



DENVER METRO
ASSOCIATION OF REALTORS®

Monthly Research Tool Published by the Denver Metro Association of REALTORS®
Market Trends Committee

Denver Metro
Real Estate Market
Trends Report

11-County MLS Stats & Trends for Adams, Arapahoe, Boulder, Broomfield, Clear
Creek, Denver, Douglas, Elbert, Gilpin, Jefferson & Park County

January 2015

www.dmarealtors.com



▶ MARKET METRICS:

According to recent data provided by the Denver Metro Association of REALTORS® Market Trends Committee, the December market transactions encompassing the 11 Counties of the Denver Metro Area* are:

Residential (Single Family plus Condo):

Active Inventory: 4,355 ↓ -19.65% prior month

Sold Homes: 3,869 ↑ 2.93% prior month

Average Price: \$340,448 ↑ 3.41% prior month

Median Sold Price: \$287,000 ↑ 2.50% prior month

Average Days on Market: 46 ↑ 17.95% prior month

Single Family:

Active Inventory: 3,557 ↓ -19.51% prior month

Sold Homes: 2,773 ↑ 2.55% prior month

Average Price: \$380,848 ↑ 4.51% prior month

Median Sold Price: \$320,000 ↑ 2.24% prior month

Average Days on Market: 49 ↑ 19.51% prior month

Condo:

Active Inventory: 798 ↓ -20.28% prior month

Sold Homes: 1,096 ↑ 3.89% prior month

Average Price: \$238,229 ↓ -0.34% prior month

Median Sold Price: \$188,500 ↓ -0.79% prior month

Average Days on Market: 38 ↑ 8.57% prior month

* Adams, Arapahoe, Boulder, Broomfield, Clear Creek, Denver, Douglas, Elbert, Gilpin, Jefferson, and Park.



▶ MARKET INSIGHTS:

- ✓ \$17.5 billion in Closed Dollar Volume plus the \$4.4 billion in the secondary market resulted in a \$22 billion impact on the Denver-area economy
- ✓ At December month end, there was less than a 500-unit difference between the number of active listings (4,355) and the number of sold/closed listings (3,869)
- ✓ New household formations were beneficial to the 2014 Denver home market
- ✓ Condos had a tremendous impact on the 2014 Denver market with a whopping 55.86% increase in sales volume!
- ✓ Year over year average and median sales prices are up 11.22% and 14.57% respectively
- ✓ Single family home prices increased 4.51% from the previous month
- ✓ Condo prices remained relatively unchanged from the previous month
- ✓ Year to date, a total of 53,719 homes closed at an average sold price of \$325,634
- ✓ Days on Market (DOM) increased with an average of 46 days
- ✓ Year to date, sales volume for the condo market is up sharply with a 45.60% increase, compared to 2013
- ✓ Inventory remains an issue as the year over year active listings for residential (single family and condo) decreased 45.16%
- ✓ Mortgage interest rates ended the month with a 30-year conventional rate around 3.75% and 15-year rate around 3.0%
- ✓ Current economic and labor markets are favorable and consumer confidence rose slightly to 92.6%
- ✓ Low inventory levels could be the new norm, for at least the next 12 to 18 months
- ✓ Activity with builders was strong in December and the 2015 outlook is promising, but can the subcontractors keep up with demand?
- ✓ The strength of the Denver market continues into 2015!

*To stay up to date with relevant real estate news and statistics please visit www.dmarealtors.com and follow #DMARSTATS on social media.



▶ EXPERT OPINION:



'Tis' the season to be breaking records! While inventory throughout the 11-county metro Denver area continued to be naughty, the number of sold listings, average sales price and sales dollar volume were all very nice. Active listings for single family and condos decreased nearly 20% from the previous month to an annual low of 4,355 units in December. At December month end, there was less than a 500-unit difference between the number of active listings (4,355) and the number of sold/closed (3,869).



Many Denver Metro Association of REALTORS® members feel that low inventory levels may be the new norm, at least for the next 12 to 18 months. Sellers will continue to have the upper-hand in negotiations with buyers, but pricing and condition will need to be justified in order to ensure top-dollar. Consumer confidence is high and mortgage interest rates are low. Buyer demand is strong, but home buyers need to be patient and prepare to compete until more inventory comes online. Foot-traffic and sales activity for new home construction was strong in December and the outlook for new builds looks favorable as buyers grow impatient waiting for resale homes to come on the market. The question is, will builders have enough skilled subcontractors to keep up with demand?

Combining the \$17.5 billion in Closed Dollar Volume with the projected \$4.4 billion in the secondary market, our 11-county Denver metro real estate market had a \$22 billion impact on the area economy! One thing is certain, 2014 proved that we can do more with less and we'll need to figure out a way to replicate the successes of this year as we march into 2015.

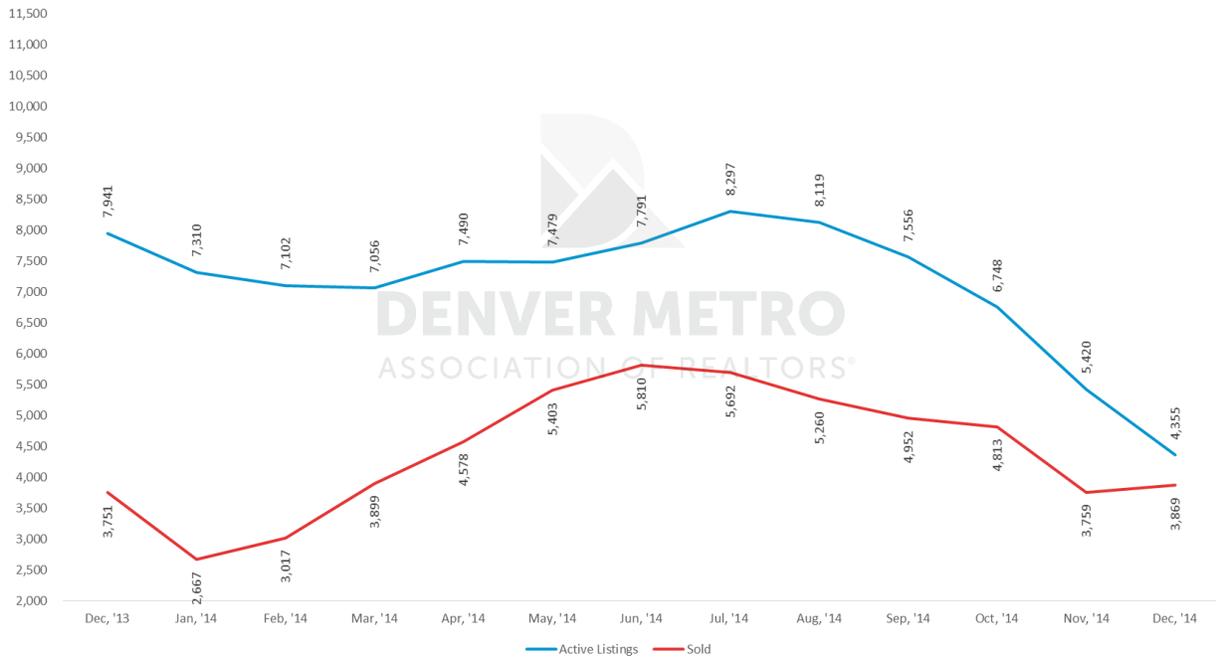


- Anthony Rael, Chairman of the DMAR Market Trends Committee

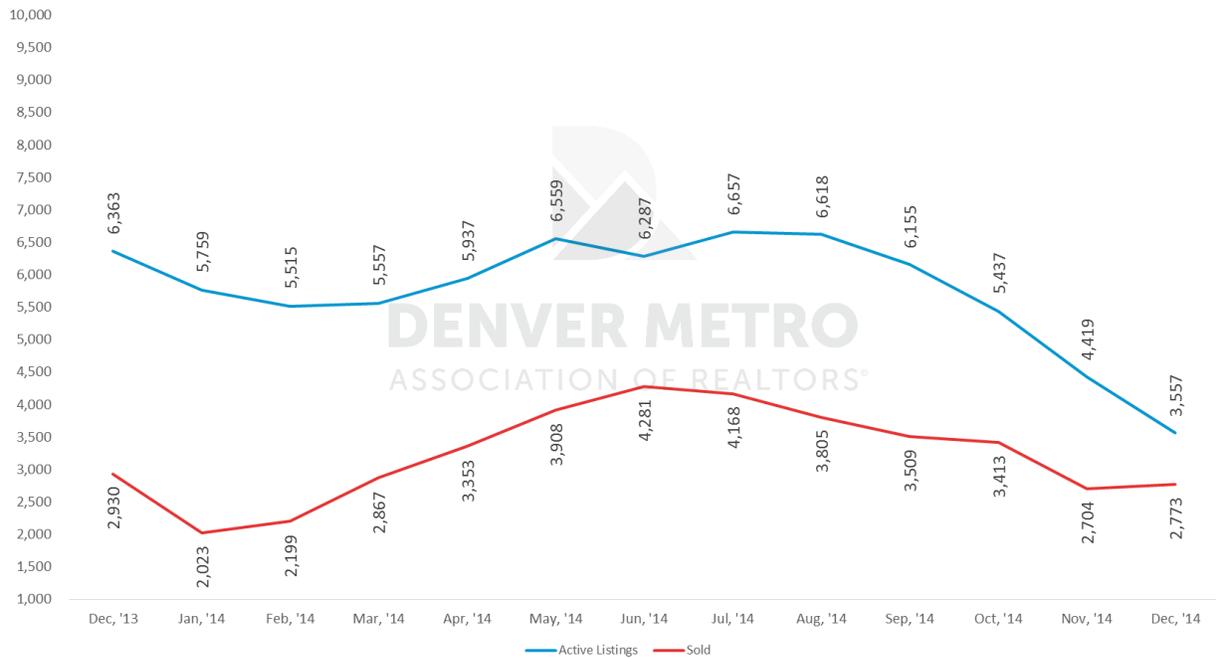


▶ DATA AT A GLANCE:

Residential | Active Inventory & Sold Listings

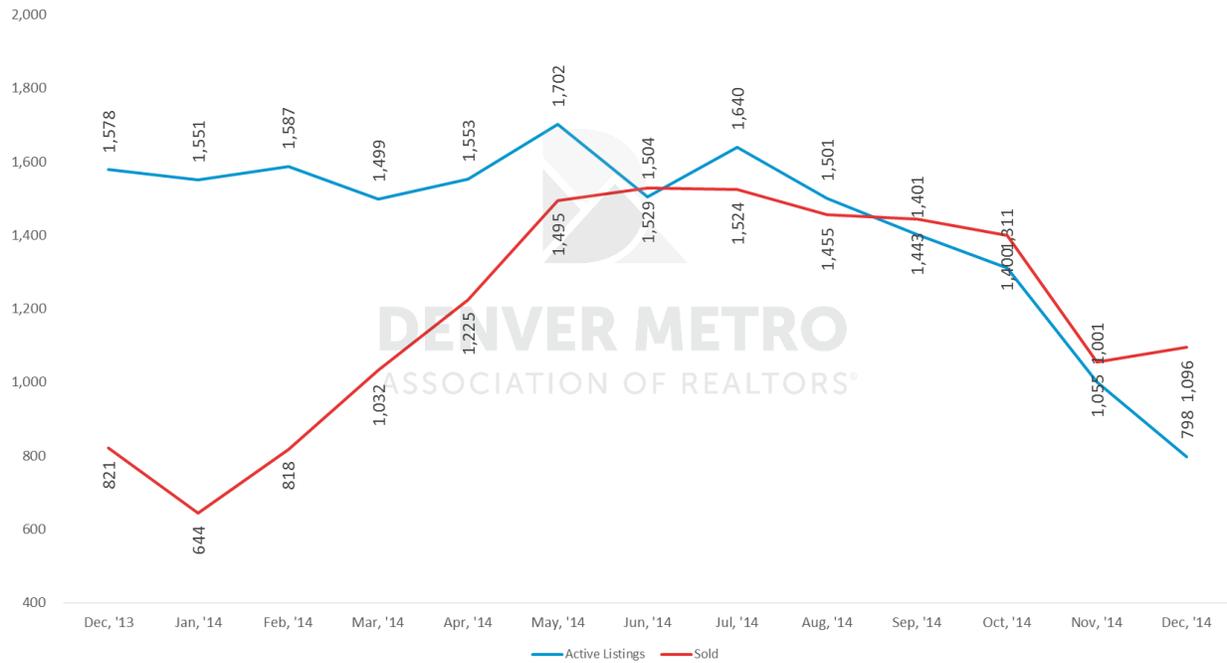


Single Family | Active Inventory & Sold Listings

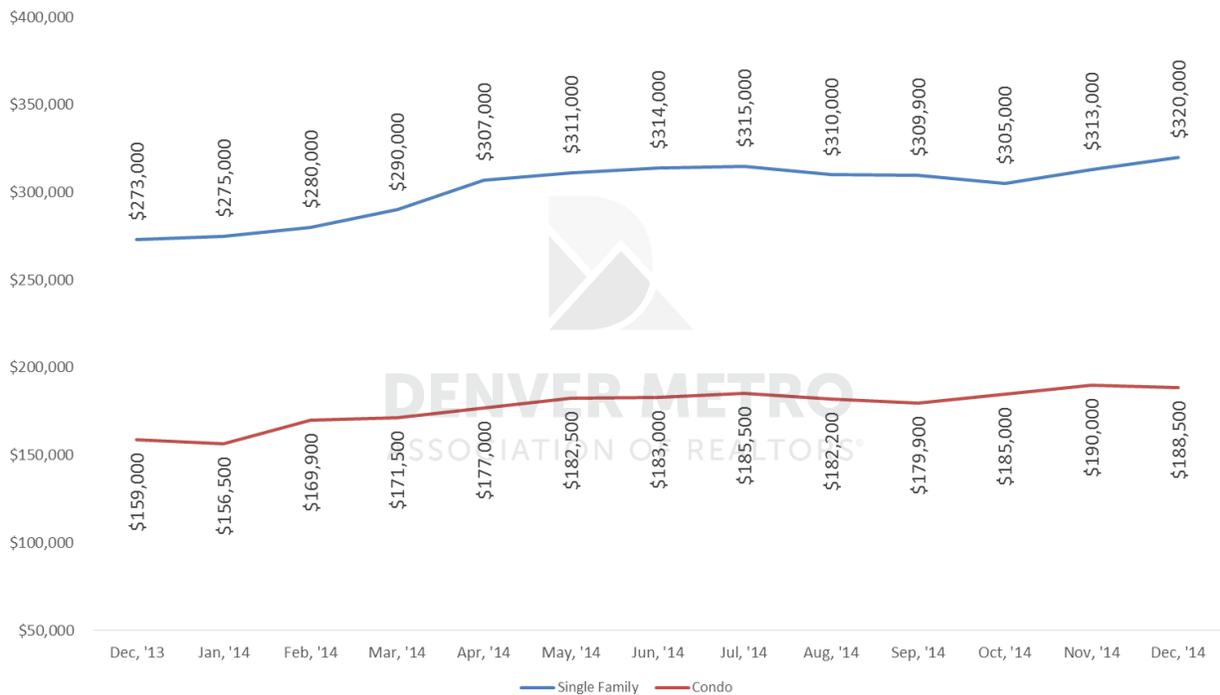




Condo | Active Inventory and Sold Listings

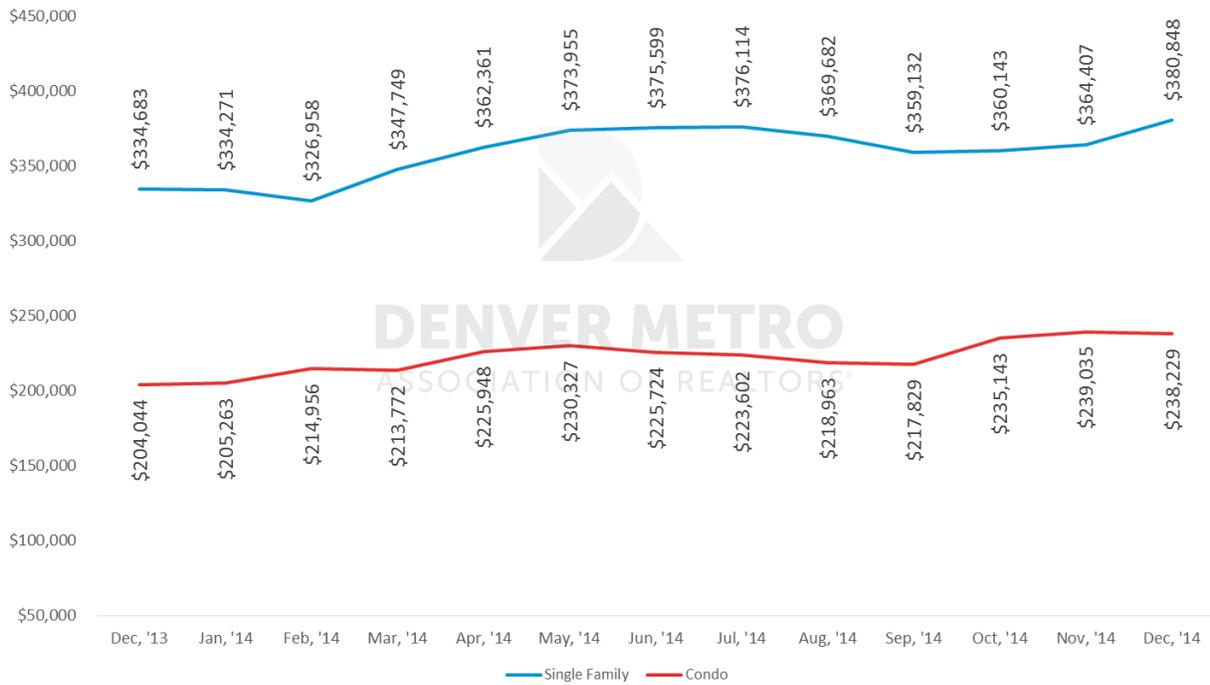


Median Sales Price

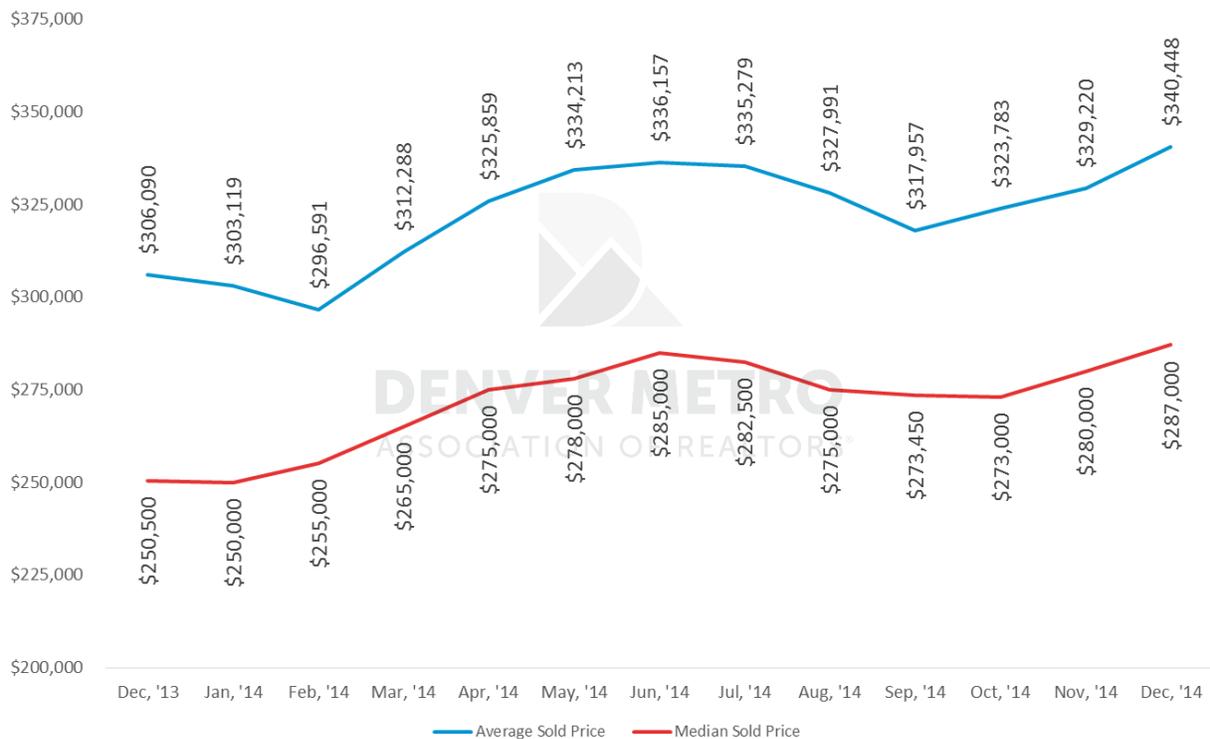




Average Sales Price

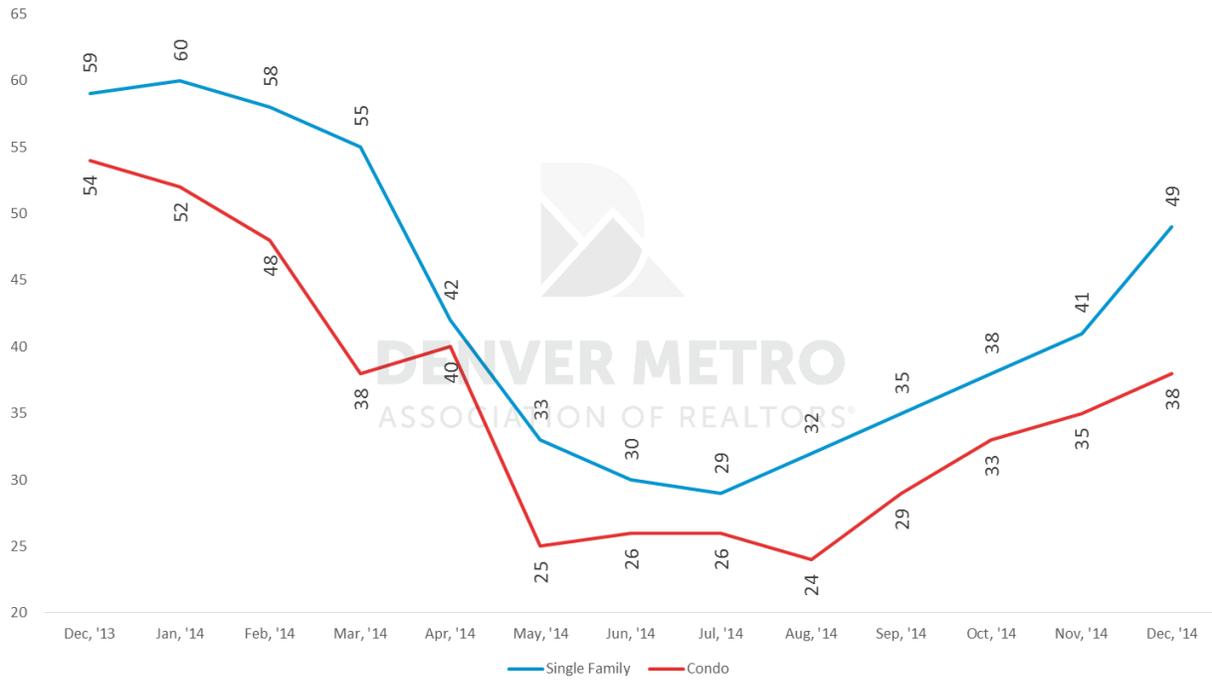


Residential Sold Price

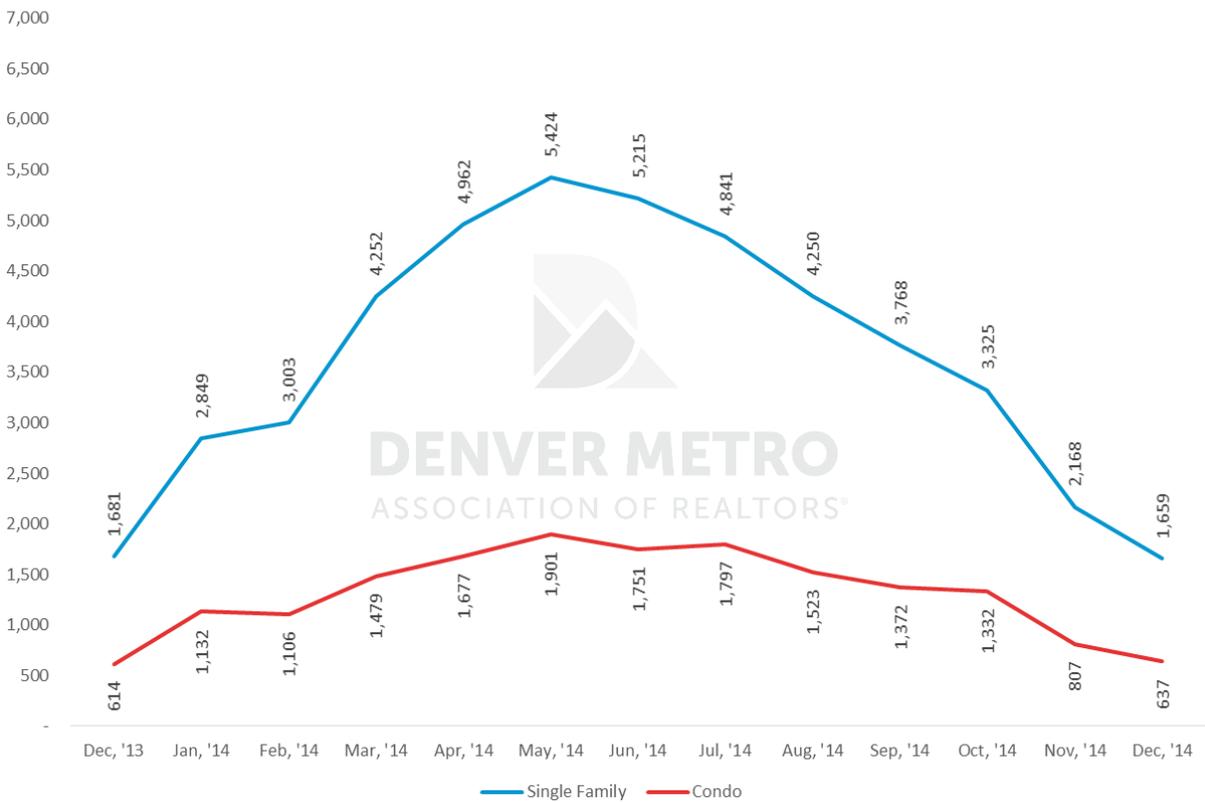




Current Days on Market

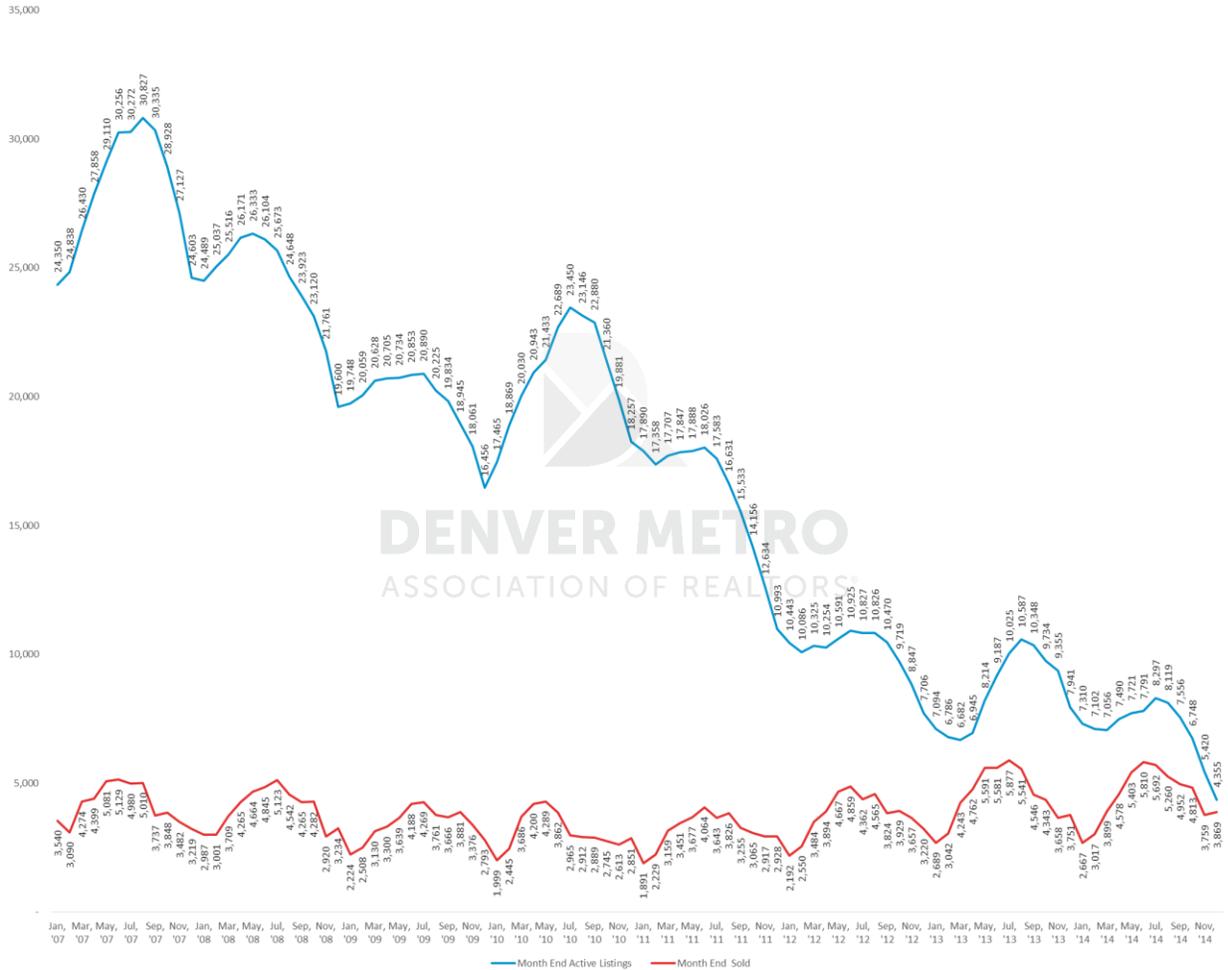


New Listings





Month End Active Listings and Month End Sold Homes



*To stay up to date with relevant real estate news and statistics please visit www.dmarealtors.com and follow #DMARSTATS on social media.



▶ DATA SNAPSHOT:

Snapshot Month-over-Month and Year-over-Year Comparisons

	Dec, '14	Prior Month	Year Ago	Prior Month	Year Ago
Residential (Single Family plus Condo)					
Active	4,355	5,420	7,941	-19.65%	-45.16%
New Listings	2,296	2,975	2,295	-22.82%	0.04%
Under Contract	2,510	3,553		-29.36%	
Sold	3,869	3,759	3,751	2.93%	3.15%
DOM	46	39	58	17.95%	-20.69%
Median Sold Price	\$287,000	\$280,000	\$250,500	2.50%	14.57%
Avg Sold Price	\$340,448	\$329,220	\$306,090	3.41%	11.22%
Sales Volume	\$1,317,191,420	\$1,237,538,732	\$1,148,142,305	6.44%	14.72%

Single Family					
Active	3,557	4,419	6,363	-19.51%	-44.10%
New Listings	1,659	2,168	1,681	-23.48%	-1.31%
Under Contract	2,536	2,536		0.00%	
Sold	2,773	2,704	2,930	2.55%	-5.36%
DOM	49	41	59	19.51%	-16.95%
Median Sold Price	\$320,000	\$313,000	\$273,000	2.24%	17.22%
Avg Sold Price	\$380,848	\$364,407	\$334,683	4.51%	13.79%
Sales Volume	\$1,056,092,410	\$985,357,012	\$980,622,406	7.18%	7.70%

Condo					
Active	798	1,001	1,578	-20.28%	-49.43%
New Listings	637	807	614	-21.07%	3.75%
Under Contract	1,017	1,017		0.00%	
Sold	1,096	1,055	821	3.89%	33.50%
DOM	38	35	54	8.57%	-29.63%
Median Sold Price	\$188,500	\$190,000	\$159,000	-0.79%	18.55%
Avg Sold Price	\$238,229	\$239,035	\$204,044	-0.34%	16.75%
Sales Volume	\$261,099,010	\$252,181,720	\$167,519,899	3.54%	55.86%

Snapshot Year-to-Date and Year-over-Year Comparisons

	YTD 2014	YTD 2013	YTD 2012	'14 vs '13	'14 vs '12
Residential (Single Family plus Condo)					
Active	4,355	7,941	7,706	-45.16%	-43.49%
Sold	53,719	53,643	45,206	0.14%	18.83%
Avg Sold Price	\$325,634	\$306,510	\$281,534	6.24%	15.66%
Sales Volume	\$17,492,714,357	\$16,441,833,320	\$12,727,025,555	6.39%	37.45%

Single Family					
Active	3,557	6,363	6,366	-44.10%	-44.13%
Sold	39,003	42,182	36,075	-7.54%	8.12%
Avg Sold Price	\$363,604	\$335,871	\$307,147	8.26%	18.38%
Sales Volume	\$14,181,652,319	\$14,167,698,092	\$11,080,345,113	0.10%	27.99%

Condo					
Active	798	1,578	1,340	-49.43%	-40.45%
Sold	14,716	11,461	9,131	28.40%	61.17%
Avg Sold Price	\$224,997	\$198,441	\$180,340	13.38%	24.76%
Sales Volume	\$3,311,062,038	\$2,274,135,228	\$1,646,680,442	45.60%	101.07%



Snapshot Year-to-Date and Year-over-Year Comparisons

2010 - 2014

	YTD 2014	YTD 2013	YTD 2012	YTD 2011	YTD 2010	'14 vs '13	'13 vs '12	'12 vs '11	'11 vs '10
Residential (Single Family plus Condo)									
Active Listings at year end	4,355	7,941	7,706	10,993	18,257	-45.16%	3.05%	-29.90%	-39.79%
New Listings	62,234	86,740	79,327	82,854	108,757	-28.25%	9.34%	-4.26%	-23.82%
Current Days on Market	38	50	77	108	92	-24.00%	-35.06%	-28.70%	17.39%
Sold	53,719	53,643	45,206	38,106	37,457	0.14%	18.66%	18.63%	1.73%
Median Sold Price	\$275,000	\$255,000	\$234,000	\$210,000	\$212,000	7.84%	8.97%	11.43%	-0.94%
Avg Sold Price	\$325,634	\$306,510	\$281,534	\$256,403	\$259,121	6.24%	8.87%	9.80%	-1.05%
Sales Volume	\$17,492,714,357	\$16,441,833,320	\$12,727,025,555	\$9,770,230,732	\$9,705,897,810	6.39%	29.19%	30.26%	0.66%
Single Family									
Active Listings at year end	3,557	6,363	6,366	8,854	18,257	-44.10%	-0.05%	-28.10%	-51.50%
New Listings	45,719	69,089	64,431	66,820	85,202	-33.83%	7.23%	-3.58%	-21.57%
Current Days on Market	40	51	77	106	91	-21.57%	-33.77%	-27.36%	16.48%
Sold	39,003	42,182	36,075	30,229	29,531	-7.54%	16.93%	19.34%	2.36%
Median Sold Price	\$306,000	\$278,900	\$254,800	\$230,000	\$232,000	9.72%	9.46%	10.78%	-0.86%
Avg Sold Price	\$363,604	\$335,871	\$307,147	\$281,787	\$285,243	8.26%	9.35%	9.00%	-1.21%
Sales Volume	\$14,181,652,319	\$14,167,698,092	\$11,080,345,113	\$8,518,146,797	\$8,423,512,834	0.10%	27.86%	30.08%	1.12%
Condo									
Active Listings at year end	798	1,578	1,340	2,139	4,316	-49.43%	17.76%	-37.35%	-50.44%
New Listings	16,515	17,651	14,896	16,034	23,555	-6.44%	18.49%	-7.10%	-31.93%
Current Days on Market	32	48	76	116	99	-33.33%	-36.84%	-34.48%	17.17%
Sold	14,716	11,461	9,131	7,877	7,926	28.40%	25.52%	15.92%	-0.62%
Median Sold Price	\$180,218	\$160,000	\$142,500	\$125,000	\$132,000	12.64%	12.28%	14.00%	-5.30%
Avg Sold Price	\$224,997	\$198,441	\$180,340	\$158,975	\$161,795	13.38%	10.04%	13.44%	-1.74%
Sales Volume	\$3,311,062,038	\$2,274,135,228	\$1,646,680,442	\$1,252,083,935	\$1,282,384,976	45.60%	38.10%	31.52%	-2.36%

MARKET TRENDS | DECEMBER 2014

Price Range	Single Family			Condo		
	Sold	Active	MOI	Sold	Active	MOI
\$0 to \$99,999	13	26	2.00	94	40	0.43
\$100,000 to \$199,999	261	163	0.62	508	136	0.27
\$200,000 to \$299,999	948	364	0.38	256	95	0.37
\$300,000 to \$399,999	683	565	0.83	103	125	1.21
\$400,000 to \$499,999	410	666	1.62	58	103	1.78
\$500,000 to \$699,999	287	745	2.60	49	176	3.59
\$700,000 to \$999,999	91	462	5.08	25	75	3.00
\$1,000,000 to \$1,999,999	67	394	5.88	2	33	16.50
\$2,000,000 and over	13	172	13.23	1	15	15.00
TOTALS	2,773	3,557	1.28	1,096	798	0.73

Price Range	Single Family		% change	Condo		% change
	Sold	% change		Sold	% change	
	Dec, '14	Nov, '14		Dec, '14	Nov, '14	
\$0 to \$99,999	13	8	62.50%	94	82	14.63%
\$100,000 to \$199,999	261	300	-13.00%	508	488	4.10%
\$200,000 to \$299,999	948	940	0.85%	256	264	-3.03%
\$300,000 to \$399,999	683	703	-2.84%	103	110	-6.36%
\$400,000 to \$499,999	410	373	9.92%	58	39	48.72%
\$500,000 to \$699,999	287	222	29.28%	49	34	44.12%
\$700,000 to \$999,999	91	96	-5.21%	25	28	-10.71%
\$1,000,000 to \$1,999,999	67	51	31.37%	2	7	-71.43%
\$2,000,000 and over	13	5	160.00%	1	-	-
TOTALS	2,773	2,698	2.78%	1,096	1,052	4.18%

Price Range	Single Family		% change	Condo		% change
	Sold	% change		Sold	% change	
	YTD Dec, '14	YTD Dec, '13		YTD Nov, '14	YTD Nov, '13	
\$0 to \$99,999	231	611	-62.19%	1,437	1,904	-24.53%
\$100,000 to \$199,999	8,200	8,218	-0.22%	7,042	5,684	23.89%
\$200,000 to \$299,999	13,808	14,644	-5.71%	3,475	2,355	47.56%
\$300,000 to \$399,999	9,359	8,523	9.81%	1,415	826	71.31%
\$400,000 to \$499,999	5,181	4,699	10.26%	551	282	95.39%
\$500,000 to \$699,999	3,590	3,378	6.28%	504	221	128.05%
\$700,000 to \$999,999	1,364	1,297	5.17%	220	124	77.42%
\$1,000,000 to \$1,999,999	685	621	10.31%	50	55	-9.09%
\$2,000,000 and over	115	105	9.52%	9	8	12.50%
TOTALS	42,533	42,096	1.04%	14,703	11,459	28.31%



▶ **EXPERT OPINION** | **Luxury, Signature, Premier Reports**



What a year for the Denver luxury market! When it comes to holiday spending we definitely saw spending up in December for luxury homes. Eighty-one single family homes over a million dollars sold, which is 44.64% more than November. This is also 58.82% more than December of 2013. And they sold for more - December sellers got more than 9% more for their home than November sellers. But when it comes to the luxury buyer, they weren't as interested in the condo market in December. The luxury condo market cooled significantly with half as many sold this December than December of last year. A total of three sold which is down 57% from last month and 50% from December of 2013.



The story was a little different in December in this signature section of the market. The number of homes sold in December between \$750,000 to \$999,999 is down more than 12% from November and down just over 3% from the same month in 2013. The number of condos sold is also down from November - but don't let that monthly dip fool you. The number sold in December 2014 compared to the same month in 2013 is up almost 89%!

December was a strong month in single family sales between \$500,000 and \$749,999, with 28% more sold in this price range than in November. The condo market also continues to impress. December condo sales were up more than 32% from November. (And people don't think homes sell over the holidays!)

The holiday season and year ended with a bang in all sectors of the Denver market. Everyone continues to be optimistic that the beginning of 2015 will be much of the same - low inventory, buyer demand and rising prices. Speculation is that this will continue until rates rise in later 2015. Until then, Happy New Year, happy sellers and happy home shopping!



- Jill Schafer & Nicole Rufener DMAR Market Trends Committee Spokespersons



LUXURY MARKET

Properties Sold for
\$1 Million or More

Snapshot Month-over-Month & Year-over-Year Comparisons LUXURY

Single Family	Dec '14	Prior Month	Year Ago	Prior Month	Year Ago
# SOLD	81	56	51	44.64%	58.82%
AVERAGE PRICE	\$ 1,489,708	\$ 1,466,035	\$ 1,504,961	1.61%	-1.01%
SALES VOLUME	\$ 120,666,348	\$ 82,097,960	\$ 76,753,011	46.98%	57.21%
CDOM	138	135	225	2.22%	-38.67%
SALE/LIST PRICE	95.52%	96.41%	96.22%	-0.92%	-0.73%
PSF TOTAL	\$ 266	\$ 244	\$ 232	9.02%	14.66%

Condo	Dec '14	Prior Month	Year Ago	Prior Month	Year Ago
# SOLD	3	7	6	-57.14%	-50.00%
AVERAGE PRICE	\$ 1,813,333	\$ 1,269,569	\$ 1,403,567	42.83%	29.19%
SALES VOLUME	\$ 5,439,999	\$ 8,886,983	\$ 8,421,402	-38.79%	-35.40%
CDOM	232	98	45	136.73%	415.56%
SALE/LIST PRICE	92.28%	94.85%	94.34%	-2.71%	-2.18%
PSF TOTAL	\$ 514	\$ 462	\$ 365	11.26%	40.82%

Residential	Dec '14	Prior Month	Year Ago	Prior Month	Year Ago
# SOLD	84	63	57	33.33%	47.37%
AVERAGE PRICE	\$ 1,501,266	\$ 1,444,205	\$ 1,494,288	3.95%	0.47%
SALES VOLUME	\$ 126,106,344	\$ 90,984,915	\$ 85,174,416	38.60%	48.06%
CDOM	141	131	206	7.63%	-31.55%
SALE/LIST PRICE	95.40%	96.24%	96.02%	-0.87%	-0.65%
PSF TOTAL	\$ 275	\$ 269	\$ 246	2.23%	11.79%

Snapshot Year-to-Date and Year-over-Year Comparisons LUXURY

Single Family	YTD 2014	YTD 2013	YTD 2012	14 vs '13	14 vs '12
# SOLD	801	726	561	10.33%	42.78%
AVERAGE PRICE	\$ 1,520,315	\$ 1,535,036	\$ 1,550,464	-0.96%	-1.94%
SALES VOLUME	\$ 1,217,772,315	\$ 1,114,436,136	\$ 869,810,304	9.27%	40.00%
CDOM	110	161	186	-31.68%	-40.86%
SALE/LIST PRICE	96.56%	95.78%	94.22%	0.81%	2.48%
PSF TOTAL	\$ 252	\$ 246	\$ 235	2.44%	7.23%

Condo	YTD 2014	YTD 2013	YTD 2012	14 vs '13	14 vs '12
# SOLD	59	63	54	-6.35%	9.26%
AVERAGE PRICE	\$ 1,536,592	\$ 1,498,097	\$ 1,525,842	2.57%	0.70%
SALES VOLUME	\$ 90,658,928	\$ 94,380,111	\$ 82,395,468	-3.94%	10.03%
CDOM	114	129	186	-11.63%	-38.71%
SALE/LIST PRICE	94.51%	93.39%	93.24%	1.20%	1.36%
PSF TOTAL	\$ 458	\$ 514	\$ 490	-10.89%	-6.53%

Residential	YTD 2014	YTD 2013	YTD 2012	14 vs '13	14 vs '12
# SOLD	860	789	615	9.00%	39.84%
AVERAGE PRICE	\$ 1,521,432	\$ 1,532,086	\$ 1,548,302	-0.70%	-1.74%
SALES VOLUME	\$ 1,308,431,520	\$ 1,208,815,854	\$ 952,205,730	8.24%	37.41%
CDOM	111	158	186	-29.75%	-40.32%
SALE/LIST PRICE	96.42%	95.59%	94.13%	0.87%	2.43%
PSF TOTAL	\$ 266	\$ 267	\$ 258	-0.37%	3.10%



▶ SIGNATURE MARKET |

Properties Sold Between
\$750,000 and \$999,999

Snapshot Month-over-Month and Year-over-Year Comparisons SIGNATURE

Single Family	Dec '14	Prior Month	Year Ago	Prior Month	Year Ago
# SOLD	61	70	63	-12.86%	-3.17%
AVERAGE PRICE	\$ 837,312	\$ 840,984	\$ 865,084	-0.44%	-3.21%
SALES VOLUME	\$ 51,076,032	\$ 58,868,880	\$ 54,500,292	-13.24%	-6.28%
CDOM	103	83	103	24.10%	0.00%
SALE/LIST PRICE	98.15%	97.28%	97.55%	0.89%	0.62%
PSF TOTAL	\$ 182	\$ 183	\$ 180	-0.55%	1.11%

Condo	Dec '14	Prior Month	Year Ago	Prior Month	Year Ago
# SOLD	17	19	9	-10.53%	88.89%
AVERAGE PRICE	\$ 877,226	\$ 871,445	\$ 862,189	0.66%	1.74%
SALES VOLUME	\$ 14,912,842	\$ 16,557,455	\$ 7,759,701	-9.93%	92.18%
CDOM	123	102	134	20.59%	-8.21%
SALE/LIST PRICE	97.91%	99.37%	95.69%	-1.47%	2.32%
PSF TOTAL	\$ 346	\$ 301	\$ 301	14.95%	14.95%

Residential	Dec '14	Prior Month	Year Ago	Prior Month	Year Ago
# SOLD	78	89	72	-12.36%	8.33%
AVERAGE PRICE	\$ 846,011	\$ 847,487	\$ 864,722	-0.17%	-2.16%
SALES VOLUME	\$ 65,988,858	\$ 75,426,343	\$ 62,259,984	-12.51%	5.99%
CDOM	107	87	107	22.99%	0.00%
SALE/LIST PRICE	98.10%	97.73%	97.32%	0.38%	0.80%
PSF TOTAL	\$ 217	\$ 208	\$ 195	4.33%	11.28%

Snapshot Year-to-Date and Year-over-Year Comparisons SIGNATURE

Single Family	YTD 2014	YTD 2013	YTD 2012	14 vs '13	14 vs '12
# SOLD	976	922	698	5.86%	39.83%
AVERAGE PRICE	\$ 845,702	\$ 850,471	\$ 849,725	-0.56%	-0.47%
SALES VOLUME	\$ 825,405,152	\$ 784,134,262	\$ 593,108,050	5.26%	39.17%
CDOM	90	100	145	-10.00%	-37.93%
SALE/LIST PRICE	97.77%	97.58%	96.28%	0.19%	1.55%
PSF TOTAL	\$ 186	\$ 183	\$ 174	1.64%	6.90%

Condo	YTD 2014	YTD 2013	YTD 2012	14 vs '13	14 vs '12
# SOLD	165	95	66	73.68%	150.00%
AVERAGE PRICE	\$ 863,709	\$ 842,342	\$ 855,781	2.54%	0.93%
SALES VOLUME	\$ 142,511,985	\$ 80,022,490	\$ 56,481,546	78.09%	152.32%
CDOM	106	120	131	-11.67%	-19.08%
SALE/LIST PRICE	98.06%	96.47%	95.28%	1.65%	2.92%
PSF TOTAL	\$ 318	\$ 349	\$ 336	-8.88%	-5.36%

Residential	YTD 2014	YTD 2013	YTD 2012	14 vs '13	14 vs '12
# SOLD	1,141	1,017	764	12.19%	49.35%
AVERAGE PRICE	\$ 848,306	\$ 849,711	\$ 850,248	-0.17%	-0.23%
SALES VOLUME	\$ 967,917,146	\$ 864,156,087	\$ 649,589,472	12.01%	49.00%
CDOM	92	102	144	-9.80%	-36.11%
SALE/LIST PRICE	97.81%	97.48%	96.20%	0.34%	1.67%
PSF TOTAL	\$ 205	\$ 199	\$ 188	3.02%	9.04%



PREMIER MARKET

Properties Sold Between
\$500,000 and \$749,999

Snapshot Month-over-Month and Year-over-Year Comparisons

PREMIER

Single Family	Dec '14	Prior Month	Year Ago	Prior Month	Year Ago
# SOLD	318	248	265	28.23%	20.00%
AVERAGE PRICE	\$ 587,641	\$ 591,380	\$ 588,466	-0.63%	-0.14%
SALES VOLUME	\$ 186,869,838	\$ 146,662,240	\$ 155,943,490	27.42%	19.83%
CDOM	78	70	96	11.43%	-18.75%
SALE/LIST PRICE	98.09%	98.05%	97.52%	0.04%	0.58%
PSF TOTAL	\$ 155	\$ 165	\$ 157	-6.06%	-1.27%
Condo	Dec '14	Prior Month	Year Ago	Prior Month	Year Ago
# SOLD	57	43	22	32.56%	159.09%
AVERAGE PRICE	\$ 600,886	\$ 618,673	\$ 601,754	-2.88%	-0.14%
SALES VOLUME	\$ 34,250,502	\$ 26,602,939	\$ 13,238,588	28.75%	158.72%
CDOM	96	53	111	81.13%	-13.51%
SALE/LIST PRICE	100.47%	98.37%	97.90%	2.13%	2.63%
PSF TOTAL	\$ 264	\$ 268	\$ 318	-1.49%	-16.98%
Residential	Dec '14	Prior Month	Year Ago	Prior Month	Year Ago
# SOLD	375	291	287	28.87%	30.66%
AVERAGE PRICE	\$ 589,654	\$ 595,413	\$ 589,484	-0.97%	0.03%
SALES VOLUME	\$ 221,120,250	\$ 173,265,183	\$ 169,181,908	27.62%	30.70%
CDOM	81	67	97	20.90%	-16.49%
SALE/LIST PRICE	98.45%	98.10%	97.55%	0.36%	0.92%
PSF TOTAL	\$ 171	\$ 180	\$ 169	-5.00%	1.18%

Snapshot Year-to-Date and Year-over-Year Comparisons

PREMIER

Single Family	YTD 2014	YTD 2013	YTD 2012	14 vs '13	14 vs '12
# SOLD	3,979	3,753	2,588	6.02%	53.75%
AVERAGE PRICE	\$ 592,014	\$ 592,099	\$ 593,778	-0.01%	-0.30%
SALES VOLUME	\$ 2,355,623,706	\$ 2,222,147,547	\$ 1,536,697,464	6.01%	53.29%
CDOM	64	74	112	-13.51%	-42.86%
SALE/LIST PRICE	98.47%	98.12%	97.30%	0.36%	1.20%
PSF TOTAL	\$ 158	\$ 158	\$ 150	0.00%	5.33%
Condo	YTD 2014	YTD 2013	YTD 2012	14 vs '13	14 vs '12
# SOLD	559	250	157	123.60%	256.05%
AVERAGE PRICE	\$ 599,868	\$ 605,407	\$ 603,148	-0.91%	-0.54%
SALES VOLUME	\$ 335,326,212	\$ 151,351,750	\$ 94,694,236	121.55%	254.11%
CDOM	84	97	157	-13.40%	-46.50%
SALE/LIST PRICE	99.32%	97.84%	97.51%	1.51%	1.86%
PSF TOTAL	\$ 277	\$ 299	\$ 264	-7.36%	4.92%
Residential	YTD 2014	YTD 2013	YTD 2012	14 vs '13	14 vs '12
# SOLD	4,538	4,003	2,745	13.36%	65.32%
AVERAGE PRICE	\$ 592,982	\$ 592,930	\$ 594,314	0.01%	-0.22%
SALES VOLUME	\$ 2,690,952,316	\$ 2,373,498,790	\$ 1,631,391,930	13.37%	64.95%
CDOM	66	75	115	-12.00%	-42.61%
SALE/LIST PRICE	98.57%	98.11%	97.31%	0.47%	1.29%
PSF TOTAL	\$ 172	\$ 167	\$ 156	2.99%	10.26%

▶ ABOUT | DMAR MARKET TRENDS COMMITTEE

The DMAR Market Trends Committee, part of the Denver Metro Association of REALTORS®, provide timely, consistent, and relevant monthly summaries of valuable local real estate market statistical data for both its members and the general public. Statistics from the “Denver Metro Monthly Real Estate Market Update” provide data for the following counties: Adams, Arapahoe, Boulder, Broomfield, Clear Creek, Denver, Douglas, Elbert, Gilpin, Jefferson and Park. Source of the reported data is REcolorado.

DMAR’s Market Trends Committee consists of the following members:

- Committee Chair - Anthony Rael, REALTOR® at RE/MAX Alliance
- Gary Bauer, Principal at Garold D. Bauer
- Steve Danyliw, CBR, Broker/Owner at Danyliw & Associates
- Nicole Rufener, Managing Broker, REALTOR, Live Urban Real Estate
- Jill Schafer, Broker Associate, Kentwood Real Estate

To stay up to date with relevant real estate news and statistics please visit www.dmarealtors.com and follow #DMARSTATS on social media.

Contact: 303 756 0553 | communications@dmarealtors.com

Media Contact: 303-242-5855 | andrea@decibelblue.com | Andrea Kalmanovitz, Director, Public Relations, Decibel Blue Creative Marketing & PR On Behalf of the Denver Metro Association of REALTORS®



Connect:

▶ USAGE POLICY | ©

DMAR REALTOR® and Affiliate members are encouraged to share this report in any form or by any means of redistribution including: electronic, mechanical, photocopying or otherwise; without the prior written permission of the publisher. However, all DMAR logos, watermarks, sourcing and copyright information shall not be removed or edited in any way.

▶ ABOUT | DENVER METRO ASSOCIATION OF REALTORS® (DMAR)

The Denver Metro Association of REALTORS® is a membership-based organization comprised of over 5,000 real estate professionals in the Denver Metropolitan area. The association offers continuing education, advocacy for the real estate community, and is a resource for industry news and market statistics. For more information, visit www.dmarealtors.com or call (303)756 0553.