

THE WINDERMERE REPORT

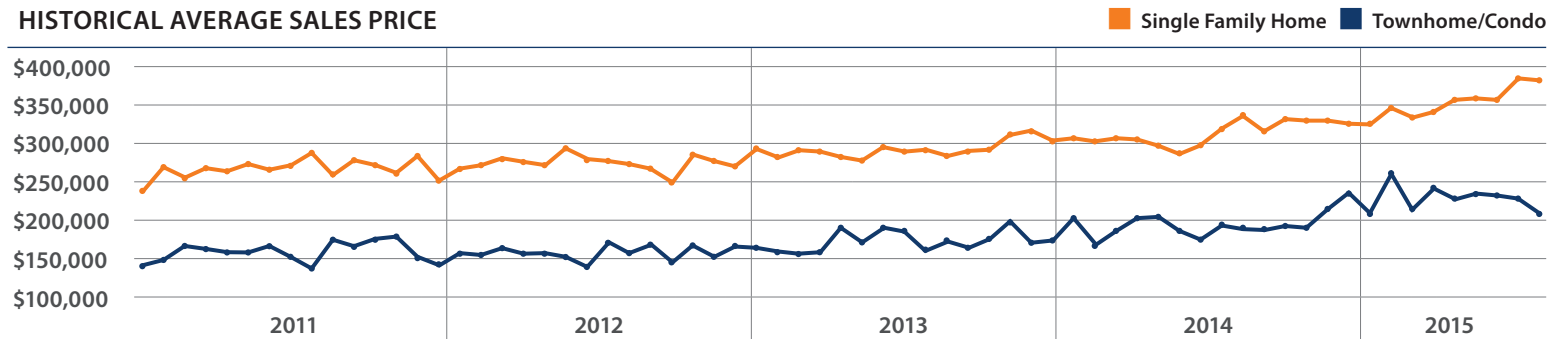
WINDERMERE REAL ESTATE | FORT COLLINS

SEPTEMBER 2015

FOCUS ON FORT COLLINS

Prices in Fort Collins have seen tremendous growth since 2010. This is indicative of prices across our entire Northern Colorado market.

HISTORICAL AVERAGE SALES PRICE



Source: IRES, FCBR, 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 Front Range Counties:

- Larimer = **0.66 percent**
- Weld = **0.65 percent**
- Boulder = **0.64 percent**
- Broomfield = **0.79 percent**
- Denver = **0.56 percent**
- Douglas = **0.79 percent**

Source: SmartAsset, Denver Post

PSD FACTS

Here are some interesting facts about the Poudre School District:

- Last school year PSD had 29,053 students
- PSD is averaging 400 to 500 new students per year—the size of an elementary school!
- 35 percent of PSD students choose a school other than their neighborhood school
- PSD is considering a bond issue for the November 2016 election
- This bond would pay for several improvements including an addition to Zach Elementary, a new elementary school in SE Larimer County, a new middle school/high school near Wellington, and a new middle school/high school east of I-25 on Prospect.

Source: PSD Long-Range Planning

TOP NEIGHBORHOODS

The top-selling new home communities in Larimer County:

- Thompson River Ranch (Oakwood Homes) = **57**
- Rigden Farm (Journey Homes) = **41**
- Millenium (St. Aubyn) = **36**
- Bucking Horse = **32**
- The Meadows (Sage Homes) = **29**

■ FUN FACT ■

Sales of \$1,000,000 properties are up 32 percent over last year.

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 Northern Colorado Luxury Home Report, contact me immediately.

Premier
PROPERTIES

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FOCUS ON FORT COLLINS

Fort Collins prices explode over 5 years

PROPERTY TAXES

Colorado taxes lower than most states

PSD FACTS

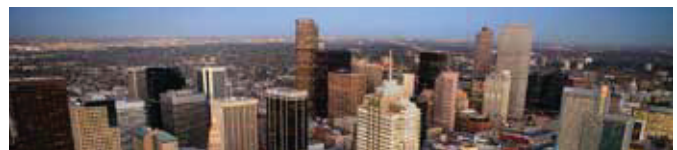
Interesting facts about PSD Schools

TOP NEIGHBORHOODS

Thompson River Ranch tops the list

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