

Local Market Update for August 2016

A Research Tool Provided by the Colorado Association of REALTORS®



DENVER METRO
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Denver

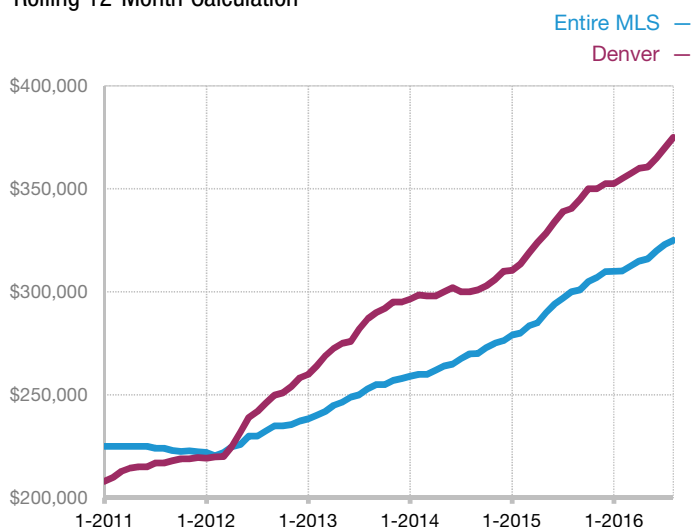
Single Family	August			Year to Date		
Key Metrics	2015	2016	Percent Change from Previous Year	Thru 08-2015	Thru 08-2016	Percent Change from Previous Year
Inventory of Active Listings	1,509	1,095	- 27.4%	--	--	--
Under Contract	824	871	+ 5.7%	6,092	6,204	+ 1.8%
New Listings	1,036	1,020	- 1.5%	7,404	7,248	- 2.1%
Sold Listings	757	818	+ 8.1%	5,634	5,756	+ 2.2%
Days on Market Until Sale	16	18	+ 12.5%	20	23	+ 15.0%
Median Sales Price*	\$340,950	\$386,500	+ 13.4%	\$357,500	\$388,077	+ 8.6%
Average Sales Price*	\$428,546	\$470,700	+ 9.8%	\$434,655	\$469,274	+ 8.0%
Percent of List Price Received*	100.8%	100.2%	- 0.6%	100.9%	100.4%	- 0.5%

* 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	August			Year to Date		
Key Metrics	2015	2016	Percent Change from Previous Year	Thru 08-2015	Thru 08-2016	Percent Change from Previous Year
Inventory of Active Listings	965	856	- 11.3%	--	--	--
Under Contract	531	572	+ 7.7%	4,166	4,078	- 2.1%
New Listings	661	663	+ 0.3%	4,942	4,916	- 0.5%
Sold Listings	531	520	- 2.1%	3,874	3,762	- 2.9%
Days on Market Until Sale	23	24	+ 4.3%	25	24	- 4.0%
Median Sales Price*	\$279,475	\$295,000	+ 5.6%	\$265,000	\$294,900	+ 11.3%
Average Sales Price*	\$329,244	\$358,099	+ 8.8%	\$324,821	\$358,276	+ 10.3%
Percent of List Price Received*	100.3%	100.2%	- 0.1%	100.6%	100.5%	- 0.1%

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Median Sales Price – Single Family
Rolling 12-Month Calculation



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

