

Denver Metro Market Trends Report

February 2016

Homebuyer Demand Remains Strong and Housing Remains Scarce in Metro-Denver

#DMARstats



Low inventory is setting us up for another fast-paced spring that will most certainly rival 2015.



Looking back at the last three decades (1985-2015), January has averaged 14,426 available listings with a record-high in January 2006 when we had 24,387 - nearly 6x more than today! Even with the inventory reality of today, our 11-County Denver metro area real estate market continues to thrive and 2016 is shaping up (for better or worse) to repeat last year's record-breaking totals.



- Anthony Rael, Chairman of the DMAR Market Trends Committee



Prepare buyers & sellers for another record selling season. Buyers need to have their financing solidified before starting their search while sellers should be prepared for full disclosure of latent defects in their home.

Market Metrics

Residential (Single Family plus Condo) | January 2016 Data



↓ -3.72%

Active Inventory:
4,221



↓ -40.23%

Sold Homes:
2,705



↑ 0.46%

Average Price:
\$374,655



↑ 0.63%

Median Sold Price:
\$317,000



↑ 4.76%

DOM:
44



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Statistics compiled by DMAR Market Trends Committee. Data source: REcolorado.

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