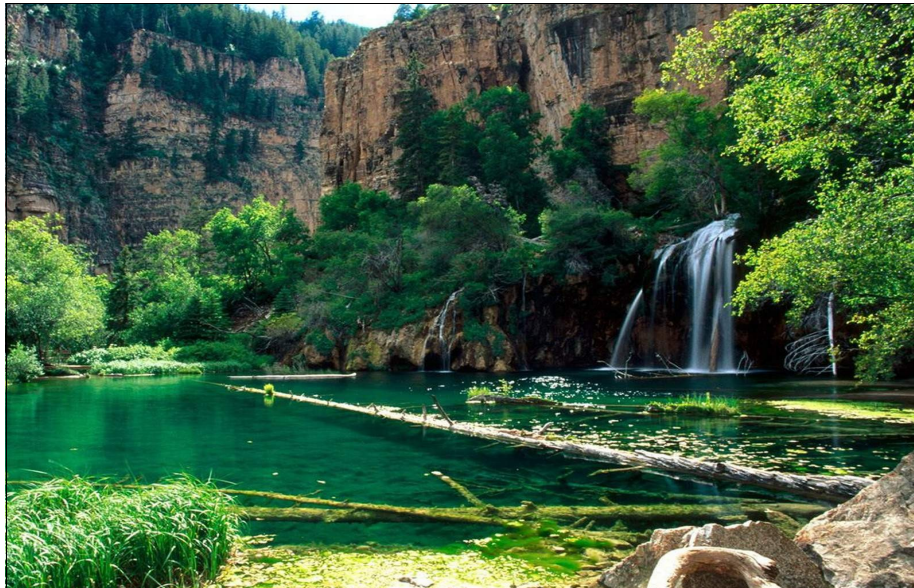


CONNECT COLORADO

JUNE



DENVER SETTLES IN THE “NEW NORMAL” MARKET

The Denver housing market has shown consistent increases in appreciation rates for homes as well as rental rates over the last decade. This is due to the undersupply of single-family and multifamily product of about 8,000 units per year from 2013-2015. However, in the fourth quarter of 2015, vacancy rates increased for the first time since 2009 which marked the start of the multifamily market stabilizing. Denver’s multifamily market has become an attractive investment for many due to low risk and high returns. Another factor that adds to the attractiveness of multifamily housing is that millennials are unable to save enough to put a down payment on a house which continues their demand for apartments. As a result of all the demand, money will continue to flow into Denver, cap rates will remain competitive, and Denver will continue to be seen as a low-risk market on the rise.

For more information visit: <http://crej.com/news/denver-settles-new-normal-market/>

WONDERLAND’S ENCLAVE IN BROOMFIELD IS A HIT WITH COUPLES WHO HEAD IN OPPOSITE DIRECTIONS

Wonderland Homes at Quail Creek in Broomfield is a new housing development that has helped many families with the current struggle of commuting. It provides the perfect location for couples that have to commute to Boulder and Denver. Only one mile west of I-25 at Quivas Street is where the homes are located which is central enough for people to easily commute to work in either place. Eighteen Wonderland homes have already sold since the first of the year.

For more information visit: <http://www.denverpost.com/2017/05/26/wonderland->

CHRIS LOMBARDI

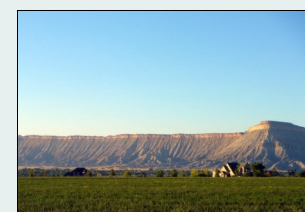
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MONTHLY TRIVIA

What is the world’s largest flat-topped mountain?



Send me an email with the answer for a chance to win this month’s gift card.

clombardi@velocityREI.com

Housing Appreciation Moderates

This chart compares average first -quarter sales prices for each local submarket from 2015 to 2017.

	2015 Quarter 1	2016 Quarter 1	% Change	2017 Quarter 1	% Change
Fort Collins/Timnath/Wellington	\$322,622	\$360,883	11.80%	\$380,834	5.5%
Greeley/Evans	\$208,460	\$236,949	13.70%	\$259,693	9.6%
Loveland/ Berthoud	\$300,228	\$344,583	14.80%	\$364,805	5.8%
Windsor/ Severance	\$395,966	\$398,735	0.07%	\$407,962	2.3%
Estes Park	\$331,503	\$364,190	9.90%	\$464,051	27.4%
Ault/Eaton/Johnstown/Kersey/Mead/Milliken	\$292,786	\$305,280	4.30%	\$322,021	5.4%
Total	\$292,591	\$324,633	10.90%	\$348,704	7.4%

Source: The Group Inc.



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<https://www.facebook.com/>

Remember, we conduct business in Northern Colorado, Denver, and Summit County areas.



Colorado Events June 2017

- Colorado Springs City Summer Fest: June 1-June 18 Colorado Springs, CO
- Oscar Blues Brewery Burning Can ExtravaCANza: June 3 Lyons, CO
- Greeley Blues Jam: June 9-10 Greeley, CO
- Taste of Fort Collins: June 9-11 Fort Collins, CO
- Cruzin' Havana Car Show and Poker Run: June 10 Aurora, CO
- Glenwood Springs Strawberry Days: June 16-18 Glenwood Springs, CO

Our Mission at Velocity Real Estate and Investments is to provide an exceptional experience in the buying and selling process of real estate and helping real estate investors achieve their financial goals. We will accomplish this by carefully listening to our client's needs and wants, providing incomparable information and completing the necessary due diligence in achieving their goals and exceeding their expectations.