

Local Market Update for July 2016

A Research Tool Provided by the Colorado Association of REALTORS®



DENVER METRO
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Denver

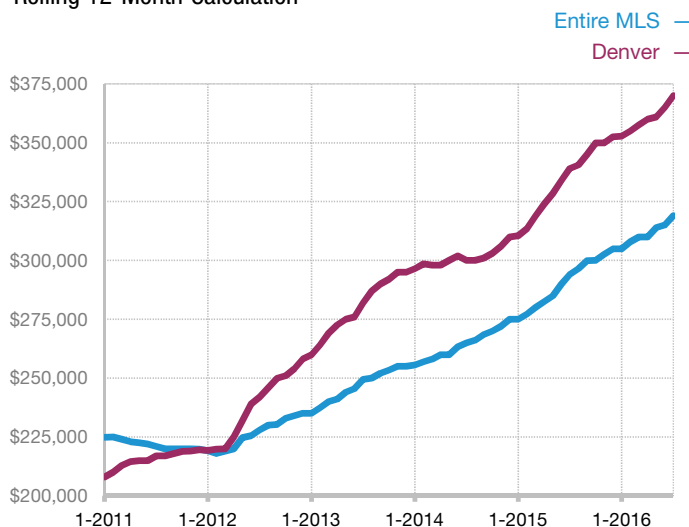
Single Family	July			Year to Date		
Key Metrics	2015	2016	Percent Change from Previous Year	Thru 07-2015	Thru 07-2016	Percent Change from Previous Year
Inventory of Active Listings	1,427	999	- 30.0%	--	--	--
Under Contract	774	893	+ 15.4%	5,269	5,430	+ 3.1%
New Listings	1,110	983	- 11.4%	6,368	6,241	- 2.0%
Sold Listings	871	816	- 6.3%	4,877	4,913	+ 0.7%
Days on Market Until Sale	17	19	+ 11.8%	21	24	+ 14.3%
Median Sales Price*	\$360,000	\$409,500	+ 13.8%	\$360,000	\$389,000	+ 8.1%
Average Sales Price*	\$444,295	\$504,860	+ 13.6%	\$435,602	\$469,534	+ 7.8%
Percent of List Price Received*	101.0%	100.4%	- 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	July			Year to Date		
Key Metrics	2015	2016	Percent Change from Previous Year	Thru 07-2015	Thru 07-2016	Percent Change from Previous Year
Inventory of Active Listings	916	802	- 12.4%	--	--	--
Under Contract	549	555	+ 1.1%	3,635	3,562	- 2.0%
New Listings	678	650	- 4.1%	4,281	4,255	- 0.6%
Sold Listings	610	493	- 19.2%	3,343	3,218	- 3.7%
Days on Market Until Sale	21	18	- 14.3%	25	24	- 4.0%
Median Sales Price*	\$256,000	\$306,000	+ 19.5%	\$260,500	\$295,000	+ 13.2%
Average Sales Price*	\$323,708	\$358,620	+ 10.8%	\$324,120	\$359,050	+ 10.8%
Percent of List Price Received*	100.7%	100.5%	- 0.2%	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

