

# Local Market Update for December 2015

A Research Tool Provided by the Colorado Association of REALTORS®



**DENVER METRO**  
ASSOCIATION OF REALTORS®

## Denver

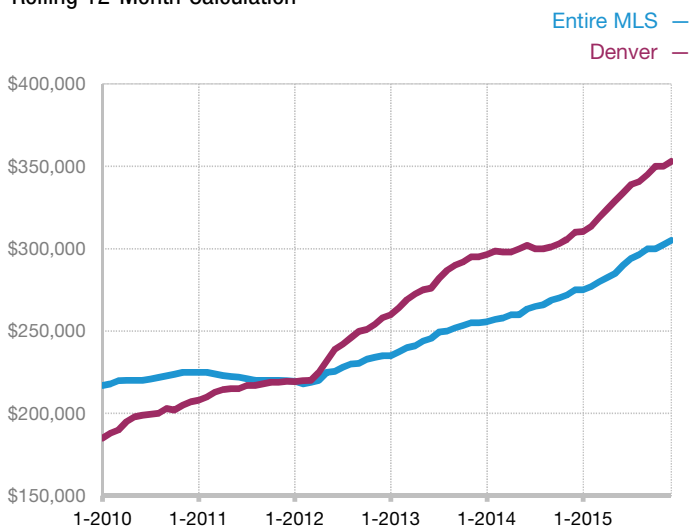
Single Family	December			Year to Date		
	2014	2015	Percent Change from Previous Year	Thru 12-2014	Thru 12-2015	Percent Change from Previous Year
<b>Key Metrics</b>						
Inventory of Active Listings	1,056	779	- 26.2%	--	--	--
Under Contract	384	488	+ 27.1%	8,535	8,602	+ 0.8%
New Listings	366	384	+ 4.9%	9,758	10,062	+ 3.1%
Sold Listings	674	677	+ 0.4%	8,641	8,340	- 3.5%
Days on Market Until Sale	34	30	- 11.8%	30	22	- 26.7%
Median Sales Price*	\$315,000	\$350,000	+ 11.1%	\$310,000	\$353,000	+ 13.9%
Average Sales Price*	\$398,514	\$434,867	+ 9.1%	\$378,333	\$431,705	+ 14.1%
Percent of List Price Received*	99.1%	98.9%	- 0.2%	99.6%	100.4%	+ 0.8%

\* 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	December			Year to Date		
	2014	2015	Percent Change from Previous Year	Thru 12-2014	Thru 12-2015	Percent Change from Previous Year
<b>Key Metrics</b>						
Inventory of Active Listings	714	549	- 23.1%	--	--	--
Under Contract	266	334	+ 25.6%	5,506	5,954	+ 8.1%
New Listings	223	255	+ 14.3%	6,248	6,800	+ 8.8%
Sold Listings	416	478	+ 14.9%	5,361	5,789	+ 8.0%
Days on Market Until Sale	39	33	- 15.4%	35	25	- 28.6%
Median Sales Price*	\$237,000	\$262,000	+ 10.5%	\$218,650	\$265,000	+ 21.2%
Average Sales Price*	\$312,133	\$365,411	+ 17.1%	\$285,127	\$332,245	+ 16.5%
Percent of List Price Received*	99.1%	99.2%	+ 0.1%	98.9%	100.2%	+ 1.3%

\* 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

