

# Local Market Update for May 2015

A Research Tool Provided by the Colorado Association of REALTORS®



**DENVER METRO**  
ASSOCIATION OF REALTORS®

## Denver

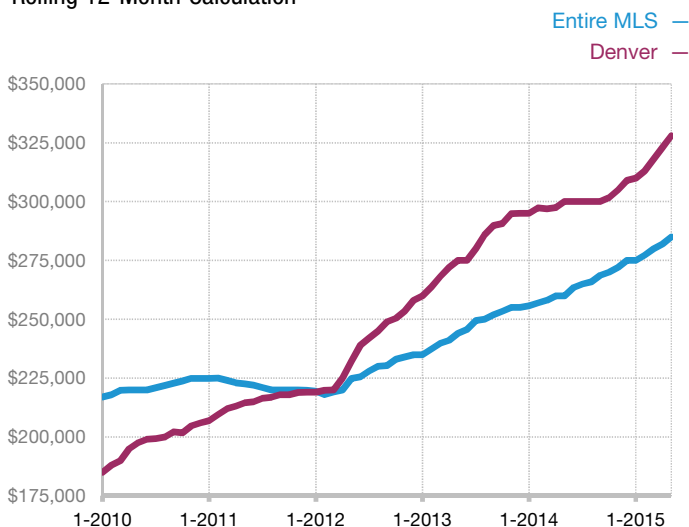
Single Family	May			Year to Date		
	2014	2015	Percent Change from Previous Year	Thru 05-2014	Thru 05-2015	Percent Change from Previous Year
<b>Key Metrics</b>						
Inventory of Active Listings	1,485	<b>847</b>	- 43.0%	--	--	--
Under Contract	902	<b>965</b>	+ 7.0%	3,900	<b>3,835</b>	- 1.7%
New Listings	1,172	<b>1,074</b>	- 8.4%	4,566	<b>4,390</b>	- 3.9%
Sold Listings	838	<b>768</b>	- 8.4%	3,378	<b>3,141</b>	- 7.0%
Days on Market Until Sale	26	<b>16</b>	- 38.5%	38	<b>24</b>	- 36.8%
Median Sales Price*	\$325,000	<b>\$376,000</b>	+ 15.7%	\$301,000	<b>\$355,000</b>	+ 17.9%
Average Sales Price*	\$392,199	<b>\$454,931</b>	+ 16.0%	\$366,571	<b>\$425,969</b>	+ 16.2%
Percent of List Price Received*	100.3%	<b>101.4%</b>	+ 1.1%	99.5%	<b>100.7%</b>	+ 1.2%

\* 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		
	2014	2015	Percent Change from Previous Year	Thru 05-2014	Thru 05-2015	Percent Change from Previous Year
<b>Key Metrics</b>						
Inventory of Active Listings	1,020	<b>655</b>	- 35.8%	--	--	--
Under Contract	614	<b>662</b>	+ 7.8%	2,482	<b>2,674</b>	+ 7.7%
New Listings	806	<b>763</b>	- 5.3%	2,987	<b>3,069</b>	+ 2.7%
Sold Listings	575	<b>519</b>	- 9.7%	1,994	<b>2,168</b>	+ 8.7%
Days on Market Until Sale	30	<b>20</b>	- 33.3%	43	<b>30</b>	- 30.2%
Median Sales Price*	\$225,000	<b>\$285,000</b>	+ 26.7%	\$210,000	<b>\$270,000</b>	+ 28.6%
Average Sales Price*	\$296,012	<b>\$340,358</b>	+ 15.0%	\$280,698	<b>\$324,684</b>	+ 15.7%
Percent of List Price Received*	99.3%	<b>101.0%</b>	+ 1.7%	98.7%	<b>100.4%</b>	+ 1.7%

\* 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

