

Local Market Update for April 2016

A Research Tool Provided by the Colorado Association of REALTORS®



DENVER METRO
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Denver

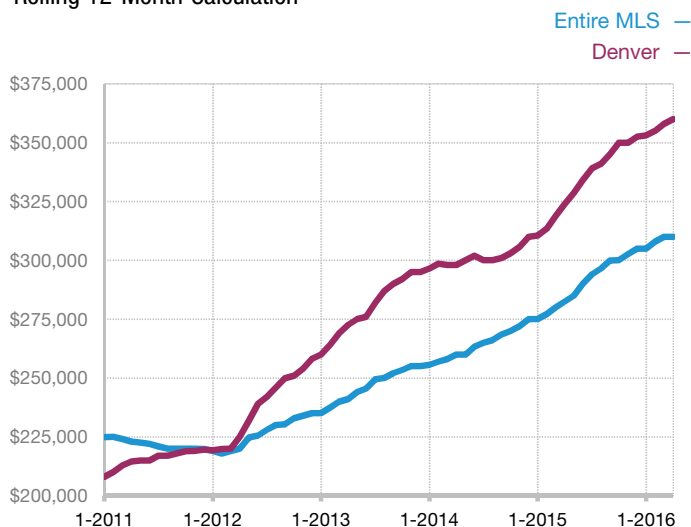
Single Family	April			Year to Date		
Key Metrics	2015	2016	Percent Change from Previous Year	Thru 04-2015	Thru 04-2016	Percent Change from Previous Year
Inventory of Active Listings	1,016	710	- 30.1%	--	--	--
Under Contract	828	889	+ 7.4%	2,797	2,882	+ 3.0%
New Listings	1,077	992	- 7.9%	3,180	3,106	- 2.3%
Sold Listings	738	748	+ 1.4%	2,323	2,404	+ 3.5%
Days on Market Until Sale	19	22	+ 15.8%	26	30	+ 15.4%
Median Sales Price*	\$364,500	\$390,000	+ 7.0%	\$345,900	\$372,750	+ 7.8%
Average Sales Price*	\$436,452	\$459,445	+ 5.3%	\$417,284	\$448,526	+ 7.5%
Percent of List Price Received*	101.1%	100.9%	- 0.2%	100.5%	99.9%	- 0.6%

* Does not account for seller concessions and/or down payment assistance. | Activity for one month can sometimes look extreme due to small sample size.

Townhouse-Condo	April			Year to Date		
Key Metrics	2015	2016	Percent Change from Previous Year	Thru 04-2015	Thru 04-2016	Percent Change from Previous Year
Inventory of Active Listings	719	643	- 10.6%	--	--	--
Under Contract	546	563	+ 3.1%	1,918	1,892	- 1.4%
New Listings	708	663	- 6.4%	2,199	2,200	+ 0.0%
Sold Listings	494	479	- 3.0%	1,601	1,594	- 0.4%
Days on Market Until Sale	19	22	+ 15.8%	32	28	- 12.5%
Median Sales Price*	\$253,750	\$305,000	+ 20.2%	\$259,000	\$289,740	+ 11.9%
Average Sales Price*	\$324,933	\$349,786	+ 7.6%	\$318,392	\$357,631	+ 12.3%
Percent of List Price Received*	101.1%	100.7%	- 0.4%	100.2%	100.1%	- 0.1%

* Does not account for seller concessions and/or down payment assistance. | Activity for one month can sometimes look extreme due to small sample size.

Median Sales Price – Single Family
Rolling 12-Month Calculation



Median Sales Price – Townhouse-Condo
Rolling 12-Month Calculation

