

# Local Market Update for February 2016

A Research Tool Provided by the Colorado Association of REALTORS®



**DENVER METRO**  
ASSOCIATION OF REALTORS®

## Denver

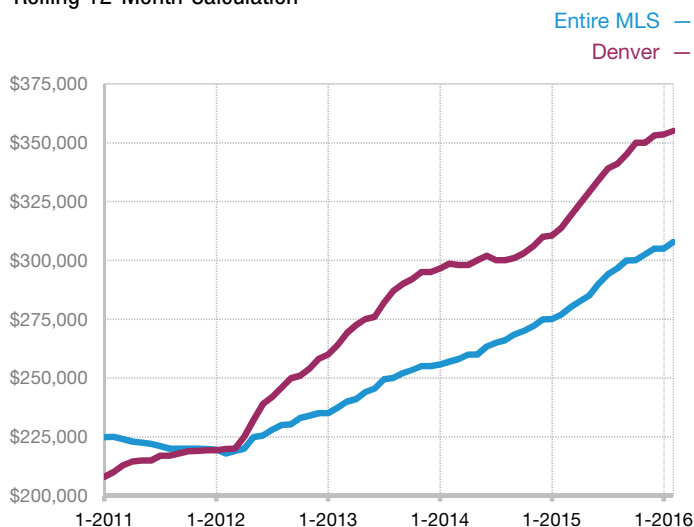
Single Family	February			Year to Date		
Key Metrics	2015	2016	Percent Change from Previous Year	Thru 02-2015	Thru 02-2016	Percent Change from Previous Year
Inventory of Active Listings	846	602	- 28.8%	--	--	--
Under Contract	631	715	+ 13.3%	1,203	1,280	+ 6.4%
New Listings	652	663	+ 1.7%	1,248	1,257	+ 0.7%
Sold Listings	519	478	- 7.9%	912	964	+ 5.7%
Days on Market Until Sale	32	38	+ 18.8%	31	37	+ 19.4%
Median Sales Price*	\$323,000	\$353,700	+ 9.5%	\$321,406	\$343,000	+ 6.7%
Average Sales Price*	\$418,437	\$452,824	+ 8.2%	\$399,922	\$437,469	+ 9.4%
Percent of List Price Received*	100.0%	99.2%	- 0.8%	99.8%	98.9%	- 0.9%

\* 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	February			Year to Date		
Key Metrics	2015	2016	Percent Change from Previous Year	Thru 02-2015	Thru 02-2016	Percent Change from Previous Year
Inventory of Active Listings	605	475	- 21.5%	--	--	--
Under Contract	437	495	+ 13.3%	824	862	+ 4.6%
New Listings	438	500	+ 14.2%	870	911	+ 4.7%
Sold Listings	363	357	- 1.7%	617	647	+ 4.9%
Days on Market Until Sale	44	30	- 31.8%	41	33	- 19.5%
Median Sales Price*	\$286,000	\$277,500	- 3.0%	\$255,000	\$277,500	+ 8.8%
Average Sales Price*	\$317,371	\$361,677	+ 14.0%	\$308,850	\$363,505	+ 17.7%
Percent of List Price Received*	99.6%	100.2%	+ 0.6%	99.4%	99.5%	+ 0.1%

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**Median Sales Price – Single Family**  
Rolling 12-Month Calculation



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

