

Local Market Update for October 2016

A Research Tool Provided by the Colorado Association of REALTORS®



DENVER METRO
ASSOCIATION OF REALTORS®

Denver

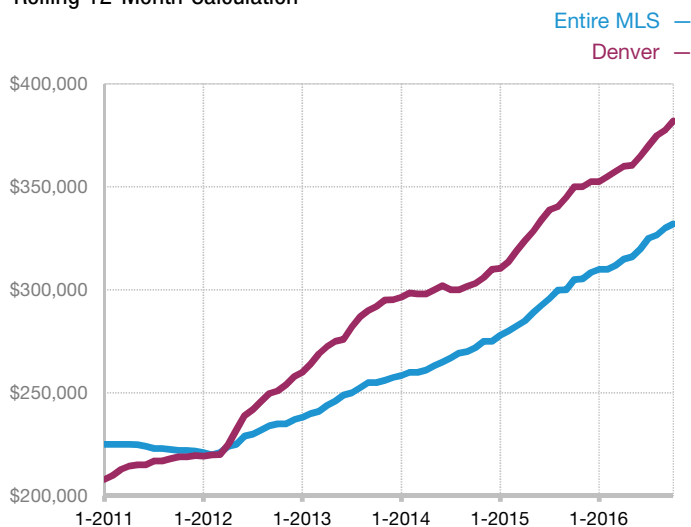
Single Family	October			Year to Date		
Key Metrics	2015	2016	Percent Change from Previous Year	Thru 10-2015	Thru 10-2016	Percent Change from Previous Year
Inventory of Active Listings	1,557	958	- 38.5%	--	--	--
Under Contract	713	776	+ 8.8%	7,496	7,681	+ 2.5%
New Listings	840	718	- 14.5%	9,172	8,935	- 2.6%
Sold Listings	736	711	- 3.4%	7,144	7,279	+ 1.9%
Days on Market Until Sale	23	22	- 4.3%	21	23	+ 9.5%
Median Sales Price*	\$350,000	\$399,950	+ 14.3%	\$355,000	\$389,000	+ 9.6%
Average Sales Price*	\$421,924	\$475,842	+ 12.8%	\$432,067	\$469,492	+ 8.7%
Percent of List Price Received*	99.4%	99.5%	+ 0.1%	100.7%	100.2%	- 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	October			Year to Date		
Key Metrics	2015	2016	Percent Change from Previous Year	Thru 10-2015	Thru 10-2016	Percent Change from Previous Year
Inventory of Active Listings	993	855	- 13.9%	--	--	--
Under Contract	549	524	- 4.6%	5,170	5,097	- 1.4%
New Listings	624	538	- 13.8%	6,146	6,147	+ 0.0%
Sold Listings	484	465	- 3.9%	4,905	4,783	- 2.5%
Days on Market Until Sale	25	25	0.0%	25	25	0.0%
Median Sales Price*	\$240,000	\$289,000	+ 20.4%	\$262,000	\$291,250	+ 11.2%
Average Sales Price*	\$340,726	\$355,981	+ 4.5%	\$325,557	\$357,025	+ 9.7%
Percent of List Price Received*	99.8%	99.4%	- 0.4%	100.4%	100.3%	- 0.1%

* 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

