

Local Market Update for May 2017

A Research Tool Provided by the Colorado Association of REALTORS®



DENVER METRO
ASSOCIATION OF REALTORS®

Denver

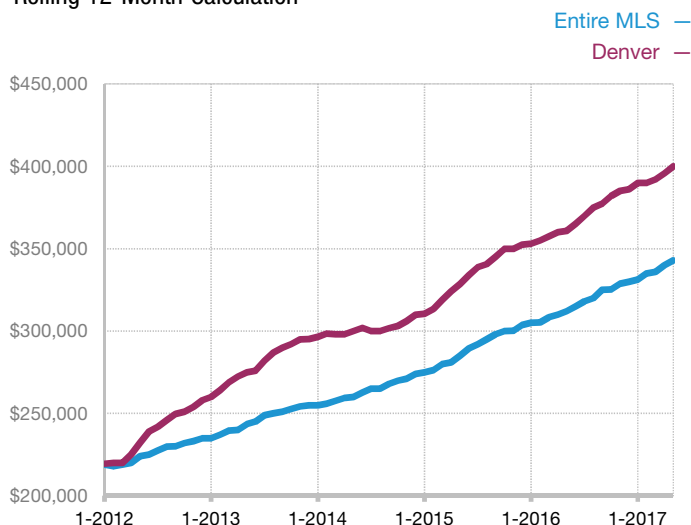
Single Family	May			Year to Date		
Key Metrics	2016	2017	Percent Change from Previous Year	Thru 05-2016	Thru 05-2017	Percent Change from Previous Year
Inventory of Active Listings	1,060	756	- 28.7%	--	--	--
Under Contract	872	895	+ 2.6%	3,679	3,603	- 2.1%
New Listings	1,042	984	- 5.6%	4,140	4,068	- 1.7%
Sold Listings	834	767	- 8.0%	3,278	3,103	- 5.3%
Days on Market Until Sale	20	16	- 20.0%	27	23	- 14.8%
Median Sales Price*	\$392,500	\$437,000	+ 11.3%	\$378,000	\$410,000	+ 8.5%
Average Sales Price*	\$465,554	\$531,530	+ 14.2%	\$451,620	\$502,053	+ 11.2%
Percent of List Price Received*	101.4%	100.6%	- 0.8%	100.3%	100.3%	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.

Townhouse-Condo	May			Year to Date		
Key Metrics	2016	2017	Percent Change from Previous Year	Thru 05-2016	Thru 05-2017	Percent Change from Previous Year
Inventory of Active Listings	869	722	- 16.9%	--	--	--
Under Contract	572	636	+ 11.2%	2,406	2,716	+ 12.9%
New Listings	663	712	+ 7.4%	2,849	3,055	+ 7.2%
Sold Listings	572	553	- 3.3%	2,180	2,290	+ 5.0%
Days on Market Until Sale	24	25	+ 4.2%	27	29	+ 7.4%
Median Sales Price*	\$307,500	\$320,000	+ 4.1%	\$293,000	\$315,000	+ 7.5%
Average Sales Price*	\$362,410	\$392,292	+ 8.2%	\$358,110	\$378,473	+ 5.7%
Percent of List Price Received*	101.1%	100.4%	- 0.7%	100.3%	100.0%	- 0.3%

* 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

