

# Local Market Update for December 2016

A Research Tool Provided by the Colorado Association of REALTORS®



**DENVER METRO**  
ASSOCIATION OF REALTORS®

## Denver

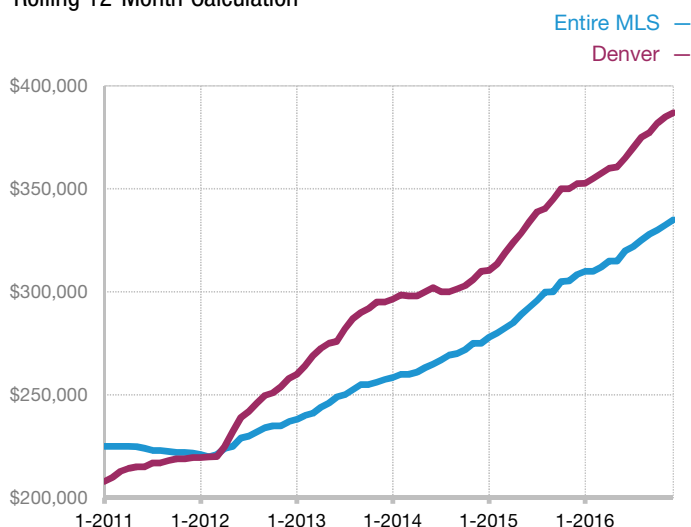
Single Family	December			Year to Date		
Key Metrics	2015	2016	Percent Change from Previous Year	Thru 12-2015	Thru 12-2016	Percent Change from Previous Year
Inventory of Active Listings	1,125	606	- 46.1%	--	--	--
Under Contract	443	471	+ 6.3%	8,524	8,597	+ 0.9%
New Listings	383	343	- 10.4%	10,067	9,740	- 3.2%
Sold Listings	702	628	- 10.5%	8,374	8,549	+ 2.1%
Days on Market Until Sale	31	28	- 9.7%	22	24	+ 9.1%
Median Sales Price*	\$350,000	\$380,000	+ 8.6%	\$352,500	\$387,000	+ 9.8%
Average Sales Price*	\$435,857	\$470,927	+ 8.0%	\$431,598	\$471,299	+ 9.2%
Percent of List Price Received*	98.9%	98.9%	0.0%	100.4%	100.0%	- 0.4%

\* 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	December			Year to Date		
Key Metrics	2015	2016	Percent Change from Previous Year	Thru 12-2015	Thru 12-2016	Percent Change from Previous Year
Inventory of Active Listings	755	673	- 10.9%	--	--	--
Under Contract	302	344	+ 13.9%	5,894	5,749	- 2.5%
New Listings	246	297	+ 20.7%	6,791	6,791	0.0%
Sold Listings	493	420	- 14.8%	5,810	5,644	- 2.9%
Days on Market Until Sale	35	33	- 5.7%	26	26	0.0%
Median Sales Price*	\$260,000	\$307,450	+ 18.3%	\$265,000	\$294,900	+ 11.3%
Average Sales Price*	\$364,274	\$379,001	+ 4.0%	\$331,840	\$358,786	+ 8.1%
Percent of List Price Received*	99.3%	99.1%	- 0.2%	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

