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TRANSACTIONS & AVERAGE SALES PRICES

2016 AND 2017 NUMBER OF SALES TRANSACTIONS AND AVERAGE SALES PRICE COMPARISONS

	TOTAL SALES 2016	TOTAL SALES 2017	1 YR % CHANGE 2016-17
FTC / TIMNATH / WELLINGTON	3,661	3,826	5%
GREELEY / EVANS	2,480	2,162	-4%
LOVELAND / BERTHOUD	2,050	2,275	11%
WINDSOR / SEVERANCE	1,021	1,007	-1%

	AVG PRICE 2016	AVG PRICE 2017	1 YR % CHANGE 2016-17
FTC / TIMNATH / WELLINGTON	\$373,703	\$397,067	6%
GREELEY / EVANS	\$252,966	\$277,869	10%
LOVELAND / BERTHOUD	\$351,486	\$381,079	8%
WINDSOR / SEVERANCE	\$390,291	\$434,242	11%

Source: IRES

TERMINOLOGY TIP

What is an ILC Survey? An ILC is not a survey, but a certificate. Used in order for mortgage and/or title companies to have some assurance that the improvements to a property are not encroaching into an easement or beyond the deed lines. In most cases an ILC will be sufficient to show the relationship of the improvements to the deed lines.

NORTHERN COLORADO LED STATE OUT OF RECESSION

Colorado ranked fourth among the states in job growth coming out of the recession, and Northern Colorado led the state.

Brian Lewandowski, an economist with the University of Colorado Boulder Leeds School of Business, laid out key economic statistics for attendees of BizWest's annual Economic Forecast event Tuesday at the new Doubletree by Hilton in downtown Greeley.

Lewandowski, and later economist Matt Vance with real estate firm CBRE, both assured the audience that they don't have to worry about another recession just yet — at least not in 2018.

AMONG THE KEY ECONOMIC STATISTICS FOR 2018:

- Job growth will be below 2 percent, which is expected given the tight housing market and challenges companies face to find talent.
- GDP will be about 3 percent, up from the 2.2 percent average for 2017. Manufacturing, professional and business services, and education and healthcare are leading the GDP growth in the region.
- Older workers — those 65 years old and older — are participating in the labor force at a rate not seen in 50 years.
- Greeley is out-performing the rest of the state due to a resurgence of the oil and gas industry, with Fort Collins/Loveland and Denver at second and third.
- Colorado, and Northern Colorado, are building households faster than houses, which will mean continued upward pressure on housing prices. Rent growth is outpacing both inflation and wage growth.
- Wage growth in Northern Colorado has averaged 2.5 percent but payroll costs have increased 7 percent, which reflects new jobs added in the region.
- The average wage in Larimer and Weld counties is \$48,865.

Vance did say that he expects the economy to enter a recession in 2019 and last for three quarters. Lewandowski said he has not projected a recession until 2020, but isn't confident that it will occur then.

Source – bizwest.com



COLORADO RANKS IN TOP 10 FOR BEST STATES FOR WOMEN ENTREPRENEURS

Colorado is one of the best states for women entrepreneurs, according to a ranking from FitSmallBusiness.com, an online publication for small business owners.

Colorado is the fifth best state, preceded by Georgia, Florida, Maryland and California, in descending order. The top 10 is rounded out by Virginia, New York, Texas, Hawaii and New Mexico.

To determine the rankings, FitSmallBusiness.com looked at the percentage of women-owned firms out of total small businesses in the state, the percentage of the state's small business revenue that came from women-owned firms, the economic clout of women in each state, the net number of women-owned firms per day, the percentage of women-owned firms with paid employees and the percentage of workers in the state employed by women-owned firms. Data came from the U.S. Census Bureau, Womenable and American Express Open.



Across five of the six categories, Colorado was in the top 15 states for each, which helped it make the top five states overall. Colorado scored the second place for the percentage of women-owned firms with paid employees — 21.52 percent of businesses with paid employees are owned by women. The state was eleventh for women with economic clout. And businesses owned by women count for 4.95 percent of all revenues in the state, also ranking Colorado No. 11 in that category.

Source: bizwest.com

OUR NORTHERN COLORADO FEATURED *Listings*



3617 Pinewood Ct, JTNW
\$424,900 MLS#842265
4 Bed, 4 Bath, 3542 SF



1939 Dominica Ct, WDSR
\$635,000 MLS#841336
5 Bed, 4 Bath, 4994 SF



616 Horse Mtn Drive, LVMR
\$335,000 MLS# 841579
3 Bed, 2 Bath, 1934 SF



5450 Tirranna Ct, FTC
\$2,300,000 MLS#839580
4 Bed, 8 Bath, 8413 SF



3412 Chestnut Ave, LVLD
\$380,000 MLS#841931
4 Bed, 3 Bath, 2264 SF



8129 White Owl Ct, WDSR
\$600,000 MLS#841006
4 Bed, 3 Bath, 4087 SF



5962 Pawnee Ct, WELL
\$925,000 MLS#838435
5 Bed, 5 Bath, 5796 SF



841 6th Street, Nunn
\$200,000 MLS#841614
3 Bed, 2 Bath, 1920 SF



524 & 528 Link Ln, FTC
MLS#842419
\$10 SF + NNN/1.40 SF
2500-8750 SF



3302 Fiore Court, FTC
\$635,000 MLS#839292
5 Bed, 4 Bath, 4314 SF

FORT COLLINS WON'T HAVE LAND FOR PEOPLE WHO WANT TO **MOVE THERE**

Analysis of vacant residential parcels shows that Loveland could have land surplus in 2040.

An urban planner told members of a housing-affordability task force that Fort Collins doesn't have enough vacant residential land to house all the people who are predicted to move there by 2040.

That assessment, delivered by David Schwartz, executive vice president of the Denver office of Economic & Planning Systems Inc., was based on population-growth estimates and a study of buildable vacant parcels inside city limits and in the growth-management areas of Fort Collins, Loveland, Windsor and Greeley.

"Our analysis is geared toward answering the question, 'Do we have enough land to accommodate the growth projected over the next (22) years?'" he told participants in the All Partnership meeting of NoCo Housing Now, a public-private group that meets regularly to study ways to make housing more affordable in Northern Colorado.

"If so, what kind of surplus is there? If not, what kind of deficit is there?" Schwartz said. "Do we need to re-evaluate our zoning, our housing density assumptions?"

Using 2040 population estimates from the North Front Range Metropolitan Planning Organization, Schwartz said Loveland and its growth-management area will add 54,717 people from 2015 to 2040. Fort Collins is expected to add 69,018, Greeley 86,494 and Windsor 32,435.

Using slightly different household sizes for each city — 2.57 for Loveland, 2.46 for Fort Collins — he said Loveland and its environs will need to add 22,411 housing units by 2040.

Source: reporterherald.com

FUN FACT/QUOTE "Pikes Peak is the highest summit of the southern Front Range of the Rocky Mountains. The 14,115-foot (4,302.31 m) peak is located near downtown Colorado Springs, Colorado. The mountain is named in honor of American explorer Zebulon Pike, who was unable to reach the summit. Katherine Lee Bates wrote 'America the Beautiful' after being inspired by the view from Pikes Peak."



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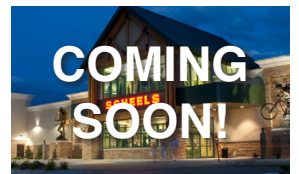
209 E 4th Street
Loveland, CO 80537



200 S College Avenue, Ste 160
Fort Collins, CO 80524



1399 Water Valley Pkwy, Ste 300
Windsor, CO 80550



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Johnstown, CO 80534
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