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## Sun shines at Daybreak

*U.S. housing slowdown hasn't hit there — yet*

By [Dave Anderton](#)

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**SOUTH JORDAN** — A national housing slowdown has done little to scare away homebuyers from this master-planned community.



The home of Janie and Neill Clark, shown with granddaughter Brittany Duffy, center, is Daybreak's 1,000th.

*Stuart Johnson, Deseret Morning News*

In fact, Daybreak — which will encompass roughly 14,000 homes when it is completed by 2020 — remains a strong attraction for homebuyers.

On Thursday, the community marked the move-in of its 1,000th homeowners, Neill and Janie Clark. The Clarks, formerly of California, sold their east side Cottonwood Heights home and purchased a \$473,000 rambler in Daybreak to be closer to their grandchildren.

"We're never happy with a new home price," Neill Clark said. "You always go, 'Gulp.' But then with appreciation it always turns out to be a good investment. I've watched the market for too many years. It is cyclical, but the trend is just always up."

By the end of 2008, another 1,000 homes will be completed in Daybreak. A commercial shopping area is expected to get under way this spring, and construction has started on the Oquirrh Mountain Temple of The Church of Jesus Christ of Latter-day Saints.

The Clarks' confidence in Utah's housing market is what continues to drive sales and prices higher.

Yet that enthusiasm could be waning.

New permits issued for residences across the state in 2006 are expected to be down 7 percent to 8 percent compared to 2005, according to James Wood, director of the University of Utah's Bureau of Economic and Business Research. And while such a decline does not mean a hard landing is in sight for Utah's strong real estate market, it does mark an end to three consecutive record-breaking years of new residential permits.

Tami Guidash, a sales associate for Bangerter Homes, one of 10 homebuilders in Daybreak, said roughly 50 to 60 buying groups wander through the development's model homes on a

typical weekend. Guidash said Bangerter is selling about two homes a month in Daybreak.

"We're the smallest builder in here," Guidash said. "Sales have slowed down, but I think that's because of the national news. People are just waiting. And it always slows down during the holidays."

According to a Bloomberg News story, residential construction across the United States dropped 13 percent in 2006, the biggest yearly decline since 1991, to 1.801 million.

However, the gloomy national news has not deterred people like Matthew and April Waldron of American Fork. The Waldrons said they plan on purchasing a Daybreak home sometime this year.

"The prices are a bit more here," said April Waldron, who is a real estate agent. "You can get something for a lot less in just some whatever neighborhood. But I like the sense of community, being able to sit on your front porch, walk around the lake, meet people and share a garden."

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