

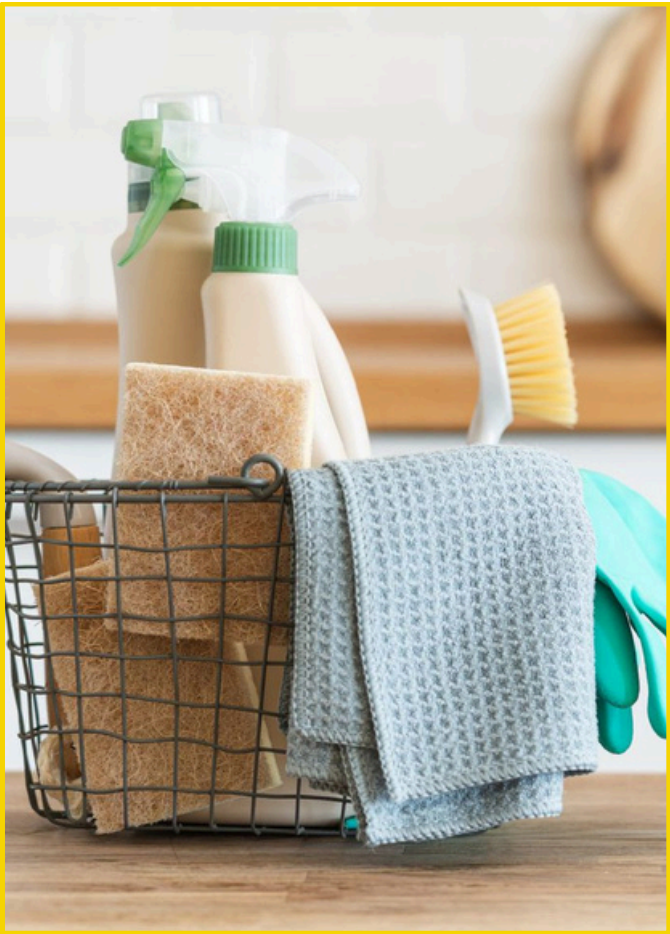
Spring into Clean: Transforming Your Home with Seasonal Refreshment.

Spring is a season of renewal, inviting us to refresh our homes through the ritual of spring cleaning. With the guidance of experts like the Neat Method, renowned for their organizational prowess, we embark on a journey to transform cluttered spaces into havens of order and clarity.

The process begins with decluttering, liberating our homes from excess belongings through manageable goals and thoughtful assessment. Establishing designated places for each possession fosters ongoing tidiness, supported by strategic storage solutions like shelves and bins.

To prevent surfaces from becoming cluttered, we cultivate habits of prompt item return and utilize baskets for temporary storage. Adopting a discerning approach to consumption ensures that new purchases align with our space and needs, promoting a harmonious living environment.

In essence, spring cleaning is more than a chore—it's a rejuvenating ritual. Through intentional decluttering, thoughtful organization, and mindful consumption, we welcome the season's renewal into our homes, embracing sunlight and uncluttered spaces with open arms.



Investor Corner: Flipping in Denver

The 2023 U.S. Home Flipping Report by ATTOM indicates a substantial decrease in home flips nationwide, with 308,922 properties flipped, down 29.3% from the previous year. This decline is attributed to tight supply and diminishing returns. Gross profits on typical flips dropped to \$66,000, resulting in a 27.5% return on investment, the lowest since 2007. Despite challenges, some metro areas saw increases in flipping rates and returns. The report underscores the need for investors to adapt to changing market conditions and explore opportunities in emerging markets.

“We are seeing an increase in off-market inventory. There are definitely some good deals out there if you can find the right property with the right profit margin. Remodeled homes in the popular neighborhoods are selling very quickly with multiple offers, if priced right.”

- Beth Concha
Invalesco Advisor | House Flipper



Deciphering the Interest Rate Puzzle: Navigating the Path Forward in 2024

Interest rates, encompassing mortgage rates in particular, are poised for a potential downturn in the near future, bringing a sense of relief to borrowers across the financial spectrum. This anticipated shift is largely attributed to the Federal Reserve's contemplation of reducing the federal funds rate, a strategic maneuver aimed at responding to signs of easing inflationary pressures and a perceptible cooling of the economy. However, while this adjustment may signal a promising trajectory for rates, it's important to temper expectations; analysts caution against anticipating a return to the historic lows witnessed in previous years.

As we navigate through the complexities of the financial landscape, forecasts for 2024 paint a picture of a gradual decline in mortgage rates rather than a sudden nosedive. Despite this tempered outlook, prospective homebuyers need not remain passive observers. Instead, they are encouraged to actively engage with the market, leveraging the existing advantages afforded by the current rate environment.

While hopes persist for further decreases, it's imperative for potential buyers to pragmatically assess the current landscape. Many borrowers continue to reap the benefits of comparatively lower rates, making it an opportune time to explore homeownership. By weighing the advantages and potential risks associated with fluctuating interest rates, individuals can make informed decisions that align with their long-term financial goals.

In essence, while the prospect of decreasing interest rates holds promise for borrowers seeking financial respite, it's essential to maintain a balanced perspective. By staying informed, remaining adaptable, and actively participating in the market, individuals can navigate the evolving interest rate landscape with confidence and clarity.



2630 Perry Street Denver, CO | \$2,195,000
4 bed | 4 bath | 4,171 sqft.
Advisor: Neneh Biffinger



2620 Perry Street Denver, CO | \$2,225,000
4 bed | 4 bath | 4,171 sqft.
Advisor: Neneh Biffinger



2335 S Acoma St. Denver, CO | \$1,198,000
3 bed | 4 bath | 3,264 sqft.
Advisor: Terri V. James



1312 N Osceola St. Denver, CO | \$725,000
3 bed | 4 bath | 1,730 sqft.
Advisor: Collette St. Clair



3460 E Nielsen Ln. Denver, CO | \$700,000
5 bed | 6 bath | 4,205 sqft.
Advisor: Nathan Smith



2741 S Jackson St. Denver, CO | \$715,000
6 bed | 6 bath | 4,849 sqft.
Advisor: Nathan Smith



The Burrell Denver, CO | Starting at \$205K
1 Bedroom | 2 Bedroom | 3 Bedroom Condos
Contact Invalesco for more details.

The Invalesco New Construction Portfolio

Our Invalesco advisors specialize in selling new construction. We help builders and developers best position their projects while helping homebuyers into the best new homes. Call your Advisor to discover Your Invalesco Advantage.



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In This Issue:

- Denver Market Update
- Spring into Clean: Transforming Your Home with Seasonal Refreshment.
- Deciphering the Interest Rate Puzzle: Navigating the Path Forward in 2024
- Investors Corner : Flipping in Denver
- The Invalresco New Construction Portfolio



MARKET UPDATE

As of the most recent data, the housing market in Denver remains robust, characterized by high demand and limited inventory. The city's continued population growth, fueled by its strong economy and desirable lifestyle, has sustained a competitive market where buyers often find themselves in bidding wars for desirable properties. Despite efforts to increase housing supply, particularly in the affordable segment, the market continues to favor sellers, driving prices upwards. This trend has led to concerns about housing affordability, prompting discussions among policymakers and stakeholders about potential solutions to ensure access to housing for all residents.

In addition to the dynamic resale market, Denver is experiencing significant new development activity. Both residential and commercial projects are reshaping the city's skyline and contributing to its vibrant urban landscape. New residential developments, ranging from high-rise condos to mixed-use communities, are attracting buyers seeking modern amenities and urban living. However, the pace of new construction is struggling to keep up with demand, further intensifying competition for available properties. As developers continue to explore opportunities to meet the city's growing housing needs, the balance between preservation of existing neighborhoods and fostering new growth remains a key consideration in Denver's evolving real estate landscape.

1st Quarter YOY Residential Stats

SOLD Avg Sold Price
2023: \$620k
2024: \$642k

SALE New Listings
2023: 21,906
2024: 23,663

\$ Sold Listings
2023: 15,271
2024: 14,870

Calendar Days on Market
2023: 19 days
2024: 26 days