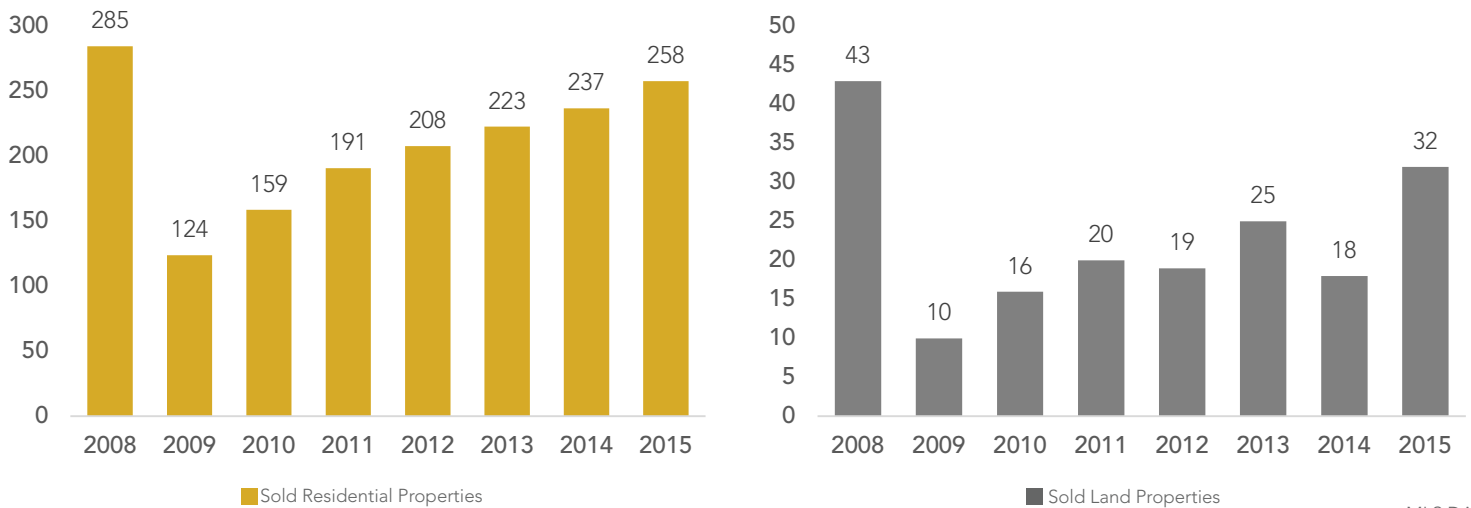


Market Insider

SUMMIT COUNTY EDITION

RESIDENTIAL & LAND TRANSACTIONS, YEAR TO DATE

Comparing transactions, from January-March, over the past eight years.



HIGHLIGHTS FROM REAL ESTATE & SUMMIT COUNTY LIFESTYLE NEWS ARTICLES

FREDDIE: 2015 TO MARK BEST YEAR FOR HOME SALES. RealtorMag.Realtor.org 3/13/15

Freddie Mac economists are bullish on housing. "This month kicks off spring home buying season," says Len Kiefer, deputy chief economist at Freddie Mac. "Between now and the end of June, we'll see about 40 percent of all home sales for the year." It's that optimism that has Freddie Mac forecasters expecting 2015 "to be the best year for home sales and new home construction since 2007, when total home sales were about 5.8 million for the year," according to their U.S. Economic and Housing Market Outlook for March.

An improving job market is driving young professionals, ages 25 to 34, back to the labor force. The millennial age group now has 76.8 percent of its generation employed, as of last month, up from 75.9 percent last year. Freddie Mac economists predict that rents will continue to rise at or above inflation this year, which will likely push more prospective buyers into home ownership. Rents rose 3.6 percent, on average, in 2014, and are up nearly 11 percent over the last three years, according to Freddie Mac's report. Meanwhile, Freddie Mac economists expect that the 30-year fixed-rate mortgage to rise slightly this year to a 4 percent average. The 30-year fixed-rate mortgage averaged 3.86 percent this week.

THE TOP 10 MOUNTAIN BIKE DESTINATIONS, AS CHOSEN BY THE PEOPLE. SingleTracks.com 3/2/15

1. Breckenridge, Colorado

According to Singletracks the Breckenridge area is home to at least 53 trails and 672 miles of mountain biking, with the Peaks Trail claiming the spot of top-ranked trail. Now, we know that there are a lot of Colorado towns on this top 10 list—5, in fact. When we, the editorial team, drafted our own list, all of these Colorado towns and more were mentioned. But we were hesitant to put too many destinations from one state in the top 10 list. However, based on your rankings and these statistics, all of these Colorado towns are clearly worthy of claiming spots among the top mountain bike destinations in the world. While we tried very hard for diversity on our editorial list, it seems that not mentioning some of these Colorado destinations just because they're within a couple hours of each other does a disservice to mountain bikers everywhere looking to find the very best trails to ride. Clearly Colorado is blessed with a rich hoard of singletrack to explore, so if you haven't ridden here yet, you've gotta make the pilgrimage!

GOOD NEWS ON U.S. HOUSING MARKET, FOR A CHANGE. CBSnews.com 3/24/15

Sales of new homes in February climbed to a seven-year high, the government reported Tuesday, with the increase topping analysts' expectations. "This is a huge surprise, in the right direction, for once," Ian Shepherdson, chief economist at Pantheon Macroeconomics, said in a note. "These data are very encouraging, and might mean that the strength in the labor market is finally starting to percolate into housing."

Purchases rose 7.8 percent to a 539,000 annualized rate, the largest jump since February 2008, according to data from the Commerce Department, which revised the prior month reading up to a 500,000 pace from an initial estimate of 481,000. "The numbers are high for what we've seen over the past eight years, but below what normal is, which is 800,000 to 900,000, and still below 600,000, which considering the market crashed nine years ago is pretty amazing," Patrick Newport, U.S. economist at IHS, told CBS MoneyWatch.