

Local Market Update for July 2015

A Research Tool Provided by the Colorado Association of REALTORS®



DENVER METRO
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Denver

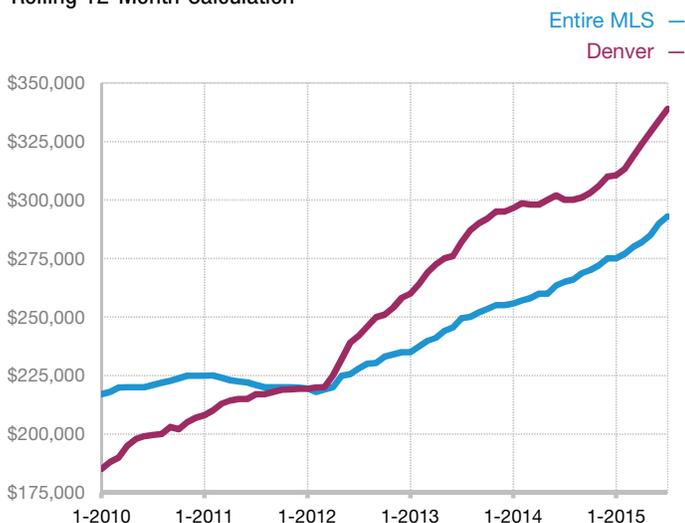
Single Family	July			Year to Date		
	2014	2015	Percent Change from Previous Year	Thru 07-2014	Thru 07-2015	Percent Change from Previous Year
Key Metrics						
Inventory of Active Listings	1,552	1,167	- 24.8%	--	--	--
Under Contract	758	822	+ 8.4%	5,377	5,337	- 0.7%
New Listings	936	1,120	+ 19.7%	6,329	6,375	+ 0.7%
Sold Listings	844	856	+ 1.4%	5,055	4,850	- 4.1%
Days on Market Until Sale	20	18	- 10.0%	32	21	- 34.4%
Median Sales Price*	\$315,000	\$360,000	+ 14.3%	\$309,950	\$360,000	+ 16.1%
Average Sales Price*	\$392,247	\$445,908	+ 13.7%	\$376,690	\$436,180	+ 15.8%
Percent of List Price Received*	100.3%	101.0%	+ 0.7%	99.8%	100.9%	+ 1.1%

* Does not account for seller concessions and/or down payment assistance. | Activity for one month can sometimes look extreme due to small sample size.

Townhouse-Condo	July			Year to Date		
	2014	2015	Percent Change from Previous Year	Thru 07-2014	Thru 07-2015	Percent Change from Previous Year
Key Metrics						
Inventory of Active Listings	1,098	726	- 33.9%	--	--	--
Under Contract	511	578	+ 13.1%	3,427	3,696	+ 7.8%
New Listings	666	682	+ 2.4%	4,138	4,286	+ 3.6%
Sold Listings	545	587	+ 7.7%	3,067	3,318	+ 8.2%
Days on Market Until Sale	31	19	- 38.7%	38	25	- 34.2%
Median Sales Price*	\$220,000	\$256,000	+ 16.4%	\$215,000	\$260,250	+ 21.0%
Average Sales Price*	\$276,590	\$322,372	+ 16.6%	\$280,190	\$323,873	+ 15.6%
Percent of List Price Received*	99.4%	100.7%	+ 1.3%	98.9%	100.6%	+ 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

