



Denver Metro Real Estate Market Update

June, 2014

www.dmarealtors.com

Market Metrics:

i According to recent data provided by the Denver Metro Association of REALTORS® Market Trends Committee, the May market transactions encompassing the 11 Counties of the Denver Metro Area*, are:

- **7,479** homes available for sale,
- **7,196** new listings,
- **5,649** homes under contract,
- **5,122** homes sold,
- Average Days on Market is **30**,
- Median Sales Price is **\$277,450**,
- Average Sales Price is **\$335,890**,
- Closed dollar volume is **\$1.7 Billion**

* Adams, Arapahoe, Boulder, Broomfield, Clear Creek, Denver, Douglas, Elbert, Gilpin, Jefferson, and Park.

Monthly Market Recap:

i **Residential (Single Family plus Condo):**

- Active Inventory: **7,479**
- Sold Homes: **5,122**
- Average Price: **\$335,890**
- Median Price: **\$277,450**
- Average Days on Market: **30**

Single Family:

- Active Inventory: **5,995**
- Sold Homes: **3,712**
- Average Price: **\$375,711**

- Median Price: **\$311,000**
- Average Days on Market: **32**

Condo:

- Active Inventory: **1,484**
- Sold Homes: **1,410**
- Average Price: **\$230,929**
- Median Price: **\$182,065**
- Average Days on Market: **25**

Market Facts:

- i** Approximately 60 days remain in the prime home selling/ home buying season.

The Condo market is hot: 1,852 new listings and 1,493 Condos went under contract.

Active listings remain stable, buyer demand increases, and multiple offers are back.

Interest rates remained stable in May.

Consumer confidence increased in May to 83 up from 81.7 in April.

Overall, the Denver home market continues to have less than a two month supply of homes available for sale at the current sales rate.

Expert Opinion:



"The 2014 Spring/Summer selling season is well underway! Fresh off the heels of our inaugural market stats report last month, single family and condo market indicators are spiking generously in May, with double-digit percentage increase in new listings,

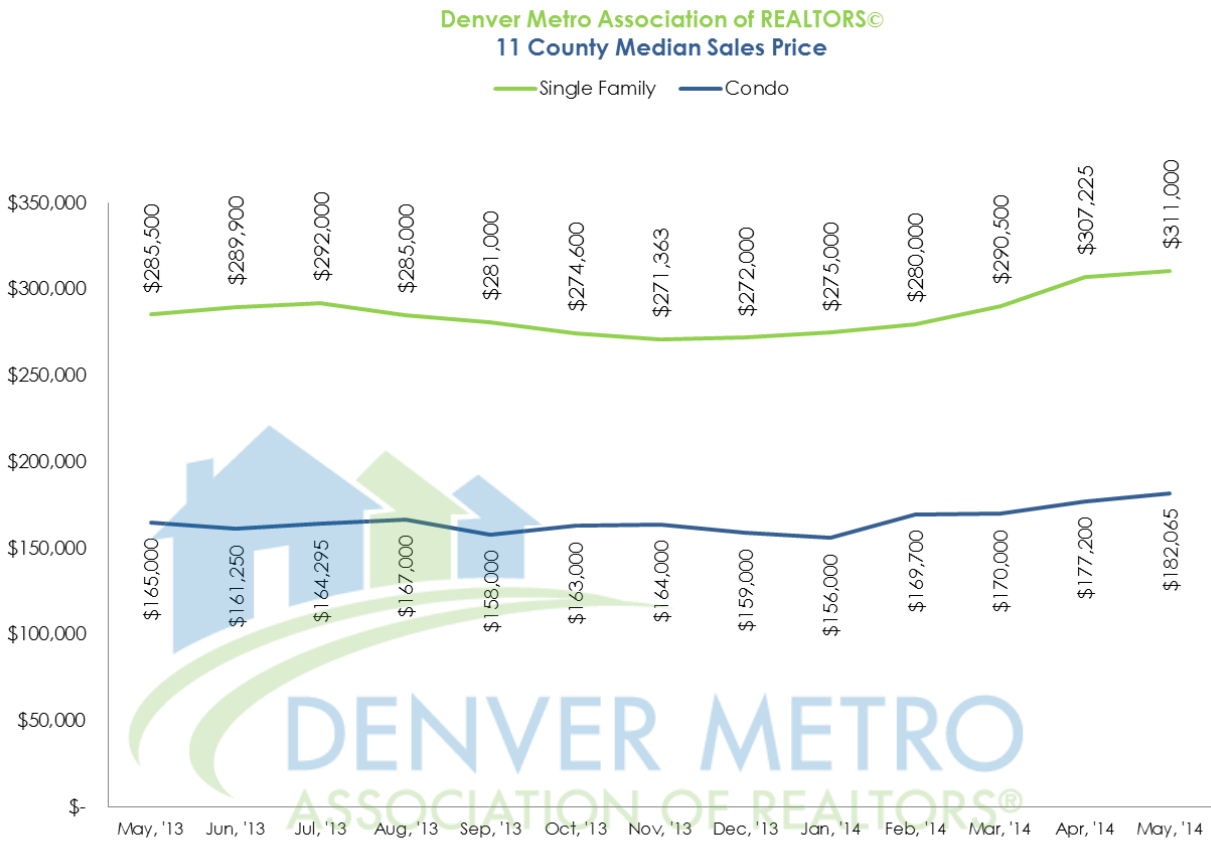
sold listings and overall sales volume. In particular, the condo market is sizzling hot!

Our year over year median and average sales prices also eclipsed double-digit marks. This recent increase in property values is welcome news for sellers who are lighting up the phones lines throughout the Denver region as they seriously consider putting their house on the market. While buyers don't like to sit on the fence and watch housing prices climb, they certainly don't seem to be discouraged as they prepare to get pre-approved and anxiously take their place in line to snatch up or compete for the latest new listings that hit the market."

~Anthony Rael, Chairman of the Denver Metro Association of REALTORS® Market Trends Committee

Data at a Glance:

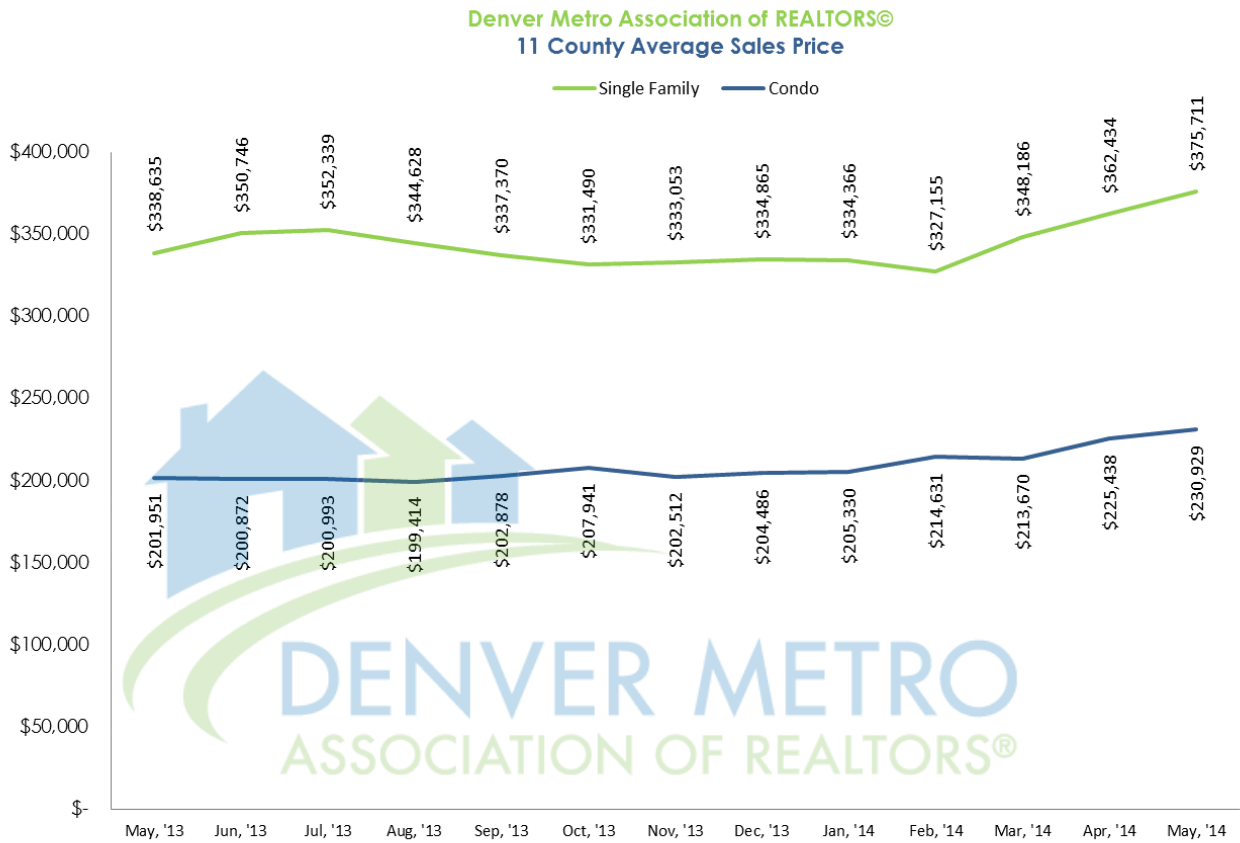
Median Sales Price



Source: Metrolist, Inc. - June 5, 2014

Denver Metro 11 counties: Adams, Arapahoe, Boulder, Broomfield, Clear Creek, Denver, Douglas, Elbert, Gilpin, Jefferson, and Park.

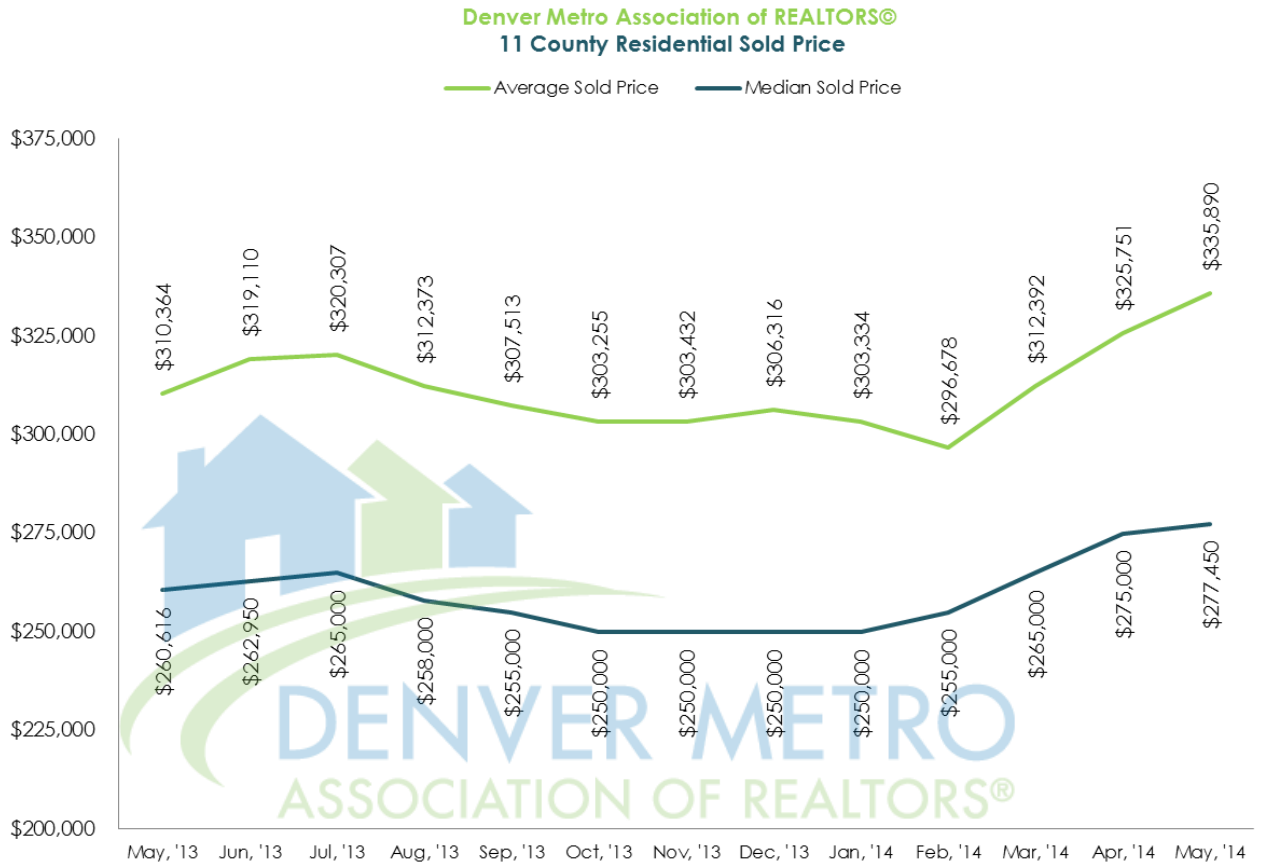
Average Sales Price



Source: Metrolist, Inc. - June 5, 2014

Denver Metro 11 counties: Adams, Arapahoe, Boulder, Broomfield, Clear Creek, Denver, Douglas, Elbert, Gilpin, Jefferson, and Park.

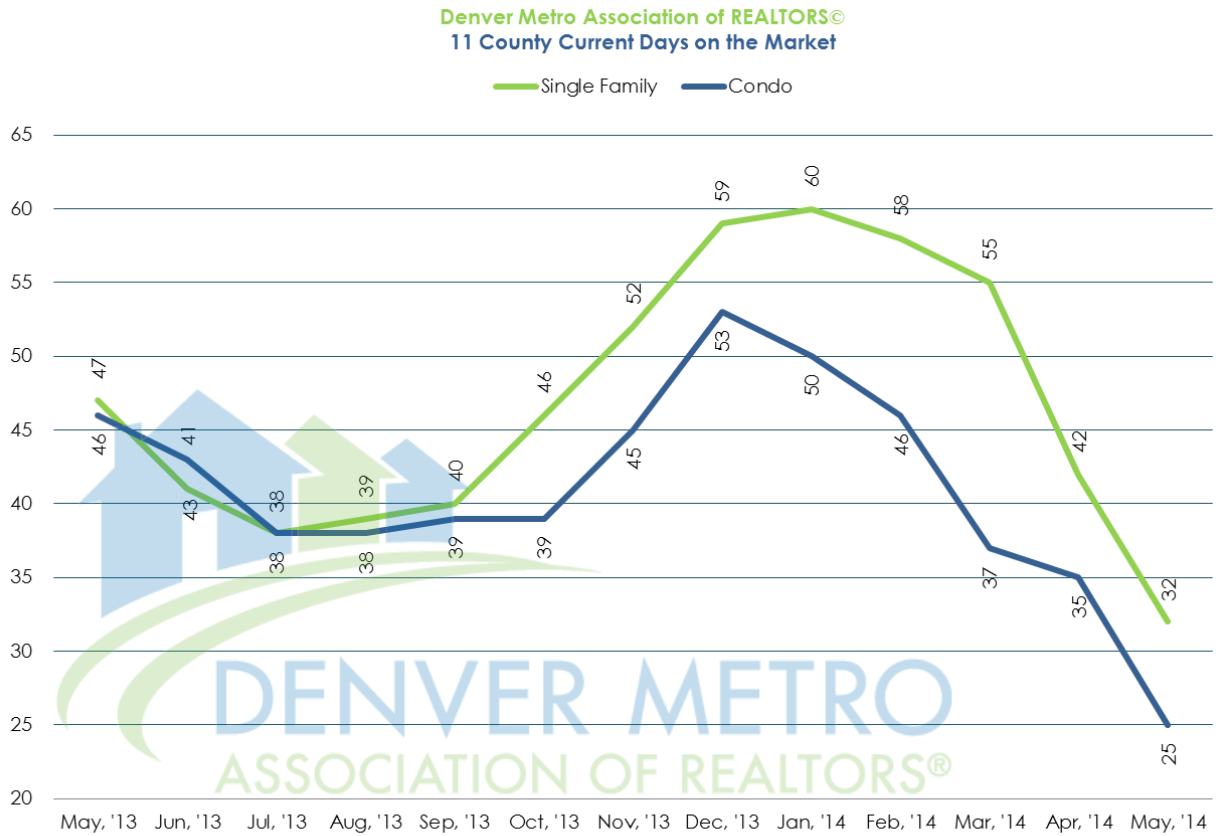
Average Sold Price



Source: Metrolist, Inc. - June 5, 2014

Denver Metro 11 counties: Adams, Arapahoe, Boulder, Broomfield, Clear Creek, Denver, Douglas, Elbert, Gilpin, Jefferson, and Park.

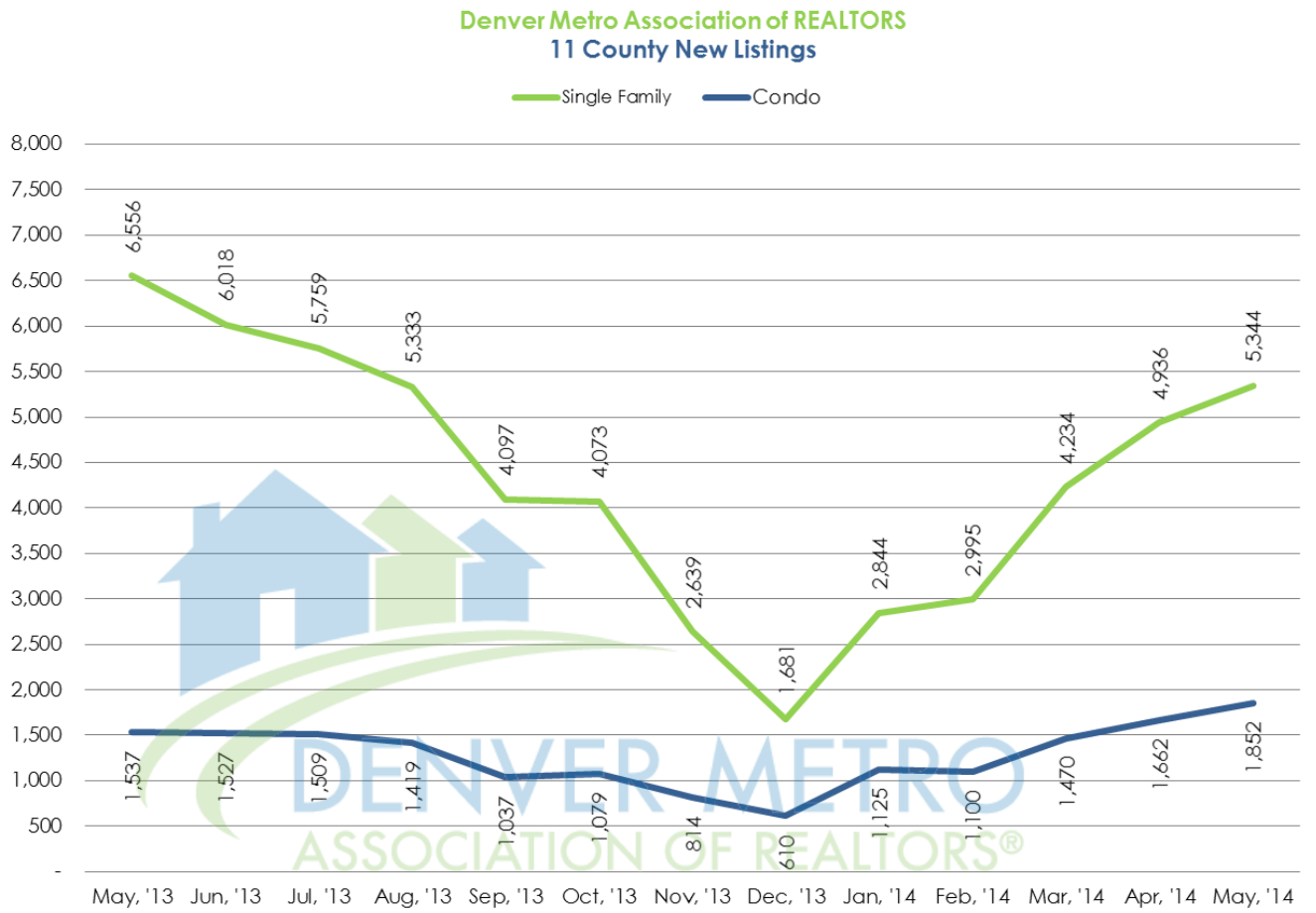
Current Days on the Market



Source: Metrolist, Inc. - June 5, 2014

Denver Metro 11 counties: Adams, Arapahoe, Boulder, Broomfield, Clear Creek, Denver, Douglas, Elbert, Gilpin, Jefferson, and Park.

New Listings



Source: Metrolist, Inc. - June 5, 2014

Denver Metro 11 counties: Adams, Arapahoe, Boulder, Broomfield, Clear Creek, Denver, Douglas, Elbert, Gilpin, Jefferson, and Park.

Data Snapshot

Snapshot - Month

	May, '14	April, '14	May, '13	Prior Month	Year Ago
Residential (Single Family plus Condo)					
Active	7,479	7,349	8,214	1.77%	-8.95%
New Listings	7,196	6,598	8,093	9.06%	-11.08%
Under Contract	5,649	5,134	8,493	10.03%	-33.49%
Sold	5,122	4,504	5,665	13.72%	-9.59%
Avg DOM	30	40	48	-25.00%	-37.50%
Median Sold Price	\$277,450	\$275,000	\$260,616	0.89%	6.46%
Avg Sold Price	\$335,890	\$325,751	\$308,537	3.11%	8.87%
Sales Volume	\$1,719,874,866	\$1,467,183,474	\$1,747,862,105	17.22%	-1.60%
Single Family					
Active	5,995	5,833	6,738	2.78%	-11.03%
New Listings	5,344	4,936	6,556	8.27%	-18.49%
Under Contract	4,156	3,773	6,789	10.15%	-38.78%
Sold	3,712	3,298	4,540	12.55%	-18.24%
Avg DOM	32	42	49	-23.81%	-34.69%
Median Sold Price	\$311,000	\$307,225	\$280,000	1.23%	11.07%
Avg Sold Price	\$375,711	\$362,434	\$335,776	3.66%	11.89%
Sales Volume	\$1,394,264,672	\$1,195,305,776	\$1,524,423,040	16.65%	-8.54%
Condo					
Active	1,484	1,516	1,476	-2.11%	0.54%
New Listings	1,852	1,662	1,537	11.43%	20.49%
Under Contract	1,493	1,361	1,704	9.70%	-12.38%
Sold	1,410	1,206	1,125	16.92%	25.33%
Avg DOM	25	35	46	-28.57%	-45.65%
Median Sold Price	\$182,065	\$177,200	\$163,000	2.75%	11.70%
Avg Sold Price	\$230,929	\$225,438	\$198,612	2.44%	16.27%
Sales Volume	\$325,610,194	\$271,877,698	\$223,438,500	19.76%	45.73%

*The above representation includes the counties of Adams, Arapahoe, Boulder, Broomfield, Clear Creek, Denver, Douglas, Elbert, Gilpin, Jefferson, and Park.

Snapshot - YTD

	YTD 2014	YTD 2013	YTD 2012	Change '14 vs '13	Change '14 vs '12
Residential (Single Family plus Condo)					
Active	7,479	8,214	10,591	-8.95%	-29.38%
Sold	19,133	20,323	16,787	-5.86%	13.98%
Avg Sold Price	\$318,235	\$298,586	\$269,286	6.58%	18.18%
Sales Volume	\$6,088,789,378	\$6,068,153,277	\$4,520,499,377	0.34%	34.69%
Single Family					
Active	5,995	6,738	8,705	-11.03%	-31.13%
Sold	14,041	16,180	13,456	-13.22%	4.35%
Avg Sold Price	\$353,522	\$326,075	\$294,131	8.42%	20.19%
Sales Volume	\$4,963,803,127	\$5,275,886,227	\$3,957,833,462	-5.92%	25.42%
Condo					
Active	1,484	1,476	1,886	0.54%	-21.31%
Sold	5,092	4,143	3,331	22.91%	52.87%
Avg Sold Price	\$220,343	\$191,230	\$168,918	15.22%	30.44%
Sales Volume	\$1,121,986,251	\$792,267,050	\$562,665,915	41.62%	99.41%

*The above representation includes the counties of Adams, Arapahoe, Boulder, Broomfield, Clear Creek, Denver, Douglas, Elbert, Gilpin, Jefferson, and Park. *Active, Under Contract, and Sold presented as # of units. | Avg DOM = Average Days on Market

May 2014 Trends:

Price Range	Single Family			Condo		
	Sold	Active	MOI	Sold	Active	MOI
\$0 to \$99,999	27	42	1.56	131	96	0.73
\$100,000 to \$199,999	412	322	0.78	679	456	0.67
\$200,000 to \$299,999	1,264	894	0.71	335	290	0.87
\$300,000 to \$399,999	899	1,045	1.16	125	186	1.49
\$400,000 to \$499,999	520	968	1.86	54	158	2.93
\$500,000 to \$699,999	357	1,151	3.22	57	170	2.98
\$700,000 to \$999,999	141	762	5.40	22	78	3.55
\$1,000,000 to \$1,999,999	75	590	7.87	6	34	5.67
\$2,000,000 and over	16	221	13.81	2	16	8.00
TOTALS	3,711	5,995	1.62	1,411	1,484	1.05

The above representation reflects the monthly sold and month end active listings.

Price Range	Single Family			Condo		
	Sold May, '14	Sold Apr, '14	% Change	Sold May, '14	Sold Apr, '14	% Change
\$0 to \$99,999	27	15	80.00%	131	138	-5.07%
\$100,000 to \$199,999	412	407	1.23%	679	564	20.39%
\$200,000 to \$299,999	1,264	1,150	9.91%	335	273	22.71%
\$300,000 to \$399,999	899	818	9.90%	125	109	14.68%
\$400,000 to \$499,999	520	429	21.21%	54	54	0.00%
\$500,000 to \$699,999	357	309	15.53%	57	45	26.67%
\$700,000 to \$999,999	141	100	41.00%	22	18	22.22%
\$1,000,000 to \$1,999,999	75	61	22.95%	6	4	50.00%
\$2,000,000 and over	16	10	60.00%	2	1	100.00%
TOTALS	3,711	3,299	12.49%	1,411	1,206	17.00%

The above representation reflects the monthly sold and month end active listings.

Price Range	Single Family			Condo		
	Sold YTD May, '14	Sold YTD May, '13	% Change	Sold YTD May, '14	Sold YTD May, '13	% Change
\$0 to \$99,999	113	331	-65.86%	618	817	-24.36%
\$100,000 to \$199,999	2,039	3,433	-40.61%	2,455	1,959	25.32%
\$200,000 to \$299,999	4,975	5,556	-10.46%	1,118	855	30.76%
\$300,000 to \$399,999	3,183	3,251	-2.09%	456	278	64.03%
\$400,000 to \$499,999	1,742	1,659	5.00%	173	97	78.35%
\$500,000 to \$699,999	1,235	1,216	1.56%	181	74	144.59%
\$700,000 to \$999,999	460	470	-2.13%	65	45	44.44%
\$1,000,000 to \$1,999,999	232	225	3.11%	20	15	33.33%
\$2,000,000 and over	38	29	31.03%	6	2	200.00%
TOTALS	14,017	16,170	-13.31%	5,092	4,142	22.94%

The above representation reflects the monthly sold and month end active listings.

* MOI = Months of Inventory

About DMAR Market Trends Committee:

i The DMAR Market Trends Committee, part of the Denver Metro Association of REALTORS®, provides monthly summaries of valuable local real estate statistical data for both its members and the general public.

To stay up to date with relevant real estate news and statistics please visit www.dmarealtors.com

Data Source: Metrolist | **Contact:** 303 756 0553

About Denver Metro Association of REALTORS® (DMAR)

i The Denver Metro Association of REALTORS® is a membership-based organization comprised of over 5,000 real estate professionals in the Denver Metropolitan area. The association offers continuing education, advocacy for the real estate community and is a resource for industry news and market statistics. For more information, visit www.dmarealtors.com or call (303)756 0553.