

# Local Market Update for May 2016

A Research Tool Provided by the Colorado Association of REALTORS®



**DENVER METRO**  
ASSOCIATION OF REALTORS®

## Denver

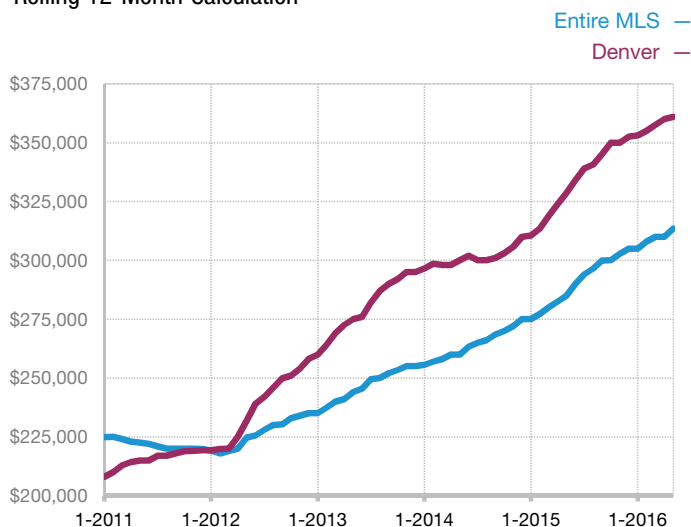
Single Family	May			Year to Date		
Key Metrics	2015	2016	Percent Change from Previous Year	Thru 05-2015	Thru 05-2016	Percent Change from Previous Year
Inventory of Active Listings	1,063	793	- 25.4%	--	--	--
Under Contract	894	942	+ 5.4%	3,691	3,773	+ 2.2%
New Listings	1,035	1,046	+ 1.1%	4,215	4,147	- 1.6%
Sold Listings	774	809	+ 4.5%	3,097	3,244	+ 4.7%
Days on Market Until Sale	17	20	+ 17.6%	23	27	+ 17.4%
Median Sales Price*	\$379,450	\$400,000	+ 5.4%	\$355,000	\$379,900	+ 7.0%
Average Sales Price*	\$458,130	\$469,857	+ 2.6%	\$427,492	\$452,986	+ 6.0%
Percent of List Price Received*	101.4%	101.4%	0.0%	100.7%	100.3%	- 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	May			Year to Date		
Key Metrics	2015	2016	Percent Change from Previous Year	Thru 05-2015	Thru 05-2016	Percent Change from Previous Year
Inventory of Active Listings	808	649	- 19.7%	--	--	--
Under Contract	599	615	+ 2.7%	2,517	2,473	- 1.7%
New Listings	727	667	- 8.3%	2,926	2,858	- 2.3%
Sold Listings	511	553	+ 8.2%	2,112	2,157	+ 2.1%
Days on Market Until Sale	19	23	+ 21.1%	29	27	- 6.9%
Median Sales Price*	\$280,000	\$314,400	+ 12.3%	\$265,000	\$295,000	+ 11.3%
Average Sales Price*	\$339,070	\$364,396	+ 7.5%	\$323,395	\$359,418	+ 11.1%
Percent of List Price Received*	101.1%	101.1%	0.0%	100.4%	100.4%	0.0%

\* 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

