



November 16, 2018

## National News

### **Only 13% of Adults Plan to Buy a House in Next 12 Months**

NAHB | 11.12.18

According to the Housing Trends Report (HTR)\* for the third quarter of 2018, only 13% of adults are planning to purchase a home in the next 12 months. Most of these prospective buyers (58%) report this is the first time in their lives they would be buying a home. [Read More](#)

### **More Americans are using real estate agents than ever before**

HousingWire | 11.12.18

More Americans are using real estate agents to buy and sell their home than ever before, even among the younger generations. [Read More](#)

### **The Housing Crisis Seems to Be Hitting Some Veterans More Than Others**

CityLab | 11.12.18

For generations of veterans, getting help achieving the American dream of homeownership was a built-in benefit of military service. After World War II, GI Bills began providing educational and housing subsidies to veterans and their families; and government-backed Veterans' Assistance loans (mostly to white vets) helped them easily secure mortgages. As a result, today, even as a housing crisis wracks the country—and as an estimated 40,000 homeless veterans go unsheltered each night—veterans are more likely to own their home than civilians. [Read More](#)

### **Americans are unprepared for home repair costs**

HousingWire | 11.12.18

As affordability concerns continue to haunt homeowners across the country, many are choosing to remain in their homes, prompting a surge in the home renovation market. [Read More](#)

### **1 million Americans live in RVs. Meet the 'modern nomads.'**

CNBC | 11.12.18

When Robert and Jessica Meinhofer told friends they were moving into an RV in 2015, most thought they were crazy. [Read More](#)

### **The out-of-control price of American homes, in a single map**

Fast Company | 11.13.18

The great American economic divide continues apace. A new report by the real estate platform Trulia concludes that more than 3 million homes are currently worth \$1 million or more—a stunning increase that more than doubles the count from 2012. [Read More](#)

### **Mortgage Delinquency Rate Remains at 12-Year Low**

NMP | 11.13.18

Four percent of mortgages were in some stage of delinquency during August, according to new data from CoreLogic. This represents a 0.6 percentage point decline from August 2017, when the rate was 4.6 percent. [Read More](#)



## Why Cities Must Tackle Single-Family Zoning

CityLab | 11.14.18

In my neighborhood in San Francisco (or, more accurately, my parents' neighborhood) there's a plan afoot to build 42 units of new housing in two parking lots, just steps from a light rail line. Thanks to the city's inclusionary zoning laws, 18 to 20 percent of those units must be offered at below market rates, on streets lined with single-family homes worth around \$1.5 million, and renting for around \$5,000 per month, according to Zillow. [Read More](#)

## America Really Is a Nation of Suburbs

CityLab | 11.14.18

The geography of America is shifting. Population and job growth are happening faster in suburbs than in urban neighborhoods. At the same time, crowded urban neighborhoods are getting richer and their housing is getting more expensive. There are clear statistical differences among Americans living in urban, suburban, and rural parts of America when it comes to voting patterns, attitudes on social issues, labor and economic outcomes, and health outcomes. The distinction between urban and rural matters to the federal government, and there is an abundance of official federal definitions of urban and rural. And yet among these definitions, none includes a third category: suburban. [Read More](#)

## Senior housing: Older Americans face affordability, accessibility challenges

Curbed | 11.14.18

The U.S. housing market may appear to be shaped by the young, but with more than half of the nation's households headed by someone 50 years of age or older, it's time more focus is given to the nation's 65 million older households. [Read More](#)

## Harvard: The average homeowner keeps getting older, and that's a problem

HousingWire | 11.14.18

As the Baby Boomer population ages en masse, the number of older homeowners in the U.S. has grown significantly. According to a report by the Harvard Joint Center for Housing Studies, 63% of U.S. homeowners are now 50 or older. [Read More](#)

## Most Buyers Don't Expect House Hunting to Get Easier Soon

NAHB | 11.15.18

Only about 2 out of every 10 prospective home buyers (people looking to buy a home in the next year) expect the search for a home to get easier in the months ahead. The majority, about 7 out of 10, instead think house hunting will get harder or stay about the same. This opinion is shared among buyers of all ages, as only 15%-21% of each generation expects the search for a home to get easier soon. [Read More](#)

## Millennials Are More Likely to Buy Their First Homes in Cities

CityLab | 11.15.18

If there's a single question that has gnawed at urban economists and planners over the past few years, it's this: Will Millennials' well-known love of cities fade once they have kids and need space for double strollers and play kitchens, or is it a more lasting shift in how Americans will decide where to live? [Read More](#)



## **Why the Housing Market Is Slumping Despite a Booming Economy**

NYT | 11.15.18

These should be happy times for the housing sector. The economy is booming, with more people working at higher pay, and with the sizable millennial generation reaching prime home buying age. [Read More](#)

## **Zillow finds out how much student debt retards homeownership**

Builder | 11.15.18

Carrying student debt limits potential home buyers' budgets by \$92,440, leaving fewer homes on the market they can afford, Zillow reported Thursday. [Read More](#)

## **Local News**

### **Legal Pot Has Been Big for Commercial Real Estate. For Residential? Not So Much.**

Westword | 11.10.18

Some of the arguments for legalizing marijuana focus on the economic benefits of a new industry, including tax revenue, more jobs and, according to a new study from the National Association of Realtors, even improved real estate values. [Read More](#)

### **Will the National Western Center Development Benefit the Surrounding Neighborhoods?**

5280 | November 18

Big projects have rarely been kind to the residents of the Globeville and Elyria-Swansea neighborhoods. A metals refinery that arrived in the 1880s brought jobs—and heavy doses of pollution. (It was declared a Superfund site in 1993.) Then, in the late 1940s, the Valley Highway (now I-25) began cutting through the area. It was followed a decade or so later by the construction of I-70, which only carved the neighborhoods into even more disjointed parts. [Read More](#)

### **Banks, foundations and the state launch fund for permanently affordable homes and neighborhood amenities**

Denverite | 11.13.18

A new source of low-cost loans for affordable housing is available in the Denver area. [Read More](#)

### **New exhibit highlights the explicitly racist policies of the past that still shape today's Denver**

Denverite | 11.15.18

The 1930s-era map on a gallery wall does not quite match up with A.D. Lewis' own memories of Denver. He peers closely, his hand holding a pin hovering. Then he pushes the pin at a spot on the map where he once owned a house, and steps back. [Read More](#)



## **Housing affordability hits lowest point for Colorado markets**

**CSBJ | 11.15.18**

Median house prices in Colorado continue to rise due to reduced inventory, an uptick in interest rates and the median income of potential buyers. [Read More](#)

## **Tips on buying a home in metro Denver's hot housing market**

**Denverite | 11.12.18**

Planning on starting some serious house hunting? Especially if you're new to this game, the task can seem overwhelming. [Read More](#)

## **The Pipeline: commercial real estate deals for 11.16.18**

**BusinessDen | 11.16.18**

[Read More](#)