

# Survey Suggests Colorado Will See Influx of Buyers Due to Climate Fears

A recent survey of 2,000 U.S. residents by Redfin found that three-quarters of Americans are hesitant to buy homes in areas with climate risk. Those risks include more severe hurricanes & tornadoes, flooding, higher temperatures, wildfires, and rising sea levels.

It's not hard to see why Colorado would be a favored destination for "climate refugees." I have sold several homes to Californians recently, including just this month to my stepson, who currently lives in Sherman Oaks.

We Realtors are seeing more and more of our listings going to out-of-state buyers, subjecting local buyers to ever-higher bidding wars.

If you've been paying attention to national weather reports, you can understand this trend. In California, the last two fire seasons have been terrifying. Last week's earthquake in Los Angeles didn't help, either.

In the Midwest, we have seen tornado after tornado destroying

entire neighborhoods. And rising water temperatures in the Atlantic and the Gulf of Mexico are promising increasingly severe hurricanes and flooding.

## REAL ESTATE TODAY



By JIM SMITH, Realtor®

The Redfin survey broke down by age the reluctance of home buyers to purchase a home in such areas. What it found was that buyers between 35 and 44 years old have the highest reluctance, with buyers between 25 and 34 years old having the second highest reluctance to buy in such areas.

Fifty-nine percent of persons between 35 and 44 years old said that the increasing intensity and frequency of natural disasters played a role in their decision about where to move. Fifty-eight percent said that extreme temperatures played a role, and 48% said that rising sea levels played a role in their decision.

For people 25 to 34 years old, the

percentages were 52%, 50% and 35% respectively.

The lowest percentage of reluctance was among the oldest buyers surveyed, those between 55 and 64 years old. (For some unexplained reason, Redfin didn't survey people 65 and older.) Only 28% of that age group said that natural disasters and rising temperatures were a factor in their decision to buy, and only 15% cited rising sea levels as a factor.

Among my own clients, I have been surprised at how many sellers — all of them seniors — have relocated to Texas and Florida. For some it was to be close to family. For others it was because of lower home prices. They benefited from our runaway seller's market, buying equivalent homes for much less money in those states.

"Climate change is making certain parts of the country less desirable to live in," says Redfin's chief economist. "As Americans leave places that are frequently on fire or at risk of going underwater, the destinations that don't face those risks

will become increasingly competitive and expensive."

Perhaps the *Denver Post* should bring back the phrase, "Climate Capital of the World," below its front-page logo.

## Higher Home Values = Higher Property Taxes

This amazing seller's market is raising everyone's real estate values, which is bound to be reflected in higher property taxes.

Early next month all property owners in the state will receive a notice from their county assessor assigning a new "full valuation" on which 2021 and 2022 property taxes will be based.

The good news is that the valuation will be as of June 30, 2020, avoiding the worst of the increases which we have seen since then.

Look for this column in early May in which I will instruct you on how to tell whether your home's valuation is too high and how to appeal it.

## Golden Real Estate Wins Service Quality Award

For the second time, Golden Real Estate has been recognized by Quality Service Certification, Inc. for being among the top 20 small real estate brokerages for excellence in quality service.

The "Quality Excellence" Award is "awarded in recognition of the highest level of service quality and customer satisfaction in the real estate industry."

The award is known as the **QE Award**. This year's award recognizes the top 5 large companies, the top 10 midsize companies and the top 20 small companies, with the winning brokerages spanning 22 states and including some of the most respected independent and well-known national and regional brand names. We were recognized as one of those top 20 small companies.

The award is based upon the results of a post-closing survey of buyers and sellers who were in a real estate transaction with participating real estate companies. All

Golden Real Estate clients have been surveyed since 2013.

**Quality Service Certification, Inc. and Leading Research Corporation** of Laguna Niguel, CA, administer the survey process to ensure that every past buyer and seller is surveyed, preventing agents or companies from influence, interference or manipulation in any way.

Larry Romito of QSC said that the QE Award is based on aggregated overall Customer Satisfaction as a percentage of all returned surveys of real customers, where every past customer has been surveyed without selectivity, editing, deletion, cleansing or manipulation. "No other system exists, anywhere in the real estate industry that can legitimately make that claim," he said.

Find the reviews of all Golden Real Estate agents (including me) at [www.RatedAgent.com](http://www.RatedAgent.com).

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## Lakewood Ranch Just Listed by David Dlugasch

This lovely ranch home at **689 S. Dudley Street** is on a 8,930-sq.-ft. lot. It has a new kitchen with granite counter tops, bar seating, stainless steel appliances, and a gas range. The family room has refinished hardwood floors, a gas fireplace and sun tunnel lighting. The living room and dining room are carpeted, and the dining room has a ceiling fan. This great floor plan has the master suite on one side and two guest bedrooms on the opposite side of the home. The main floor full bathroom has been remodeled and there is a large laundry room on the main level. From the family room, walk out to a covered deck that is plumbed for a gas grill. The basement has a huge family/game room, wood-burning fireplace, 3/4 bathroom, and a kitchenette with a stainless steel refrigerator. There are two large non-conforming bedrooms with double closets and carpeting. Another room can be used as an office, gym or for storage. At one side of the yard is a raised gazebo that overlooks a water feature. There is an 8'x12' greenhouse with electricity, and a large raised bed garden box. An added bonus is the 6'x13' storage shed. Great location, walking distance to Addenbrooke and Belmar parks as well as shopping and restaurants in nearby Belmar. Take a narrated video tour at [www.LakewoodHome.info](http://www.LakewoodHome.info), then call your agent or David at **303-908-4835** to set a showing. Open house this **Saturday 11am to 2pm**.



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