

March 2018

DENVER REAL ESTATE

Colorado's rank for best place to retire, according to *Business Insider*

Every year, *Business Insider* goes through all 50 states to see which state may be best to retire in. The three major factors that are taken into consideration are the affordability, quality of life, and of course the health care within the state.

Florida is the first state that may come to mind, and for good reason. The second best state was our beautiful state of Colorado.

It was ranked 23rd in terms of affordability for the average person in the U.S.

Quality of life came in at 8th best in the United States, thanks to our beautiful Rockies Mountains.

As we get older, health care becomes increasingly more important. Rest assured though, Colorado is ranked 2nd best in the country for health care.

For more information and to see other states, check out *Business Insider*, "All 50 states ranked for retirement from worst to best".

(Source: BusinessInsider)

Concept submitted for an 81 story Skyscraper in downtown Denver

The Denver Community Planning & Development Department had a unique filing this past month done by a New York based Greenwich Realty Capital group.

They are looking to place a 81 story skyscraper at the corner of 17th and California Street. This skyscraper would be 25 stories taller than Denver's current tallest structure: Republic Plaza building.

The new skyscraper would include a hotel, as well as residential and retail space. The developer's website for the tower includes, "A residential lobby, hotel lobby and a proposed restaurant/bar will occupy and engage the first two levels activating the street," developers wrote. "At the time of this concept submittal there are planned to be 780 parking spaces within the structure" (Greenwich Realty

Capital group).

(Source: FoxDenver31)

EVENTS

"Creatures of Light" Denver Museum of Nature & Science

Location: 2001 Colorado Blvd. Denver, CO 80205

Price: General Admission

When: Feb 23 - Jun 10th

Maxfund Animal shelter 24th annual chili cookoff

Location: 1520 20th St, Denver, CO (Lodo's Bar & Grill)

Price: \$10 Adults, 12 & Under \$5

When: Mar 10th

Rocky Mountain Horse Expo

Location: 4655 Humboldt St, Denver, CO

(National Western Complex)

Price: Varies



March's Trivia:

What's the difference between a three clover and a lucky leaf clover?

Send an email with the correct response for a chance to win this month's gift card!



Denver and Colorado Real Estate Market at a Glance:

Single Family

January

Key Metrics	2017	2018	Percent Change from Previous Year
Inventory of Active Listings	807	462	- 42.8%
Under Contract	517	564	+ 9.1%
New Listings	552	568	+ 2.9%
Sold Listings	476	414	- 13.0%
Days on Market Until Sale	31	29	- 6.5%
Median Sales Price*	\$365,000	\$425,000	+ 16.4%
Average Sales Price*	\$474,683	\$524,189	+ 10.4%
Percent of List Price Received*	99.0%	99.4%	+ 0.4%

* Does not account for seller concessions and/or down payment assistance. | Activity for one month can sometimes look extreme due to small sample size.

Takeaway Points From Denver Metro Association of Realtors:

- Average active listings for February is 14,309
- Record-high December was 2006 with 24,484 listings and 2017 represent a record-low with 3,878 listings
- The 20– year average change in active listings from January to February is 2.07 percent increase. 2018 represents a an increase of 5.56 percent.

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