

Monthly Indicators



June 2018

Percent changes calculated using year-over-year comparisons.

New Listings were up 1.8 percent for single family homes but decreased 1.4 percent for townhouse-condo properties. Under Contracts increased 7.3 percent for single family homes and 5.6 percent for townhouse-condo properties.

The Median Sales Price was up 7.1 percent to \$440,000 for single family homes and 9.3 percent to \$305,000 for townhouse-condo properties. Days on Market decreased 4.3 percent for single family homes but increased 10.5 percent for condo properties.

Inventory may be persistently lower in year-over-year comparisons, and home prices are still more likely to rise than not, but sales and new listings may finish the summer on the upswing. The housing supply outlook in several markets is beginning to show an increase in new construction and a move by builders away from overstocked rental units to new developments for sale. These are encouraging signs in an already healthy marketplace.

Activity Snapshot

- 13.1% **- 3.3%** **+ 7.0%**

One-Year Change in Active Listings All Properties	One-Year Change in Sold Listings All Properties	One-Year Change in Median Sales Price All Properties
--	--	---

All residential real estate activity in the MLS of REcolorado®, comprised of single-family properties, townhomes and condominiums. Percent changes are calculated using rounded figures.

Single Family Market Overview	2
Townhouse-Condo Market Overview	3
Inventory of Active Listings	4
Under Contract	5
New Listings	6
Sold Listings	7
Days on Market Until Sale	8
Median Sales Price	9
Average Sales Price	10
Percent of List Price Received	11
Housing Affordability Index	12
Total Market Overview	13
Sold Listings and Inventory by Price Range	14
Glossary of Terms	15

Single Family Market Overview



Key metrics by report month and for year-to-date (YTD) starting from the first of the year.

Key Metrics	Historical Sparkbars	6-2017	6-2018	Percent Change	YTD 2017	YTD 2018	Percent Change
Active Listings		9,457	8,305	- 12.2%	--	--	--
Under Contract		4,918	5,279	+ 7.3%	25,456	26,965	+ 5.9%
New Listings		6,787	6,911	+ 1.8%	31,358	33,127	+ 5.6%
Sold Listings		5,248	5,074	- 3.3%	23,185	23,933	+ 3.2%
Days on Market		23	22	- 4.3%	30	29	- 3.3%
Median Sales Price		\$410,950	\$440,000	+ 7.1%	\$400,000	\$430,000	+ 7.5%
Average Sales Price		\$481,546	\$519,098	+ 7.8%	\$465,435	\$504,429	+ 8.4%
Pct. of List Price Received		100.3%	100.2%	- 0.1%	100.0%	100.1%	+ 0.1%
Affordability Index		93	82	- 11.8%	96	84	- 12.5%

Townhouse-Condo Market Overview



Key metrics by report month and for year-to-date (YTD) starting from the first of the year.

Key Metrics	Historical Sparkbars	6-2017	6-2018	Percent Change	YTD 2017	YTD 2018	Percent Change
Active Listings		2,767	2,321	- 16.1%	--	--	--
Under Contract		1,776	1,876	+ 5.6%	9,476	9,727	+ 2.6%
New Listings		2,291	2,259	- 1.4%	11,108	11,379	+ 2.4%
Sold Listings		1,795	1,735	- 3.3%	8,604	8,759	+ 1.8%
Days on Market		19	21	+ 10.5%	24	25	+ 4.2%
Median Sales Price		\$279,000	\$305,000	+ 9.3%	\$265,000	\$299,900	+ 13.2%
Average Sales Price		\$332,755	\$362,330	+ 8.9%	\$317,954	\$354,875	+ 11.6%
Pct. of List Price Received		100.9%	100.5%	- 0.4%	100.5%	100.5%	0.0%
Affordability Index		137	119	- 13.1%	144	121	- 16.0%

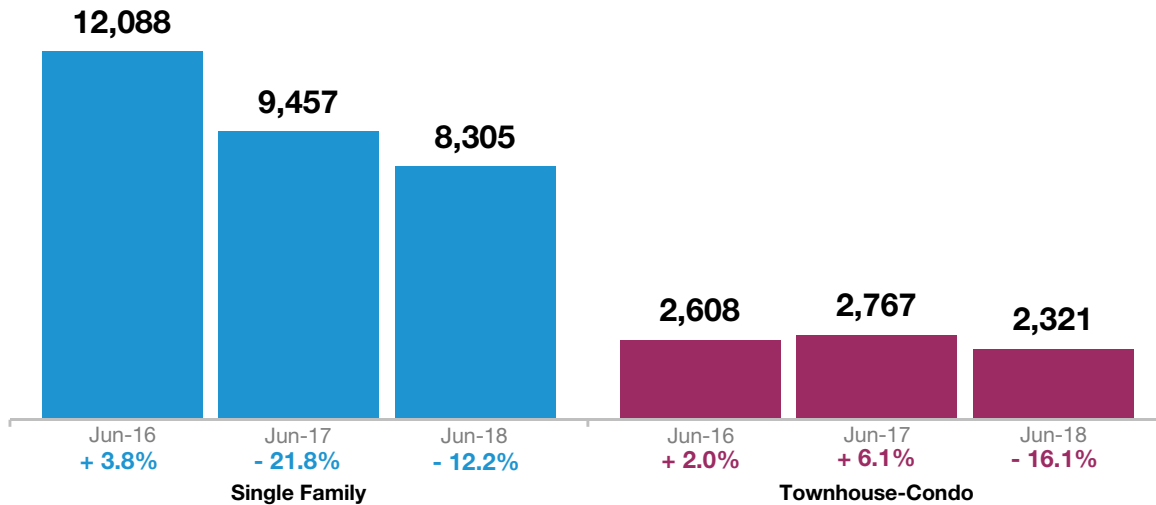
Inventory of Active Listings

The number of properties available for sale in active status at the end of a given month.



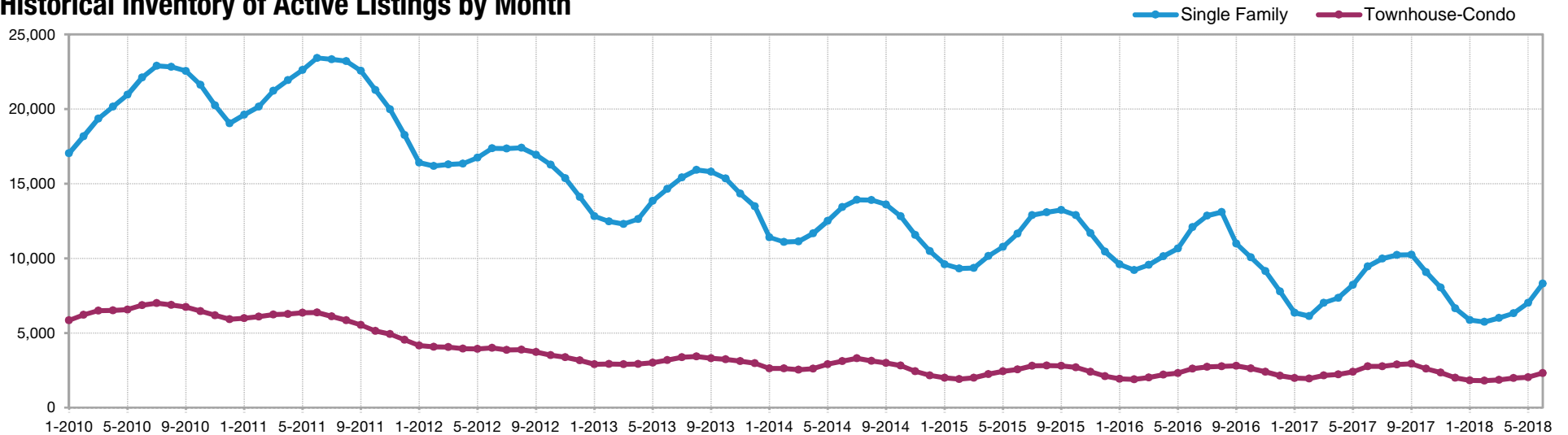
DENVER METRO
ASSOCIATION OF REALTORS®

June



Inventory of Active Listings	Single Family	Percent Change from Previous Year	Townhouse-Condo	Percent Change from Previous Year
Jul-2017	9,973	-22.5%	2,772	+1.6%
Aug-2017	10,219	-22.0%	2,882	+4.3%
Sep-2017	10,244	-6.9%	2,944	+5.1%
Oct-2017	9,075	-9.8%	2,617	-0.5%
Nov-2017	8,045	-12.1%	2,348	-2.4%
Dec-2017	6,658	-14.5%	1,992	-6.9%
Jan-2018	5,874	-7.7%	1,831	-7.5%
Feb-2018	5,740	-6.3%	1,806	-7.1%
Mar-2018	6,014	-14.4%	1,865	-13.6%
Apr-2018	6,320	-14.0%	1,991	-10.5%
May-2018	7,012	-14.7%	2,043	-15.2%
Jun-2018	8,305	-12.2%	2,321	-16.1%

Historical Inventory of Active Listings by Month



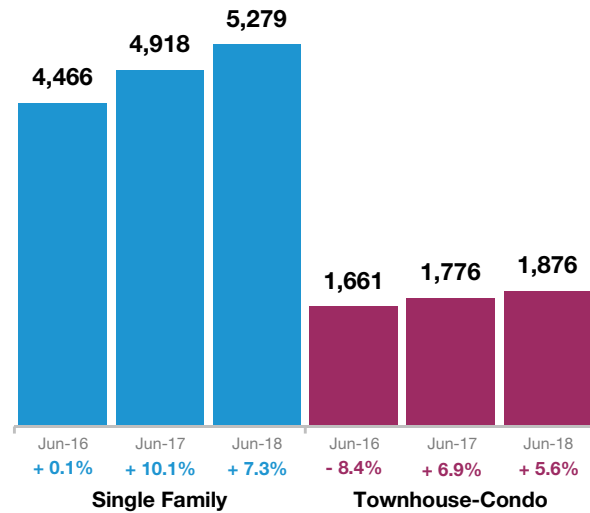
Under Contract

A count of the properties that have offers accepted on them in a given month.

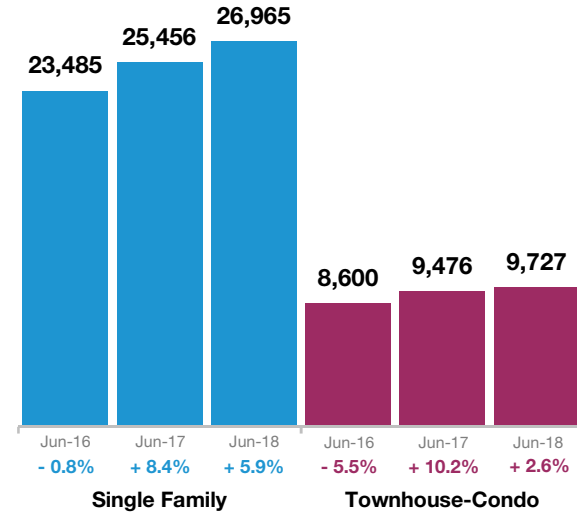


DENVER METRO
ASSOCIATION OF REALTORS®

June

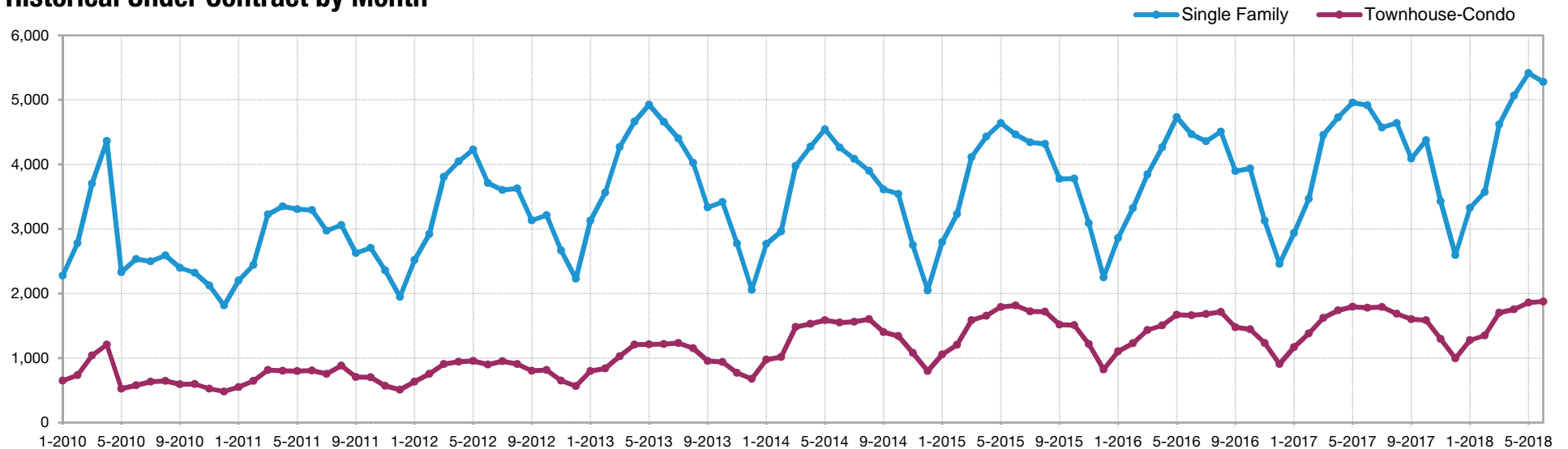


Year to Date



Under Contract	Single Family	Percent Change from Previous Year	Townhouse-Condo	Percent Change from Previous Year
Jul-2017	4,569	+4.8%	1,791	+6.6%
Aug-2017	4,638	+2.9%	1,685	-1.7%
Sep-2017	4,088	+5.0%	1,600	+8.5%
Oct-2017	4,373	+11.1%	1,587	+9.8%
Nov-2017	3,431	+9.7%	1,296	+5.1%
Dec-2017	2,592	+5.5%	994	+10.0%
Jan-2018	3,324	+13.2%	1,274	+9.3%
Feb-2018	3,572	+3.1%	1,348	-2.2%
Mar-2018	4,621	+3.7%	1,702	+4.9%
Apr-2018	5,067	+7.2%	1,754	+0.9%
May-2018	5,414	+9.3%	1,858	+3.5%
Jun-2018	5,279	+7.3%	1,876	+5.6%

Historical Under Contract by Month



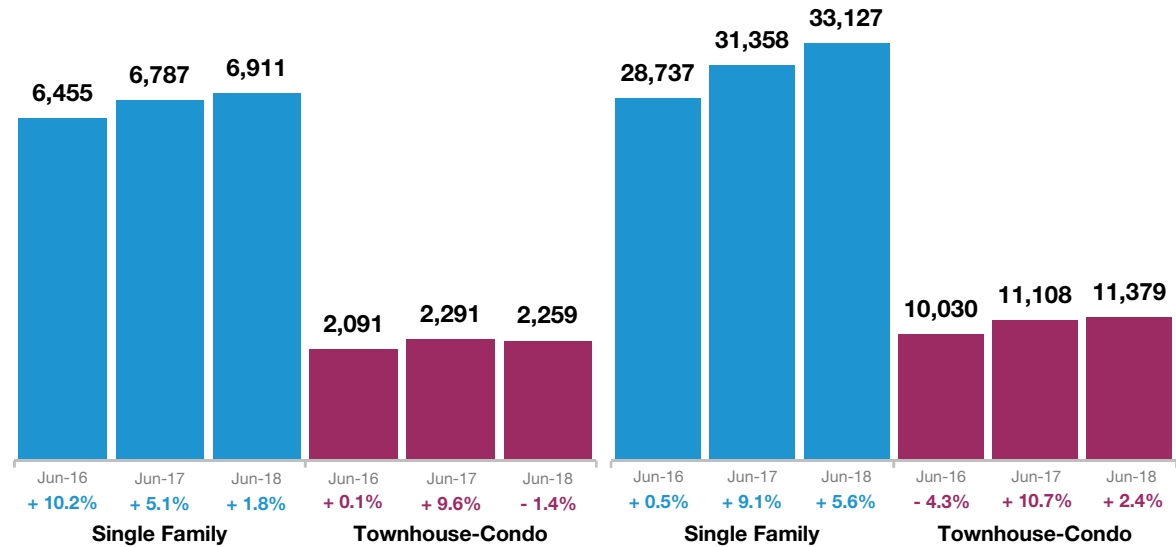
New Listings

A count of the properties that have been newly listed on the market in a given month.

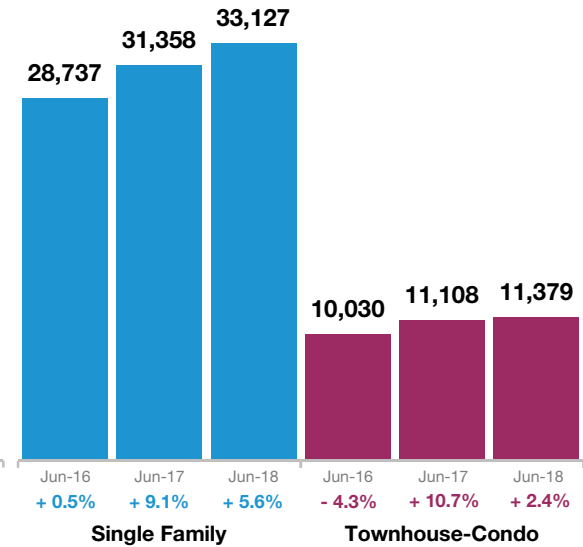


DENVER METRO
ASSOCIATION OF REALTORS®

June

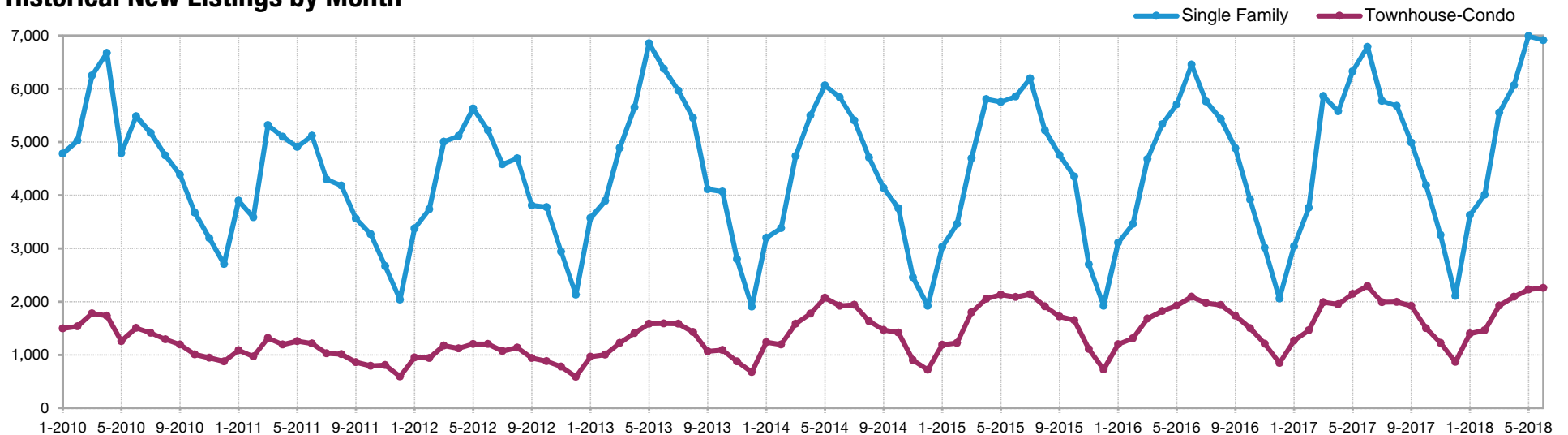


Year to Date



New Listings	Single Family	Percent Change from Previous Year	Townhouse-Condo	Percent Change from Previous Year
Jul-2017	5,769	+0.2%	1,989	+0.7%
Aug-2017	5,676	+4.6%	1,993	+3.1%
Sep-2017	4,988	+2.2%	1,922	+10.7%
Oct-2017	4,185	+6.9%	1,502	0.0%
Nov-2017	3,255	+8.0%	1,222	+1.2%
Dec-2017	2,105	+2.2%	867	+2.2%
Jan-2018	3,626	+19.3%	1,398	+10.3%
Feb-2018	4,010	+6.5%	1,462	-0.2%
Mar-2018	5,553	-5.3%	1,928	-3.0%
Apr-2018	6,062	+8.7%	2,094	+7.3%
May-2018	6,990	+10.5%	2,230	+4.0%
Jun-2018	6,911	+1.8%	2,259	-1.4%

Historical New Listings by Month



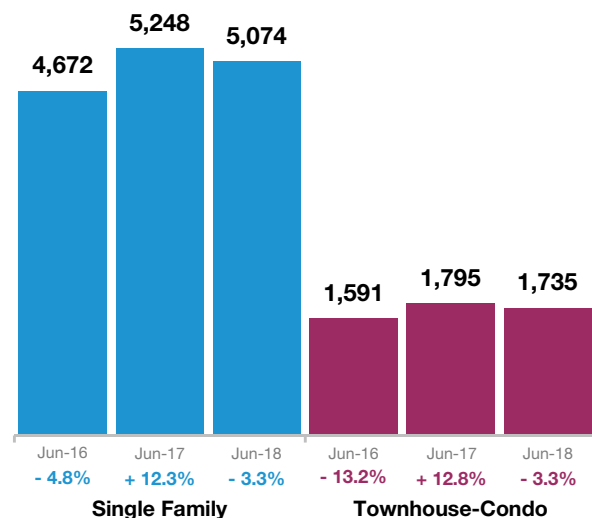
Sold Listings

A count of the actual sales that closed in a given month.

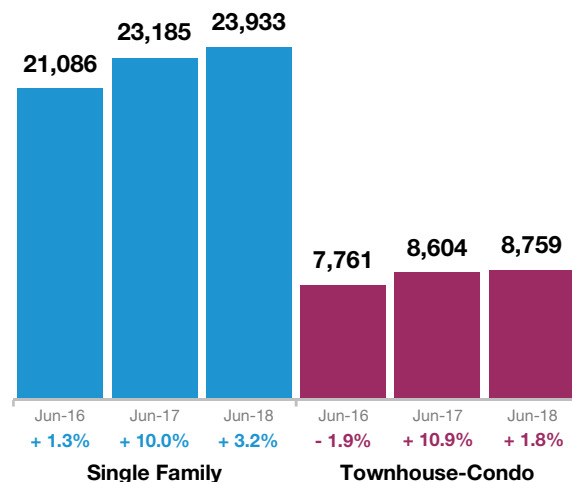


DENVER METRO
ASSOCIATION OF REALTORS®

June

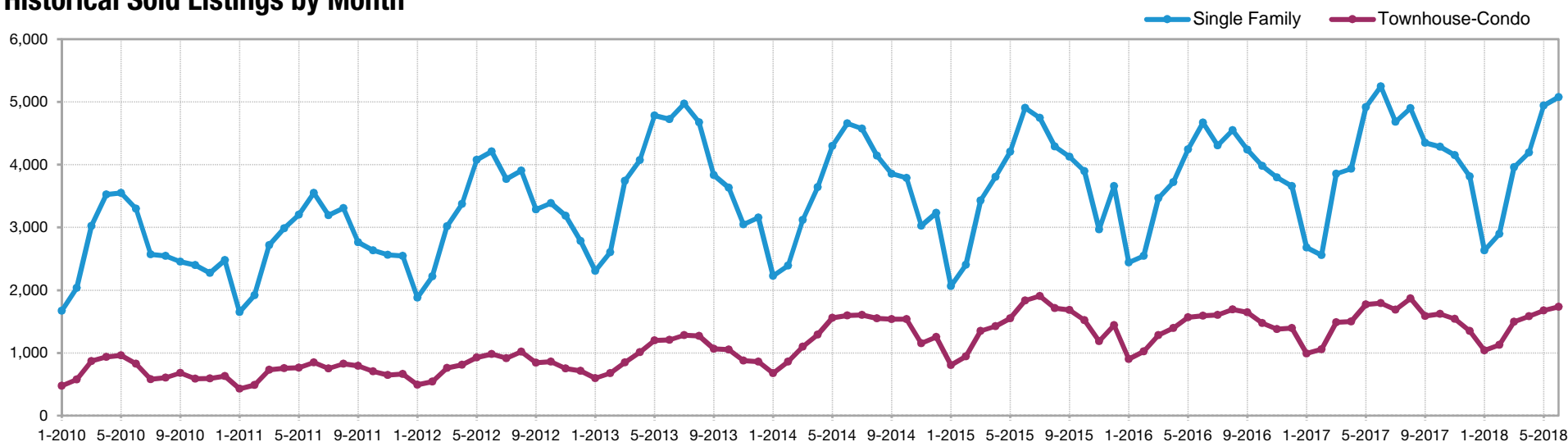


Year to Date



Sold Listings	Single Family	Percent Change from Previous Year	Townhouse-Condo	Percent Change from Previous Year
Jul-2017	4,681	+8.7%	1,690	+5.2%
Aug-2017	4,902	+7.7%	1,869	+10.3%
Sep-2017	4,347	+2.5%	1,590	-3.4%
Oct-2017	4,284	+7.7%	1,623	+10.0%
Nov-2017	4,153	+9.4%	1,544	+12.0%
Dec-2017	3,813	+4.3%	1,352	-3.0%
Jan-2018	2,634	-1.6%	1,039	+4.9%
Feb-2018	2,899	+13.3%	1,127	+6.7%
Mar-2018	3,961	+2.8%	1,496	+0.4%
Apr-2018	4,193	+6.6%	1,583	+5.5%
May-2018	4,940	+0.5%	1,678	-5.3%
Jun-2018	5,074	-3.3%	1,735	-3.3%

Historical Sold Listings by Month



Days on Market Until Sale

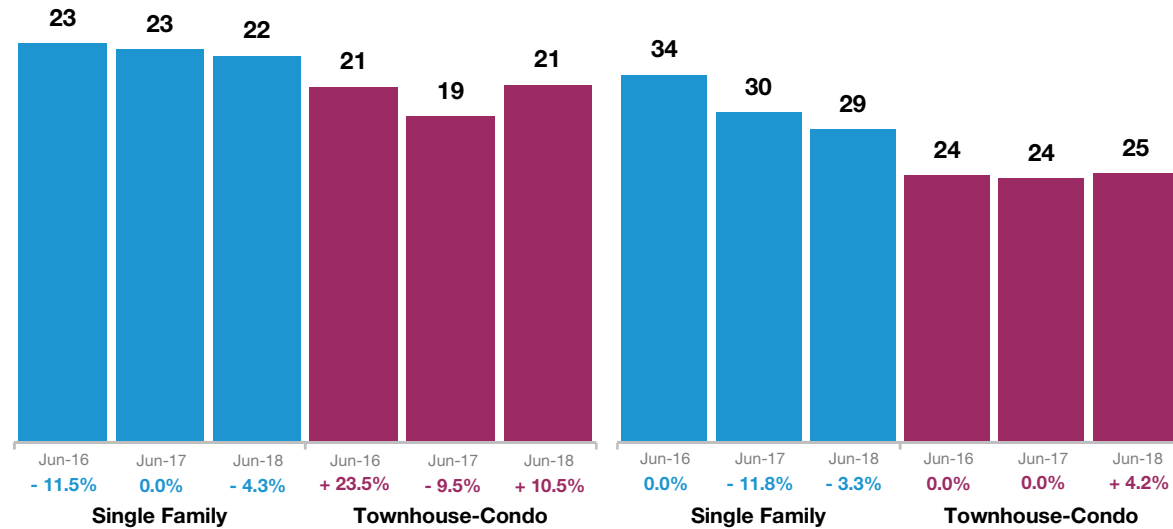
Average number of days between when a property is listed and when an offer is accepted in a given month.



DENVER METRO
ASSOCIATION OF REALTORS®

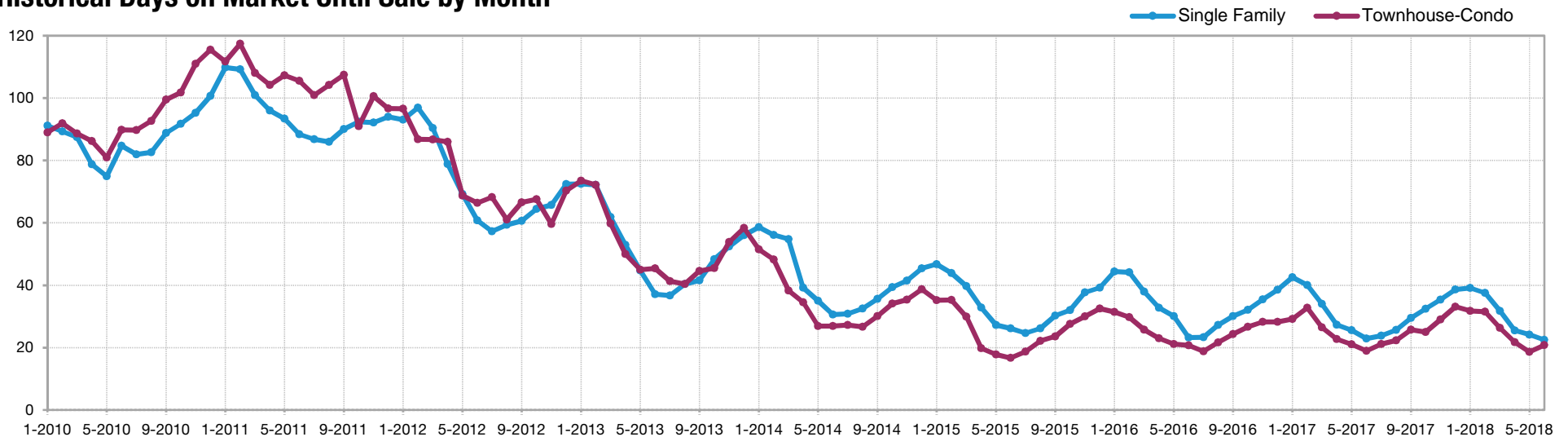
June

Year to Date



Days on Market Until Sale	Single Family	Percent Change from Previous Year	Townhouse-Condo	Percent Change from Previous Year
Jul-2017	24	+4.3%	21	+10.5%
Aug-2017	26	-3.7%	22	0.0%
Sep-2017	30	0.0%	26	+8.3%
Oct-2017	32	0.0%	25	-7.4%
Nov-2017	35	0.0%	29	+3.6%
Dec-2017	39	0.0%	33	+17.9%
Jan-2018	39	-9.3%	32	+10.3%
Feb-2018	38	-5.0%	32	-3.0%
Mar-2018	32	-5.9%	26	0.0%
Apr-2018	26	-3.7%	22	-4.3%
May-2018	24	-7.7%	19	-9.5%
Jun-2018	22	-4.3%	21	+10.5%

Historical Days on Market Until Sale by Month



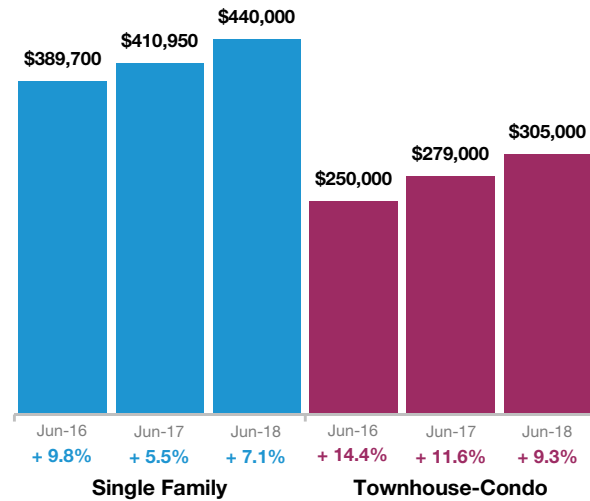
Median Sales Price

Point at which half of the sales sold for more and half sold for less, not accounting for seller concessions, in a given month.

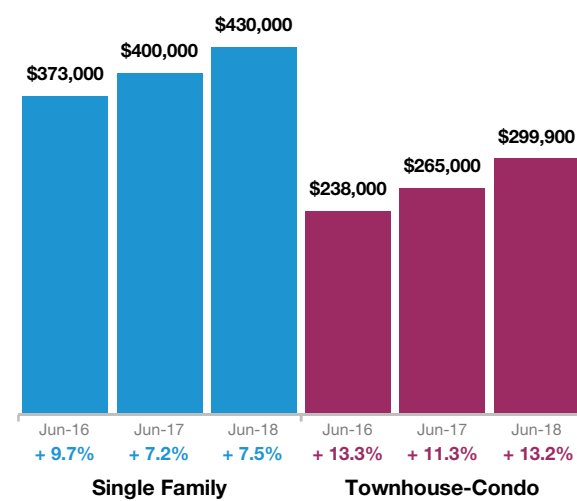


DENVER METRO
ASSOCIATION OF REALTORS®

June

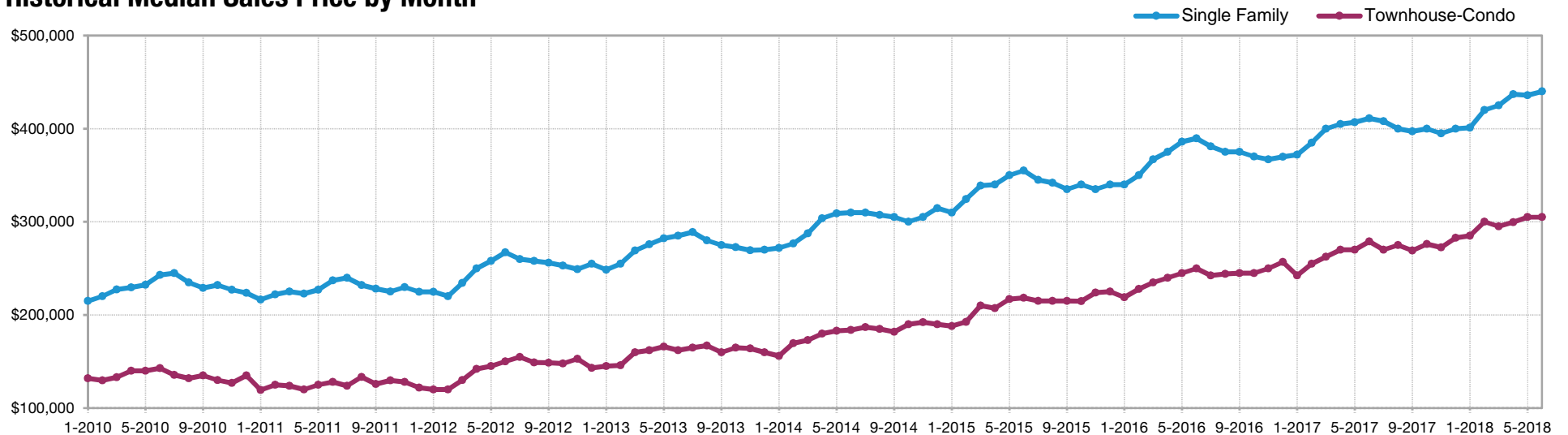


Year to Date



Median Sales Price	Single Family	Percent Change from Previous Year	Townhouse-Condo	Percent Change from Previous Year
Jul-2017	\$408,000	+7.1%	\$270,050	+11.4%
Aug-2017	\$400,000	+6.7%	\$275,000	+12.7%
Sep-2017	\$397,000	+5.9%	\$269,250	+9.9%
Oct-2017	\$399,900	+8.1%	\$276,260	+12.8%
Nov-2017	\$395,000	+7.6%	\$272,500	+9.0%
Dec-2017	\$400,000	+8.1%	\$282,915	+10.1%
Jan-2018	\$400,930	+7.8%	\$285,000	+17.5%
Feb-2018	\$420,000	+9.1%	\$300,000	+17.6%
Mar-2018	\$425,000	+6.3%	\$295,000	+12.4%
Apr-2018	\$437,000	+7.9%	\$299,500	+10.9%
May-2018	\$436,000	+7.1%	\$305,000	+13.0%
Jun-2018	\$440,000	+7.1%	\$305,000	+9.3%

Historical Median Sales Price by Month



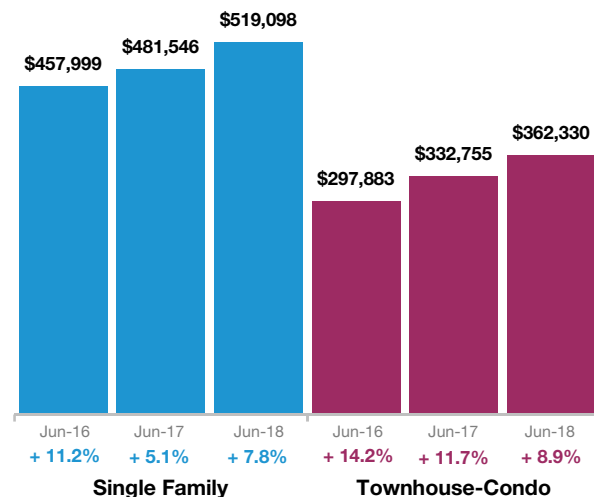
Average Sales Price

Average sales price for all closed sales, not accounting for seller concessions, in a given month.

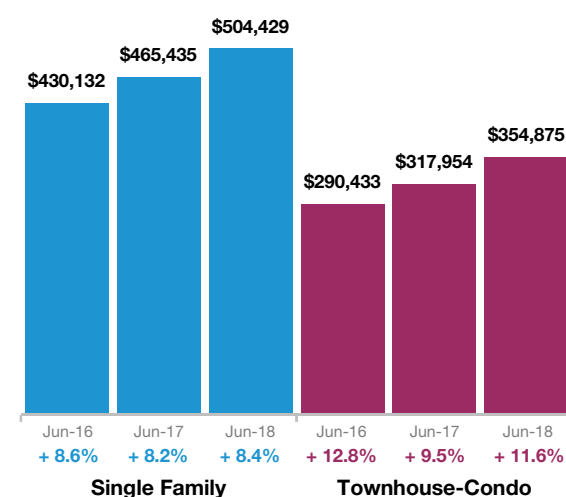


DENVER METRO
ASSOCIATION OF REALTORS®

June

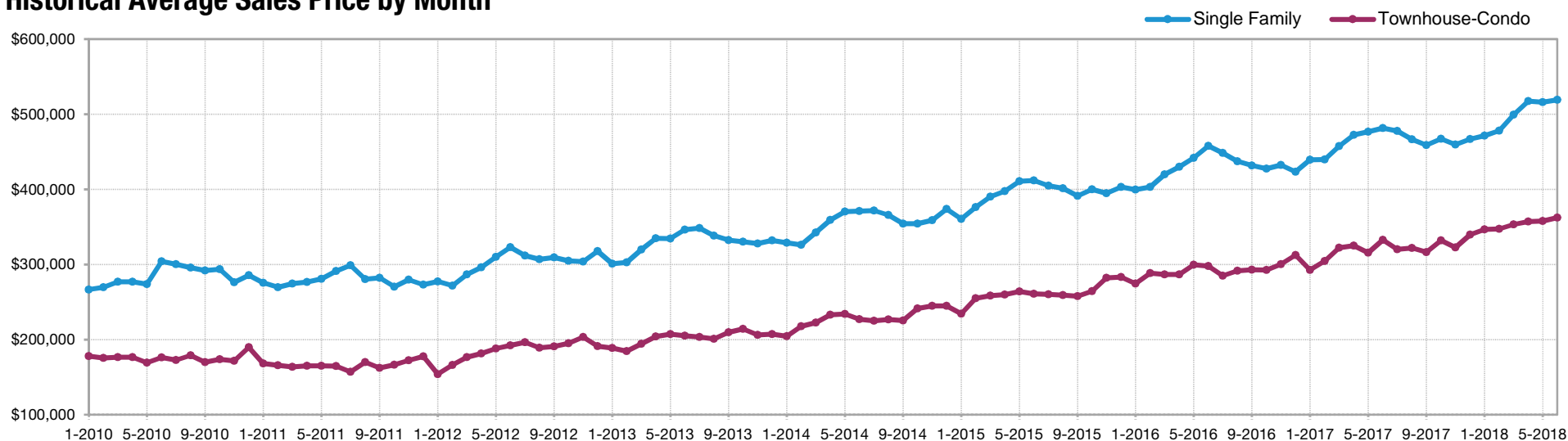


Year to Date



Avg. Sales Price	Single Family	Percent Change from Previous Year	Townhouse-Condo	Percent Change from Previous Year
Jul-2017	\$477,676	+6.5%	\$320,233	+12.3%
Aug-2017	\$466,556	+6.7%	\$321,865	+10.4%
Sep-2017	\$458,857	+6.3%	\$316,341	+8.0%
Oct-2017	\$467,269	+9.3%	\$331,994	+13.5%
Nov-2017	\$459,615	+6.3%	\$322,770	+7.5%
Dec-2017	\$467,057	+10.4%	\$339,617	+8.7%
Jan-2018	\$471,366	+7.3%	\$346,753	+18.5%
Feb-2018	\$478,113	+8.8%	\$347,485	+14.1%
Mar-2018	\$499,351	+9.2%	\$353,443	+9.7%
Apr-2018	\$517,552	+9.5%	\$357,073	+9.8%
May-2018	\$516,078	+8.3%	\$357,786	+13.4%
Jun-2018	\$519,098	+7.8%	\$362,330	+8.9%

Historical Average Sales Price by Month



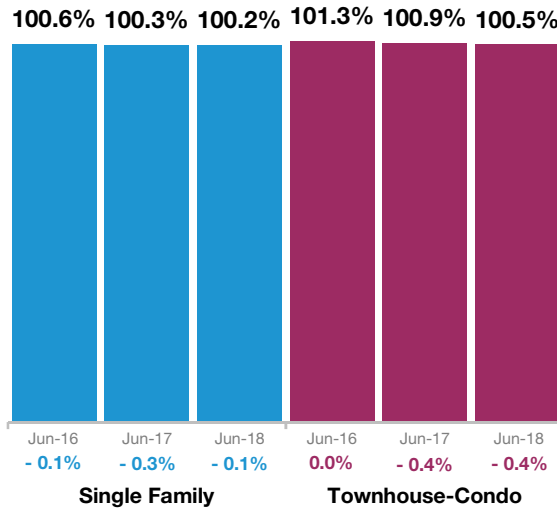
Percent of List Price Received

Percentage found when dividing a property's sales price by its most recent list price, then taking the average for all properties sold in a given month, not accounting for seller concessions.

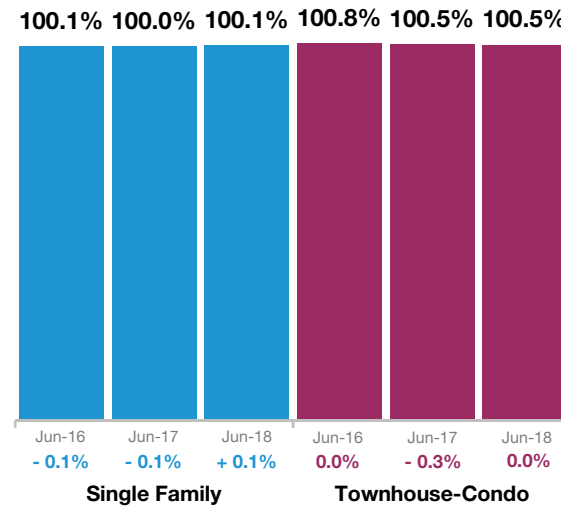


DENVER METRO
ASSOCIATION OF REALTORS®

June

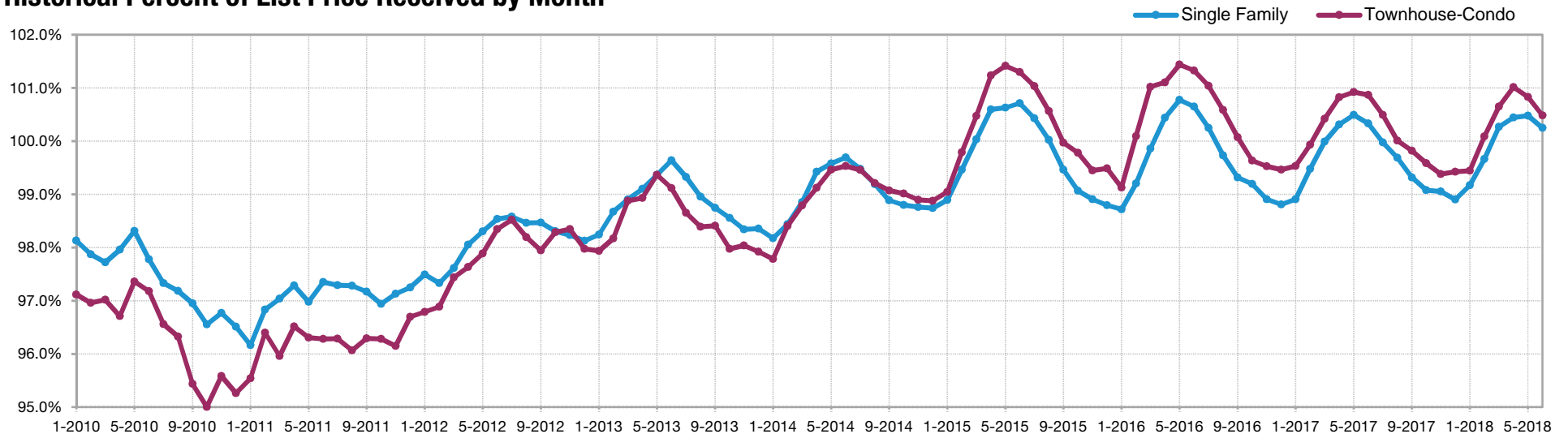


Year to Date



Pct. of List Price Received	Single Family	Percent Change from Previous Year	Townhouse-Condo	Percent Change from Previous Year
Jul-2017	100.0%	-0.2%	100.5%	-0.5%
Aug-2017	99.7%	0.0%	100.0%	-0.6%
Sep-2017	99.3%	0.0%	99.8%	-0.3%
Oct-2017	99.1%	-0.1%	99.6%	0.0%
Nov-2017	99.1%	+0.2%	99.4%	-0.1%
Dec-2017	98.9%	+0.1%	99.4%	-0.1%
Jan-2018	99.2%	+0.3%	99.4%	-0.1%
Feb-2018	99.7%	+0.2%	100.1%	+0.2%
Mar-2018	100.3%	+0.3%	100.6%	+0.2%
Apr-2018	100.4%	+0.1%	101.0%	+0.2%
May-2018	100.5%	0.0%	100.8%	-0.1%
Jun-2018	100.2%	-0.1%	100.5%	-0.4%

Historical Percent of List Price Received by Month



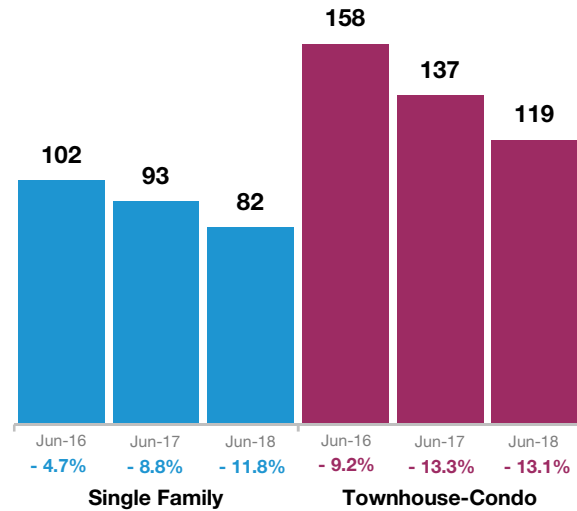
Housing Affordability Index

This index measures housing affordability for the region. For example, an index of 120 means the median household income is 120% of what is necessary to qualify for the median-priced home under prevailing interest rates. A higher number means greater affordability.

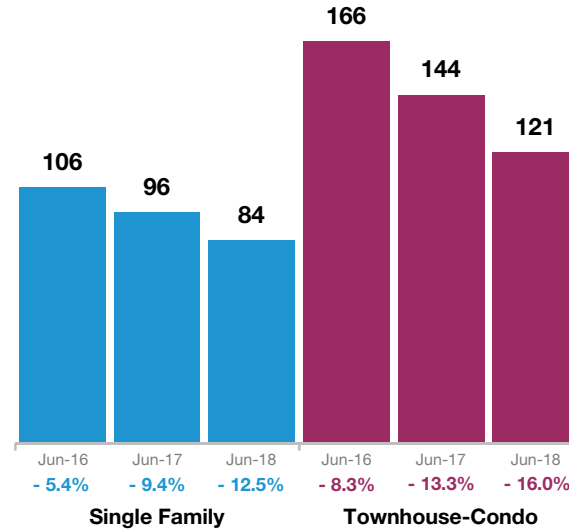


DENVER METRO
ASSOCIATION OF REALTORS®

June

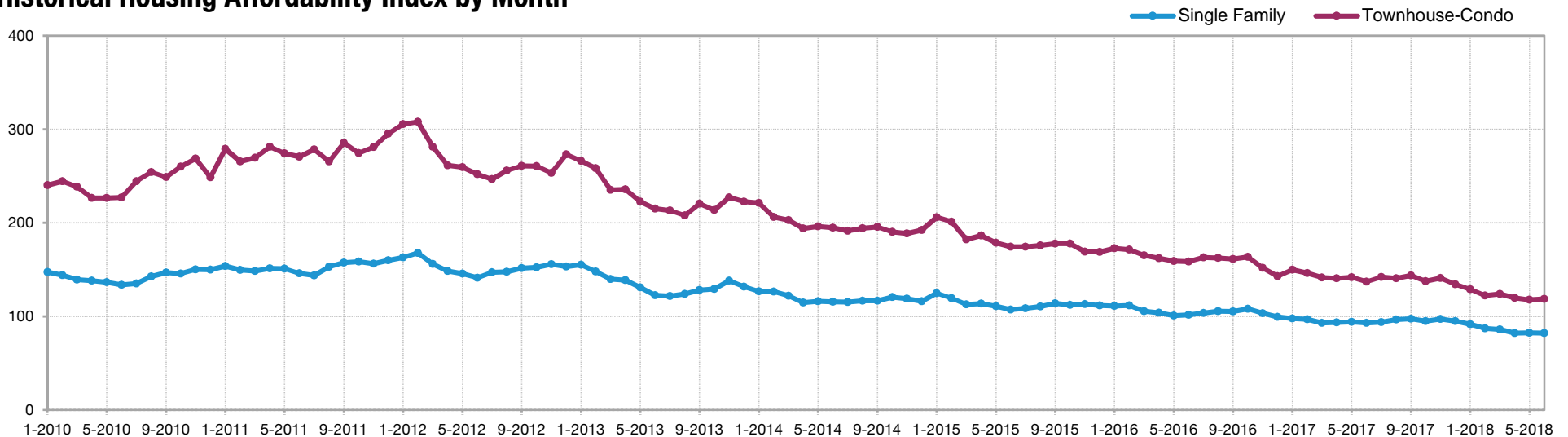


Year to Date



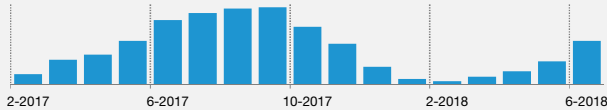

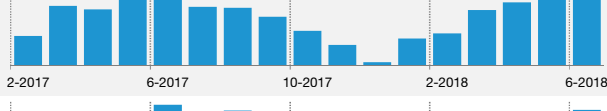
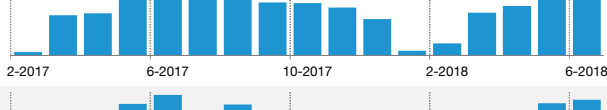
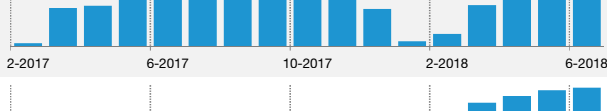
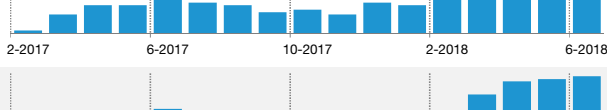
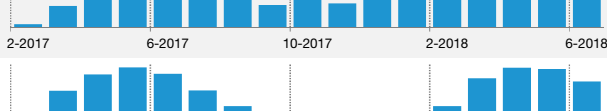
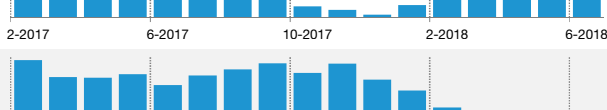

Housing Affordability Index	Single Family	Percent Change from Previous Year	Townhouse-Condo	Percent Change from Previous Year
Jul-2017	94	-9.6%	142	-12.9%
Aug-2017	97	-8.5%	141	-13.0%
Sep-2017	97	-7.6%	144	-10.6%
Oct-2017	95	-12.0%	138	-15.3%
Nov-2017	97	-5.8%	141	-7.2%
Dec-2017	95	-4.0%	134	-6.3%
Jan-2018	92	-6.1%	129	-14.0%
Feb-2018	87	-10.3%	122	-16.4%
Mar-2018	86	-7.5%	124	-12.7%
Apr-2018	82	-12.8%	120	-14.9%
May-2018	82	-12.8%	118	-16.9%
Jun-2018	82	-11.8%	119	-13.1%

Historical Housing Affordability Index by Month



Total Market Overview

Key metrics by report month and for year-to-date (YTD) starting from the first of the year.

Key Metrics	Historical Sparkbars	6-2017	6-2018	Percent Change	YTD 2017	YTD 2018	Percent Change
Active Listings		12,224	10,626	- 13.1%	--	--	--
Under Contract		6,694	7,155	+ 6.9%	34,932	36,692	+ 5.0%
New Listings		9,078	9,170	+ 1.0%	42,466	44,506	+ 4.8%
Sold Listings		7,043	6,809	- 3.3%	31,789	32,692	+ 2.8%
Days on Market		22	22	0.0%	29	28	- 3.4%
Median Sales Price		\$385,000	\$412,000	+ 7.0%	\$370,000	\$400,000	+ 8.1%
Average Sales Price		\$443,630	\$479,146	+ 8.0%	\$425,515	\$464,354	+ 9.1%
Pct. of List Price Received		100.5%	100.3%	- 0.2%	100.2%	100.2%	0.0%
Affordability Index		99	88	- 11.1%	103	90	- 12.6%

Sold Listings

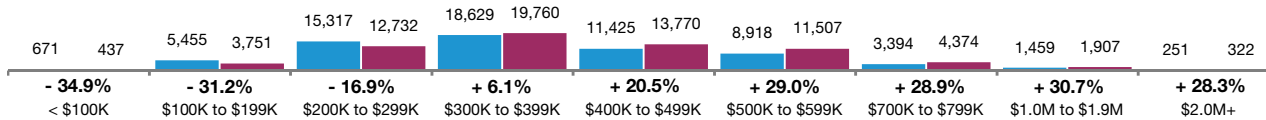
Actual sales that have closed in a given month.



DENVER METRO
ASSOCIATION OF REALTORS®

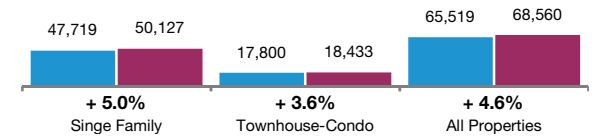
By Price Range – All Properties – Rolling 12 Months

■ 6-2017 ■ 6-2018



By Property Type

■ 6-2017 ■ 6-2018



Rolling 12 Months

By Price Range	Single Family			Condo		
	6-2017	6-2018	Change	6-2017	6-2018	Change
\$99,999 and Below	313	265	-15.3%	358	172	-52.0%
\$100,000 to \$199,999	1,268	908	-28.4%	4,187	2,843	-32.1%
\$200,000 to \$299,999	8,501	5,697	-33.0%	6,816	7,035	+3.2%
\$300,000 to \$399,999	15,549	15,837	+1.9%	3,080	3,923	+27.4%
\$400,000 to \$499,999	9,945	11,718	+17.8%	1,480	2,052	+38.6%
\$500,000 to \$699,999	7,754	10,029	+29.3%	1,164	1,478	+27.0%
\$700,000 to \$999,999	2,870	3,666	+27.7%	524	708	+35.1%
\$1,000,000 to \$1,999,999	1,285	1,718	+33.7%	174	189	+8.6%
\$2,000,000 and Above	234	289	+23.5%	17	33	+94.1%
All Price Ranges	47,719	50,127	+5.0%	17,800	18,433	+3.6%

Compared to Prior Month

	Single Family			Condo		
	5-2018	6-2018	Change	5-2018	6-2018	Change
\$99,999 and Below	15	22	+46.7%	10	7	-30.0%
\$100,000 to \$199,999	69	59	-14.5%	174	206	+18.4%
\$200,000 to \$299,999	370	371	+0.3%	615	620	+0.8%
\$300,000 to \$399,999	1,427	1,419	-0.6%	415	442	+6.5%
\$400,000 to \$499,999	1,232	1,316	+6.8%	205	207	+1.0%
\$500,000 to \$699,999	1,132	1,155	+2.0%	161	146	-9.3%
\$700,000 to \$999,999	450	485	+7.8%	79	79	0.0%
\$1,000,000 to \$1,999,999	214	215	+0.5%	17	21	+23.5%
\$2,000,000 and Above	31	32	+3.2%	2	7	+250.0%
All Price Ranges	4,940	5,074	+2.7%	1,678	1,735	+3.4%

Year to Date

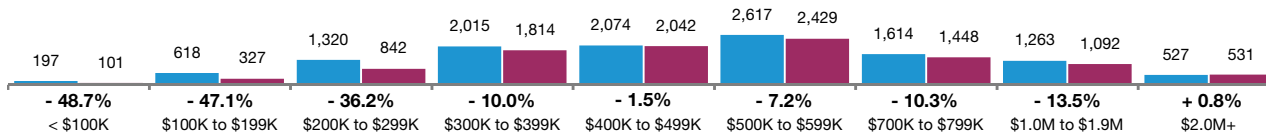
	Single Family			Condo		
	6-2017	6-2018	Change	6-2017	6-2018	Change
\$99,999 and Below	139	118	-15.1%	141	61	-56.7%
\$100,000 to \$199,999	493	371	-24.7%	1,786	1,132	-36.6%
\$200,000 to \$299,999	3,420	2,189	-36.0%	3,335	3,189	-4.4%
\$300,000 to \$399,999	7,485	7,013	-6.3%	1,563	1,996	+27.7%
\$400,000 to \$499,999	5,098	5,898	+15.7%	799	1,061	+32.8%
\$500,000 to \$699,999	4,197	5,281	+25.8%	604	829	+37.3%
\$700,000 to \$999,999	1,533	1,956	+27.6%	269	377	+40.1%
\$1,000,000 to \$1,999,999	699	952	+36.2%	99	93	-6.1%
\$2,000,000 and Above	122	155	+27.0%	10	21	+110.0%
All Price Ranges	23,186	23,933	+3.2%	8,606	8,759	+1.8%

Inventory of Active Listings

A measure of the number of homes available for sale at a given time.

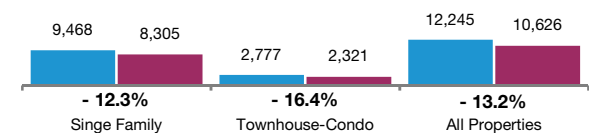
By Price Range – All Properties

■ 6-2017 ■ 6-2018



By Property Type

■ 6-2017 ■ 6-2018



Year over Year

By Price Range	Single Family			Condo		
	6-2017	6-2018	Change	6-2017	6-2018	Change
\$99,999 and Below	121	65	-46.3%	76	36	-52.6%
\$100,000 to \$199,999	300	169	-43.7%	318	158	-50.3%
\$200,000 to \$299,999	697	410	-41.2%	623	432	-30.7%
\$300,000 to \$399,999	1,524	1,276	-16.3%	491	538	+9.6%
\$400,000 to \$499,999	1,708	1,649	-3.5%	366	393	+7.4%
\$500,000 to \$699,999	2,191	2,078	-5.2%	426	351	-17.6%
\$700,000 to \$999,999	1,307	1,207	-7.7%	307	241	-21.5%
\$1,000,000 to \$1,999,999	1,139	968	-15.0%	124	124	0.0%
\$2,000,000 and Above	481	483	+0.4%	46	48	+4.3%
All Price Ranges	9,468	8,305	-12.3%	2,777	2,321	-16.4%

Compared to Prior Month

	Single Family			Condo		
	5-2018	6-2018	Change	5-2018	6-2018	Change
\$99,999 and Below	56	65	+16.1%	40	36	-10.0%
\$100,000 to \$199,999	146	169	+15.8%	138	158	+14.5%
\$200,000 to \$299,999	343	410	+19.5%	356	432	+21.3%
\$300,000 to \$399,999	976	1,276	+30.7%	442	538	+21.7%
\$400,000 to \$499,999	1,306	1,649	+26.3%	339	393	+15.9%
\$500,000 to \$699,999	1,811	2,078	+14.7%	347	351	+1.2%
\$700,000 to \$999,999	1,061	1,207	+13.8%	217	241	+11.1%
\$1,000,000 to \$1,999,999	888	968	+9.0%	117	124	+6.0%
\$2,000,000 and Above	425	483	+13.6%	47	48	+2.1%
All Price Ranges	7,012	8,305	+18.4%	2,043	2,321	+13.6%

Year to Date

Single Family	Condo
There are no year-to-date figures for inventory because it is simply a snapshot frozen in time at the end of each month. It does not add up over a period of months.	

Glossary of Terms

A research tool provided by the Colorado Association of REALTORS®



DENVER METRO
ASSOCIATION OF REALTORS®

Inventory of Active Listings	A measure of the number of homes available for sale at a given time. The availability of homes for sale has a big effect on supply-demand dynamics and home prices.
Under Contract	A count of the properties that have offers accepted on them in a given month.
New Listings	A measure of how much new supply is coming onto the market from sellers.
Sold Listings	A measure of home sales that were closed to completion during the report period.
Days on Market Until Sale	A measure of how long it takes homes to sell, on average.
Median Sales Price	A measure of home values in a market area where 50% of activity was higher and 50% was lower than this price point.
Average Sales Price	A sum of all home sales prices divided by total number of sales.
Percent of List Price Received	A mathematical calculation of the percent difference from last list price and sold price for those listings sold in the reported period.
Housing Affordability Index	A measure of how affordable a region's housing is to its consumers. A higher number means greater affordability. The index is based on interest rates, median sales price and median income by county.