on our lifetime, are you living in your dream home?



The stars have aligned for the move-up buyer. This is a unique time in history where someone who aspires to own a larger, nicer, or newer home can sell in a seller's market and potentially buy in a buyer's market.

Home values have increased considerably in our market for several years in a row, and even more so in price ranges below \$350,000. Some segments of our market still demonstrate buyer's market conditions above \$500,000.

When was the last time a local expert showed you what your home is worth in today's market? We can help you using our exclusive *Touch CMA* tool. Contact us today at 970-460-3033.

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2017 Forecast!



SAVE THE DATE!

The Windermere Real Estate Annual Forecast is **January 19th**. Back by popular demand is featured speaker Matthew Gardner, our Chief Economist!

To reserve your spot, contact us at 970-460-3033.

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A Unique Solution...

SELLER PROTECTION

With inventory levels so low in our market, some would-be sellers are reluctant to sell their homes because they are worried they won't be able to find a replacement property. We have worked closely with our attorneys to design a Seller Protection Program which provides our customers with the time they need to select a new property once their current home goes under contract. Contact us to receive the details.

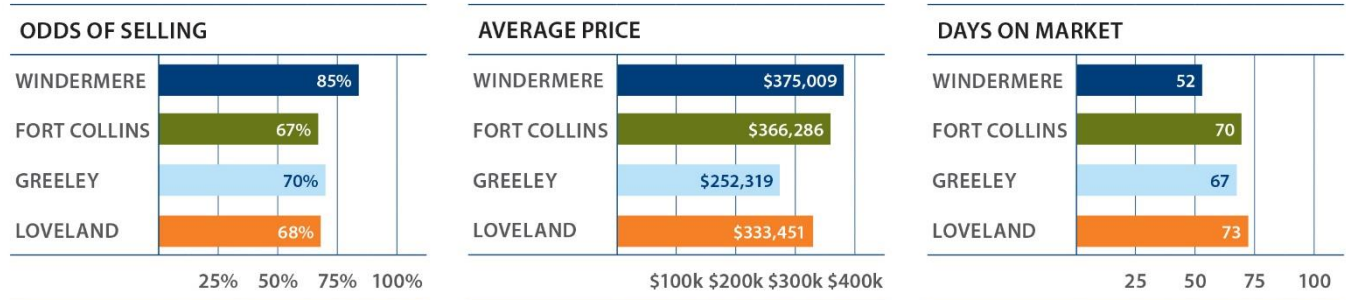




Windermere Results

Windermere’s Certified Listing Program is producing extraordinary results for our customers. Homes listed by Windermere sell 85% of the time, for more money and faster than the market average.

WINDERMERE RESULTS Windermere’s Certified Listings are outperforming the market: **Source: IRES**



10/2016

To receive detailed information on our Certified Listing Program, contact us at 970-460-3033.

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