



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

June 2015

www.dmarealtors.com



▶ MARKET METRICS:

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

Residential (Single Family plus Condo)

Active Inventory: 5,657 ↑ 12.58% prior month

Sold Homes: 4,913 ↑ 3.80% prior month

Average Price: \$376,548 ↑ 4.12% prior month

Median Sold Price: \$325,000 ↑ 2.85% prior month

Average Days on Market: 25 ↓ -13.79% prior month

Single Family (aka detached single family)

Active Inventory: 4,545 ↑ 11.53% prior month

Sold Homes: 3,542 ↑ 4.58% prior month

Average Price: \$420,630 ↑ 4.24% prior month

Median Sold Price: \$359,000 ↑ 2.57% prior month

Average Days on Market: 27 ↓ -15.63% prior month

Condo (aka attached single family)

Active Inventory: 1,112 ↑ 17.05% prior month

Sold Homes: 1,371 ↑ 1.86% prior month

Average Price: \$262,659 ↑ 2.49% prior month

Median Sold Price: \$216,000 ↑ 4.99% prior month

Average Days on Market: 20 ↓ -4.76% prior month

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



▶ MARKET INSIGHTS:

- ✓ 7,054 homes came onto the market, 5,877 homes were placed under contract, 4,913 homes closed and the inventory of available homes for sale was 5,657 at month's end.
- ✓ Traditionally affordable neighborhoods are increasingly becoming less affordable.
- ✓ Some new home communities are no longer accepting contracts that are contingent on the sale of a replacement property.
- ✓ The housing market is feeling less hectic than it has been in recent months as more properties are coming online, and some buyers have decided to take a little time off.
- ✓ A new home community in the Denver metro area had 60 buyers for just six available lots in May!
- ✓ Buyers are not as caught up in the "frenzy" and appear to be waiting for more listings to come along so they don't have to compromise.
- ✓ Overpriced listings are sitting longer on the market as buyers are willing to wait for reductions, or buyers are making a run at them at a fair market value.
- ✓ As home values continue to rise and affordable housing is more difficult to find, home buyers will start to show less exuberance as the perception of value declines.
- ✓ With the market slowing ever so slightly, many agents are reporting the ability to negotiate on price and even concessions – something we have not seen in quite some time.
- ✓ Overpriced homes throughout the Denver metro area could be great opportunities for buyers as they remain on the market for long periods of time.
- ✓ Buyers having to bring cash to cover the appraisal gap became an expectation for a period of time these past few months, and we'll have to see if this trend continues in the <\$350k market.
- ✓ Nationally, there is a 5.3-month supply compared to the 11-County Denver metropolitan area at 1.28 months.
- ✓ Top three counties for SOLD properties in May: Denver (1,118), Arapahoe (1,045) and Jefferson (959).
- ✓ The Federal Reserve has pulled back from plans to raise short-term interest rates in June. Changes not likely to come until September or later (NYTimes 5/30/15).



▶ EXPERT OPINION:

The month of May brought in cool, wet weather and also another strong month of new listings to keep many buyers happy! While showing activity traditionally slows down in May due to Mother's Day, high school and college graduations and Memorial Day, that didn't stop us from seeing upward month-over-month trends in new and active listings, under contracts, sold properties and overall sales volume.



Let's dig into the numbers. May 2015 registered 7,054 new listings – mostly unchanged from the previous month, but 4% less than May 2014. As our housing inventory was replenished by an abundance of new properties, 5,877 homes were placed under contract and 4,913 sold and closed. We closed out the month with 5,657 active listings – which was 13% more than the previous month, but that was still 24% less than what we had available in May 2014. As we look at the month-over-month Detached Single Family Home market, we saw a 1% drop in new listings while the average sold price increased nearly 4.24% to \$420,630 and the median price increased 2.57% to \$359,000. The Condo market (aka Attached Single Family) also showed an uptick in the supply of new listings with a 3.38% increase over the previous month, while the average sold price inched up 2.49% to \$262,859 and the median price increased 4.99% to \$216,000. For the entire Residential market (Single Family & Condo), under contracts were up 4.85%; sold listings are up 3.80% and total sales volume was \$1.85 billion representing a 8.08% increase over the previous month. Current Days on Market (DOM) continued to decline from the previous month by 13.79% or 27 days for single family homes and 20 for condos.

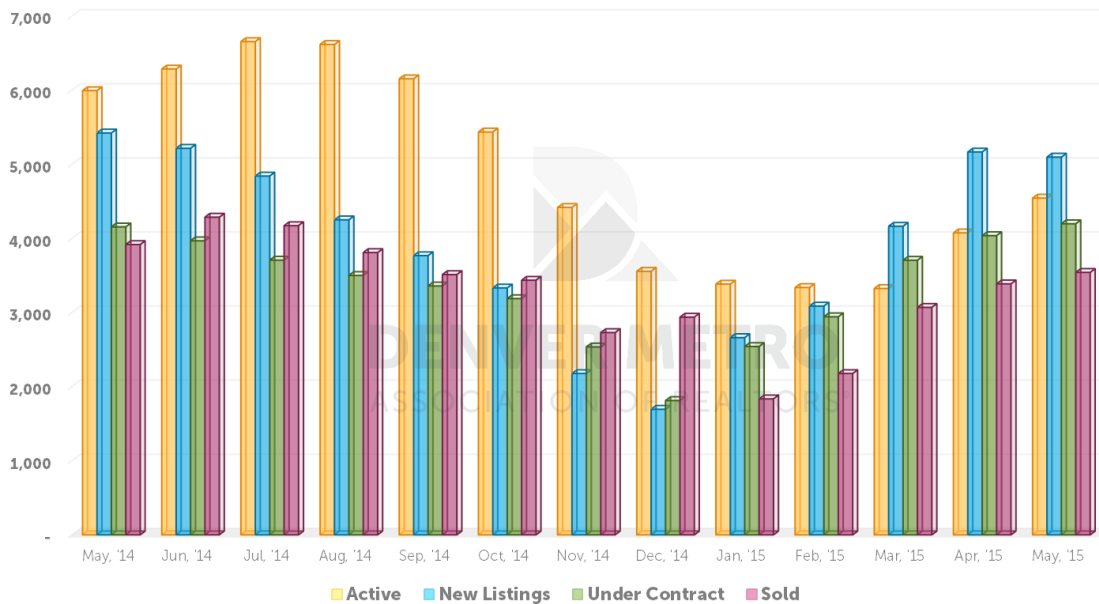
Home prices continue to rise and buyer demand continues to be very strong. Overall, the Months of Inventory (MOI) is 1.28 for Single Family (aka Detached Single Family) and 0.81 for Condos (aka Attached Single Family) and 1.15 for Residential (RES). School is out or will be soon, historically the next 45 to 60 days will represent the prime home buying season as buyers desire to be in their new home prior to the start of the next school year. The most expensive properties sold in May included a Single Family home at \$4.65 million in Cherry Hills Village as well as a Condo for \$2.5 million in Riverfront Park. Both listing and selling agents were DMAR members. As always, I would like to encourage my fellow DMAR REALTORS to keep consistency in the forefront. Innovate. Meet consumer needs. Master your craft. Raise the bar.

- Anthony Rael, Chairman of the DMAR Market Trends Committee

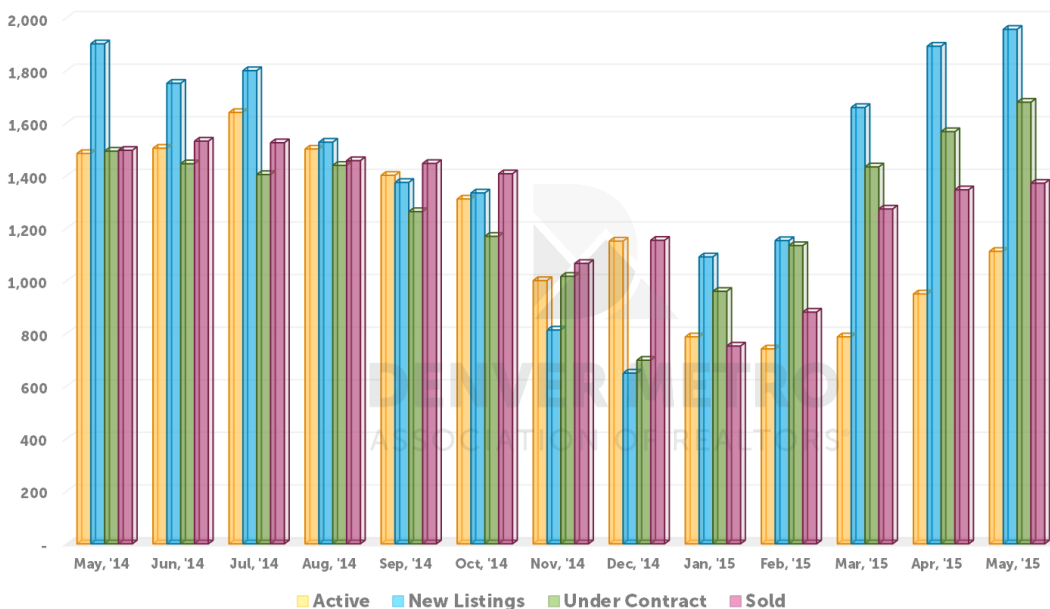


▶ DATA AT A GLANCE:

SINGLE FAMILY | 11 COUNTY OVERVIEW

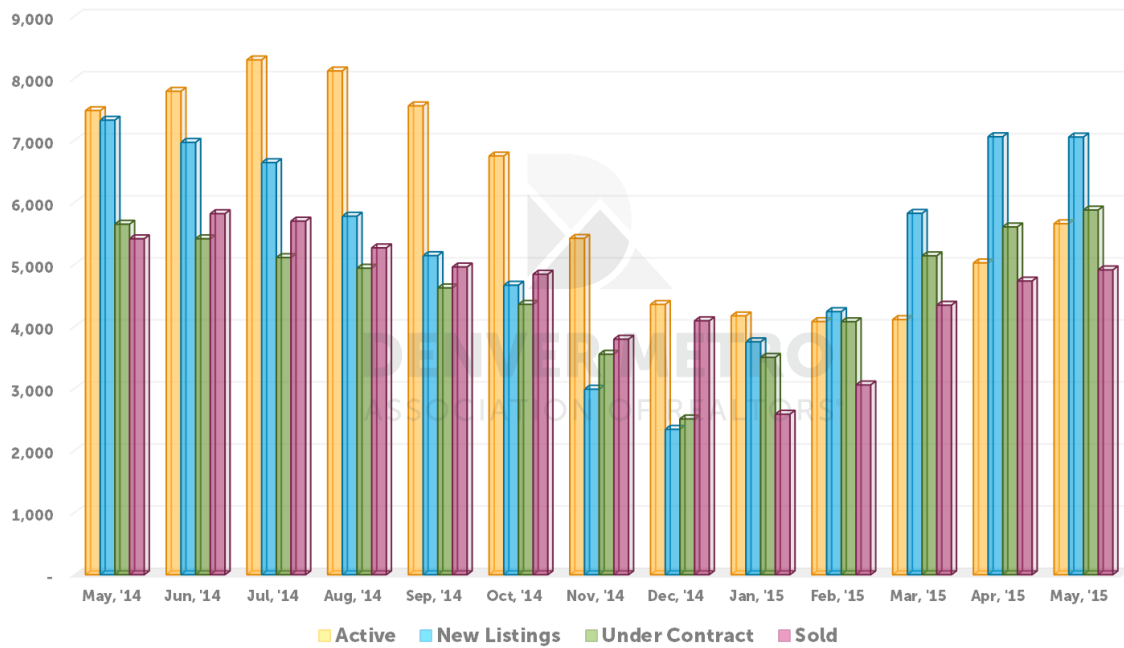


CONDO | 11 COUNTY OVERVIEW

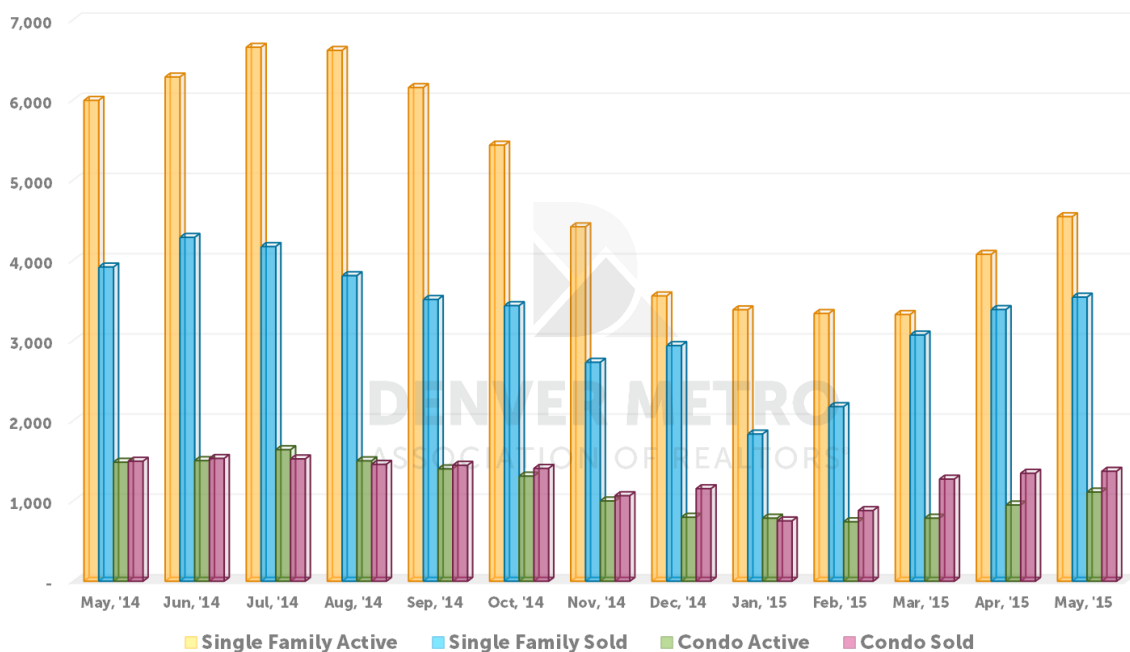




RESIDENTIAL | 11 COUNTY OVERVIEW

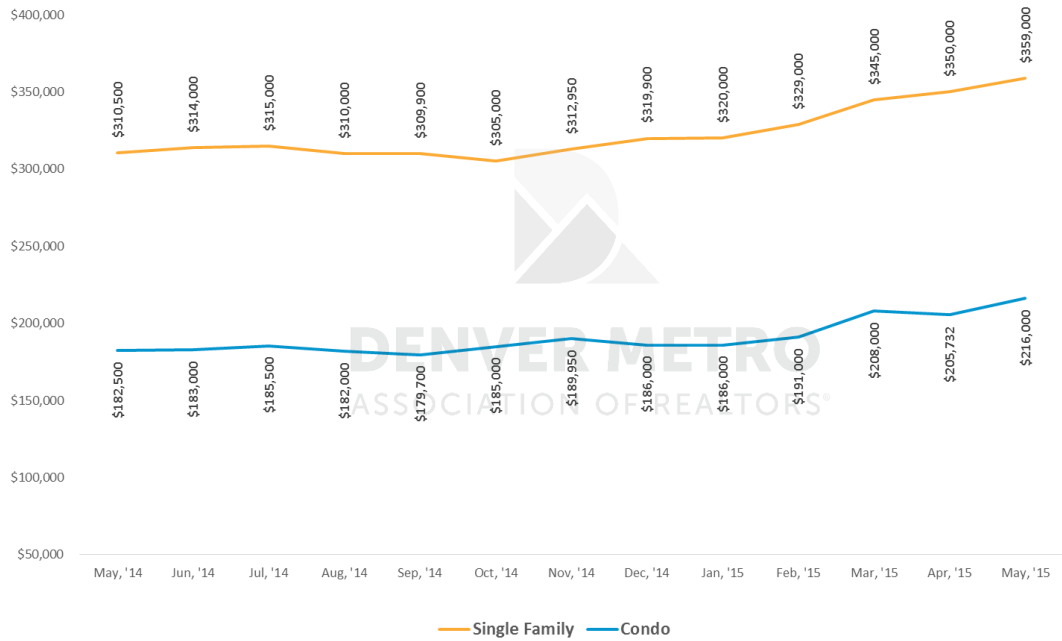


ACTIVE & SOLD | 11 COUNTY OVERVIEW

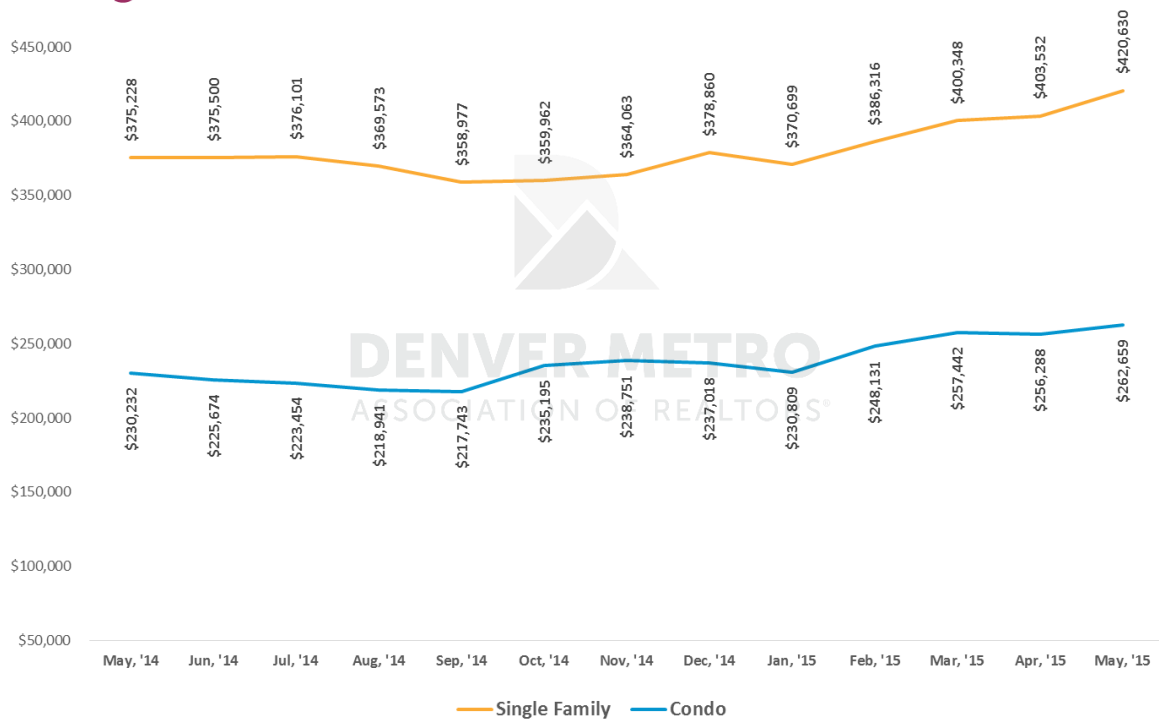




Median Sales Price

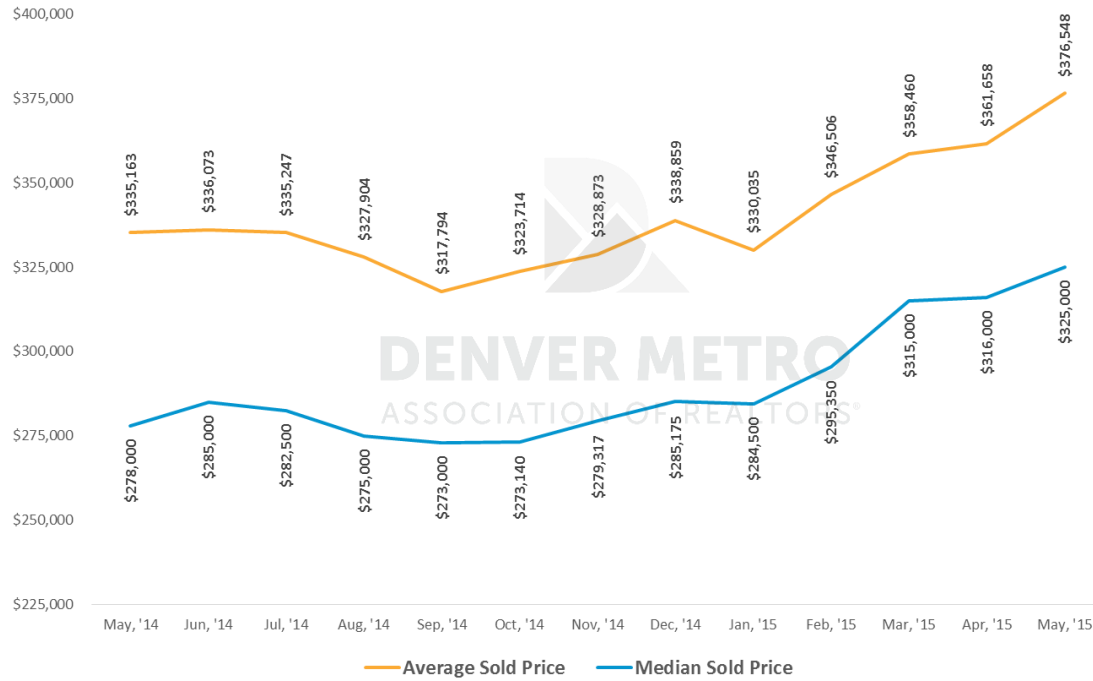


Average Sales Price

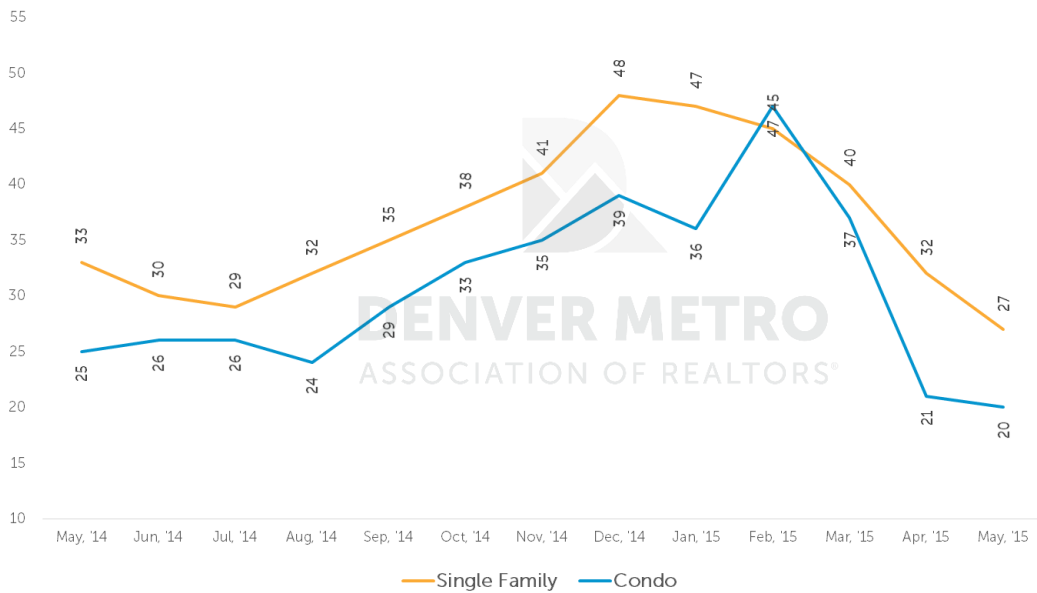




Residential Sold Price

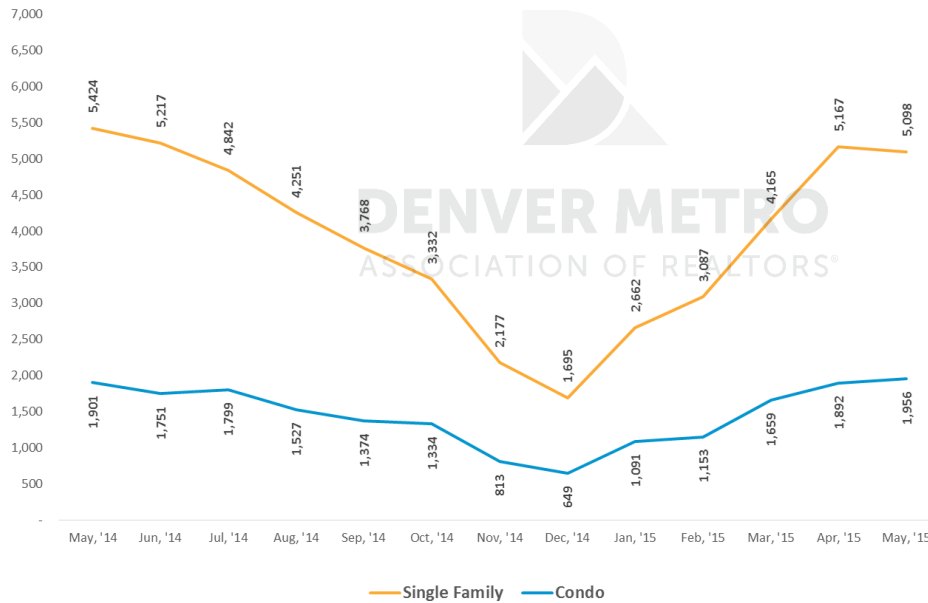


Current Days on Market

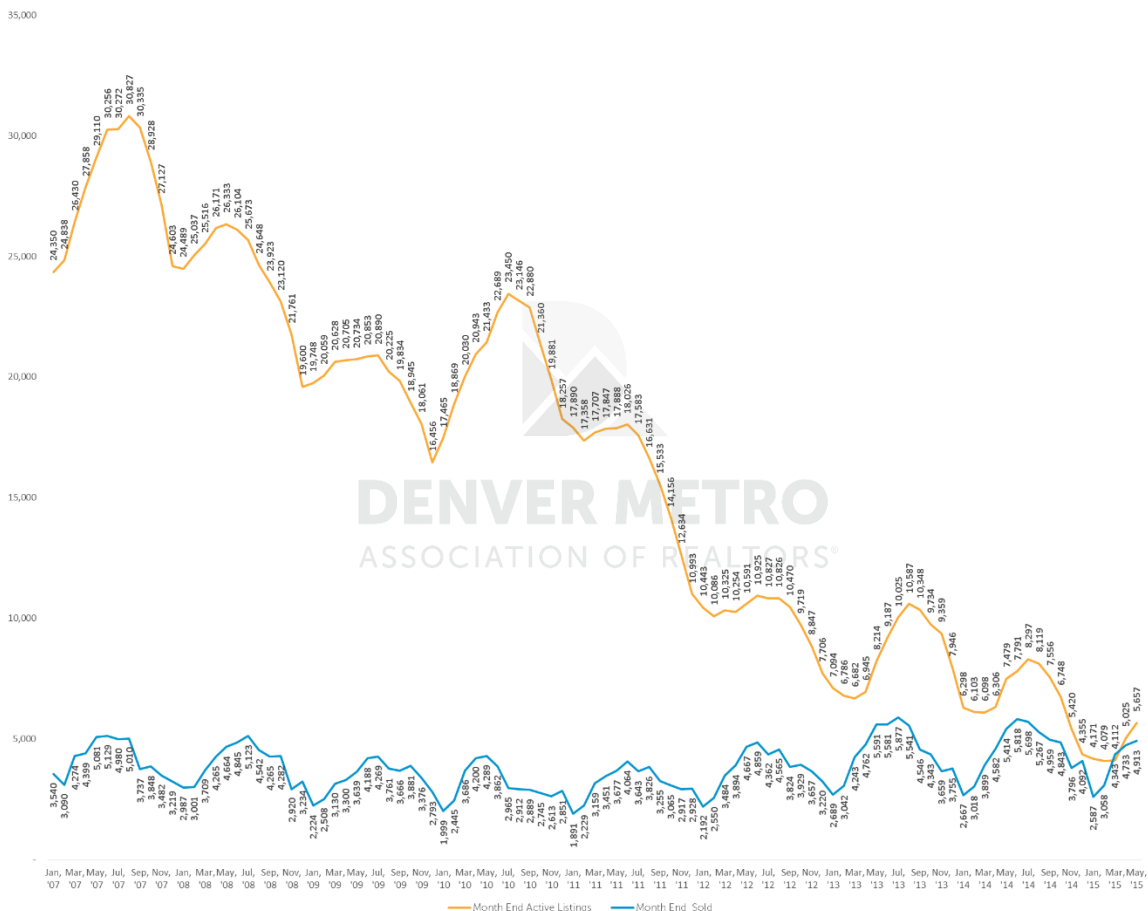




New Listings



Month End Active Listings and Month End Sold Homes





▶ DATA SNAPSHOT:

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

	May, '15	Prior Month	Year Ago	Prior Month	Year Ago
Residential (Single Family + Condo)					
Active	5,657	5,025	7,479	12.58%	-24.36%
New Listings	7,054	7,059	7,325	-0.07%	-3.70%
Under Contract	5,877	5,605	5,124	4.85%	14.70%
DOM	25	29	31	-13.79%	-19.35%
Sold	4,913	4,733	5,414	3.80%	-9.25%
Average Sold Price	\$376,548	\$361,658	\$335,163	4.12%	12.35%
Median Sold Price	\$325,000	\$316,000	\$278,000	2.85%	16.91%
Sales Volume	\$1,849,978,035	\$1,711,727,813	\$1,814,570,048	8.08%	1.95%
Single Family (aka Detached Single Family)					
Active	4,545	4,075	5,995	11.53%	-24.19%
New Listings	5,098	5,167	5,424	-1.34%	-6.01%
Under Contract	4,198	4,038	3,773	3.96%	11.26%
DOM	27	32	33	-15.63%	-18.18%
Sold	3,542	3,387	3,918	4.58%	-9.60%
Average Sold Price	\$420,630	\$403,532	\$375,228	4.24%	12.10%
Median Sold Price	\$359,000	\$350,000	\$310,500	2.57%	15.62%
Sales Volume	\$1,489,873,229	\$1,366,763,510	\$1,470,142,920	9.01%	1.34%
Condo (aka Attached Single Family)					
Active	1,112	950	1,484	17.05%	-25.07%
New Listings	1,956	1,892	1,901	3.38%	2.89%
Under Contract	1,679	1,567	1,351	7.15%	24.28%
DOM	20	21	25	-4.76%	-20.00%
Sold	1,371	1,346	1,496	1.86%	-8.36%
Average Sold Price	\$262,659	\$256,288	\$230,232	2.49%	14.08%
Median Sold Price	\$216,000	\$205,732	\$182,500	4.99%	18.36%
Sales Volume	\$360,104,806	\$344,964,303	\$344,427,128	4.39%	4.55%

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Connect:



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

	YTD 2015	YTD 2014	YTD 2013	'15 vs '14	'15 vs '13
Residential (Single Family + Condo)					
Active	5,657	7,479	8,214	-24.36%	-31.13%
Sold	19,634	19,580	20,340	0.28%	-3.47%
Average Sold Price	\$358,150	\$318,147	\$298,514	12.57%	19.98%
Sales Volume	\$7,031,913,632	\$6,229,308,834	\$6,071,776,204	12.88%	15.81%
Single Family (aka Detached Single Family)					
Active	4,545	5,995	6,738	-24.19%	-32.55%
Sold	14,011	14,363	16,190	-2.45%	-13.46%
Average Sold Price	\$400,182	\$353,598	\$326,020	13.17%	22.75%
Sales Volume	\$5,606,949,505	\$5,078,728,100	\$5,278,258,921	10.40%	6.23%
Condo (aka Attached Single Family)					
Active	1,112	1,484	1,476	-25.07%	-24.66%
Sold	5,623	5,217	4,149	7.78%	35.53%
Average Sold Price	\$253,417	\$220,545	\$191,235	14.90%	32.52%
Sales Volume	\$1,424,964,127	\$1,150,580,734	\$793,432,984	23.85%	79.59%

Number Of Homes Sold by County

May 2015 Data			
County	Single Family	Condo	Residential
ADAMS	533	145	678
ARAPAHOE	694	351	1,045
BOULDER	102	23	125
BROOMFIELD	96	17	113
CLEAR CREEK	15	3	18
DENVER	655	463	1,118
DOUGLAS	626	129	755
ELBERT	45	-	45
GILPIN	8	-	8
JEFFERSON	719	240	959
PARK	49	-	49
TOTALS	3,542	1,371	4,913
YTD Data			
County	Single Family	Condo	Residential
ARAPAHOE	2,810	1,482	4,292
BOULDER	389	115	504
BROOMFIELD	307	78	385
CLEAR CREEK	68	11	79
DENVER	2,793	2,001	4,794
DOUGLAS	2,342	443	2,785
ELBERT	180	2	182
GILPIN	32	2	34
JEFFERSON	2,681	944	3,625
PARK	172	1	173
TOTALS	11,774	5,079	16,853



▶ MARKET TRENDS:

Price Range	Single Family			Condo		
	Sold	Active	MOI	Sold	Active	MOI
\$0 to \$99,999	7	21	3.00	89	50	0.56
\$100,000 to \$199,999	129	139	1.08	505	239	0.47
\$200,000 to \$299,999	952	495	0.52	406	200	0.49
\$300,000 to \$399,999	1,043	662	0.63	181	137	0.76
\$400,000 to \$499,999	648	739	1.14	93	151	1.62
\$500,000 to \$699,999	492	1,031	2.10	65	183	2.82
\$700,000 to \$999,999	173	667	3.86	21	97	4.62
\$1,000,000 to \$1,999,999	83	559	6.73	8	38	4.75
\$2,000,000 and over	15	232	15.47	3	17	
TOTALS	3,542	4,545	1.28	1,371	1,112	0.81

Price Range	Single Family			Condo		
	May, '15	Apr, '15	% change	May, '15	Apr, '15	% change
\$0 to \$99,999	7	10	-30.00%	89	78	14.10%
\$100,000 to \$199,999	129	169	-23.67%	505	547	-7.68%
\$200,000 to \$299,999	952	946	0.63%	406	382	6.28%
\$300,000 to \$399,999	1,043	1,014	2.86%	181	168	7.74%
\$400,000 to \$499,999	648	585	10.77%	93	83	12.05%
\$500,000 to \$699,999	492	422	16.59%	65	49	32.65%
\$700,000 to \$999,999	173	175	-1.14%	21	31	-32.26%
\$1,000,000 to \$1,999,999	83	56	48.21%	8	6	33.33%
\$2,000,000 and over	15	10	50.00%	3	2	
TOTALS	3,542	3,387	4.58%	1,371	1,346	1.86%

Price Range	Single Family			Condo		
	YTD May, '15	YTD Apr, '15	% change	YTD May, '15	YTD Apr, '15	% change
\$0 to \$99,999	43	110	-60.91%	399	623	-35.96%
\$100,000 to \$199,999	866	2,082	-58.41%	2,302	2,519	-8.61%
\$200,000 to \$299,999	4,108	5,072	-19.01%	1,462	1,149	27.24%
\$300,000 to \$399,999	3,978	3,318	19.89%	681	469	45.20%
\$400,000 to \$499,999	2,322	1,783	30.23%	368	180	104.44%
\$500,000 to \$699,999	1,719	1,256	36.86%	284	186	52.69%
\$700,000 to \$999,999	650	468	38.89%	98	65	50.77%
\$1,000,000 to \$1,999,999	281	234	20.09%	24	20	20.00%
\$2,000,000 and over	44	40	10.00%	5	6	-16.67%
TOTALS	14,011	14,363	-2.45%	5,623	5,217	7.78%



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

The higher end of the market remains strong and healthy, but we are seeing a little relief for buyers in some price ranges in May. "Are we turning a corner with the market balancing out a little or is this a temporary slowdown and summer will recharge the sellers' market? It's too soon to tell, but for now the numbers in May show the average price is ever so slightly down in sales between \$500,000 and \$999,999," said Nicole Rufener. Small concessions or price negotiations have pushed prices down a bit off list price. The total number of homes sold in both the Premier and Signature markets was also down.

On the very high end, luxury homes priced over \$1,000,000, the market remained on fire! One hundred and nine luxury single family homes sold in May, a 47% increase from April. Year to date, 354 homes in this price segment have sold, representing an 18% increase. Luxury homes are selling, on average, in less than four months. What's really interesting is what sellers are getting for their luxury homes compared to what they're asking for them. "I have a colleague who wrote an offer for her client on a home priced at \$1,100,000. Their offer was for \$200,000 above asking price and they didn't get the house because they were outbid by other buyers," says Jill Schafer. Luxury homes closed on average 104.46% higher than list price in May. The most expensive home that sold in May was in Cherry Hills Village for \$4,650,000. It was a 7 bedroom, 9 bathroom home with 11,027 sq. ft.

Are we seeing buyers have the ability to do some negotiating in the Premier (\$500,000-\$749,999) and Signature (\$750,000-\$999,999) markets? It appears it has ever so slightly calmed down with homes in the Premiere market, selling on average for 99.16% of list price. In the Signature market, homes priced between \$750,000 and \$999,999, on average sold for 98.95% of list price. This coupled with the average price being down slightly may have given buyers a little wiggle room. The number of homes sold was up for Premier homes, but down for the Signature market month over month.

It will be interesting to see if this trend continues balancing out the market or if the warm weather will heat up the sellers' market again!

- 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	May '15	Prior Month	Year Ago	Prior Month	Year Ago
# SOLD	98	66	93	48.48%	5.38%
AVERAGE PRICE	\$ 1,567,162	\$ 1,532,993	\$ 1,661,802	2.23%	-5.70%
SALES VOLUME	\$ 153,581,876	\$ 101,177,538	\$ 154,547,586	51.79%	-0.62%
CDOM	121	107	109	13.08%	11.01%
SALE/LIST PRICE	95.69%	96.86%	96.63%	-1.21%	-0.97%
PSF TOTAL	\$ 259	\$ 250	\$ 260	3.60%	-0.38%
Condo	May '15	Prior Month	Year Ago	Prior Month	Year Ago
# SOLD	11	8	8	37.50%	37.50%
AVERAGE PRICE	\$ 1,673,740	\$ 1,838,750	\$ 1,755,625	-8.97%	-4.66%
SALES VOLUME	\$ 18,411,140	\$ 14,710,000	\$ 14,045,000	25.16%	31.09%
CDOM	34	257	70	-86.77%	-51.43%
SALE/LIST PRICE	102.59%	94.88%	93.65%	8.13%	9.55%
PSF TOTAL	\$ 595	\$ 561	\$ 515	6.06%	15.53%
Residential	May '15	Prior Month	Year Ago	Prior Month	Year Ago
# SOLD	109	74	101	47.30%	7.92%
AVERAGE PRICE	\$ 1,577,918	\$ 1,566,048	\$ 1,669,234	0.76%	-5.47%
SALES VOLUME	\$ 171,993,062	\$ 115,887,552	\$ 168,592,634	48.41%	2.02%
CDOM	112	123	106	-8.94%	5.66%
SALE/LIST PRICE	104.46%	96.64%	96.39%	8.09%	8.37%
PSF TOTAL	\$ 293	\$ 283	\$ 280	3.53%	4.64%

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

LUXURY

Single Family	YTD 2015	YTD 2014	YTD 2013	'15 vs '14	'15 vs '13
# SOLD	325	274	254	18.61%	27.95%
AVERAGE PRICE	\$ 1,519,504	\$ 1,566,886	\$ 1,504,882	-3.02%	0.97%
SALES VOLUME	\$ 493,838,800	\$ 429,326,764	\$ 382,240,028	15.03%	29.20%
CDOM	124	126	199	-1.59%	-37.69%
SALE/LIST PRICE	95.99%	96.16%	95.36%	-0.18%	0.66%
PSF TOTAL	\$ 257	\$ 250	\$ 238	2.80%	7.98%
Condo	YTD 2015	YTD 2014	YTD 2013	'15 vs '14	'15 vs '13
# SOLD	29	26	17	11.54%	70.59%
AVERAGE PRICE	\$ 1,583,660	\$ 1,734,561	\$ 1,441,085	-8.70%	9.89%
SALES VOLUME	\$ 45,926,140	\$ 45,098,586	\$ 24,498,445	1.83%	87.47%
CDOM	140	112	119	25.00%	17.65%
SALE/LIST PRICE	130.55%	94.09%	93.41%	38.75%	39.76%
PSF TOTAL	\$ 541	\$ 476	\$ 468	13.66%	15.60%
Residential	YTD 2015	YTD 2014	YTD 2013	'15 vs '14	'15 vs '13
# SOLD	354	300	271	18.00%	30.63%
AVERAGE PRICE	\$ 1,524,760	\$ 1,581,418	\$ 1,500,880	-3.58%	1.59%
SALES VOLUME	\$ 539,765,040	\$ 474,425,400	\$ 406,738,480	13.77%	32.71%
CDOM	125	125	194	0.00%	-35.57%
SALE/LIST PRICE	98.82%	95.99%	95.23%	2.95%	3.77%
PSF TOTAL	\$ 280	\$ 270	\$ 252	3.70%	11.11%



► SIGNATURE MARKET |

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

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

Single Family	May '15	Prior Month	Year Ago	Prior Month	Year Ago
# SOLD	121	127	101	-4.72%	19.80%
AVERAGE PRICE	\$ 843,060	\$ 847,979	\$ 850,644	-0.58%	-0.89%
SALES VOLUME	\$ 102,010,260	\$ 107,693,333	\$ 85,915,044	-5.28%	18.73%
CDOM	73	95	80	-23.16%	-8.75%
SALE/LIST PRICE	98.78%	98.21%	97.93%	0.58%	0.87%
PSF TOTAL	\$ 189	\$ 195	\$ 189	-3.08%	0.00%
Condo	May '15	Prior Month	Year Ago	Prior Month	Year Ago
# SOLD	9	21	19	-57.14%	-52.63%
AVERAGE PRICE	\$ 828,825	\$ 864,460	\$ 847,316	-4.12%	-2.18%
SALES VOLUME	\$ 7,459,425	\$ 18,153,660	\$ 16,099,004	-58.91%	-53.67%
CDOM	126	55	166	129.09%	-24.10%
SALE/LIST PRICE	101.25%	100.58%	96.31%	0.67%	5.13%
PSF TOTAL	\$ 262	\$ 342	\$ 320	-23.39%	-18.13%
Residential	May '15	Prior Month	Year Ago	Prior Month	Year Ago
# SOLD	130	148	120	-12.16%	8.33%
AVERAGE PRICE	\$ 842,075	\$ 850,317	\$ 850,117	-0.97%	-0.95%
SALES VOLUME	\$ 109,469,750	\$ 125,846,916	\$ 102,014,040	-13.01%	7.31%
CDOM	77	90	94	-14.44%	-18.09%
SALE/LIST PRICE	98.95%	98.55%	97.68%	0.41%	1.30%
PSF TOTAL	\$ 194	\$ 216	\$ 210	-10.19%	-7.62%

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

Single Family	YTD 2015	YTD 2014	YTD 2013	'15 vs '14	'15 vs '13
# SOLD	464	325	343	42.77%	35.28%
AVERAGE PRICE	\$ 845,645	\$ 844,390	\$ 849,961	0.15%	-0.51%
SALES VOLUME	\$ 392,379,280	\$ 274,426,750	\$ 291,536,623	42.98%	34.59%
CDOM	99	107	117	-7.48%	-15.38%
SALE/LIST PRICE	97.94%	97.69%	97.70%	0.26%	0.25%
PSF TOTAL	\$ 190	\$ 182	\$ 180	4.40%	5.56%
Condo	YTD 2015	YTD 2014	YTD 2013	'15 vs '14	'15 vs '13
# SOLD	64	49	31	30.61%	106.45%
AVERAGE PRICE	\$ 861,328	\$ 854,260	\$ 843,653	0.83%	2.10%
SALES VOLUME	\$ 55,124,992	\$ 41,858,740	\$ 26,153,243	31.69%	110.78%
CDOM	89	161	135	-44.72%	-34.07%
SALE/LIST PRICE	99.48%	96.87%	95.79%	2.69%	3.85%
PSF TOTAL	\$ 311	\$ 330	\$ 368	-5.76%	-15.49%
Residential	YTD 2015	YTD 2014	YTD 2013	'15 vs '14	'15 vs '13
# SOLD	528	374	374	41.18%	41.18%
AVERAGE PRICE	\$ 847,546	\$ 845,683	\$ 849,439	0.22%	-0.22%
SALES VOLUME	\$ 447,504,288	\$ 316,285,442	\$ 317,690,186	41.49%	40.86%
CDOM	98	114	118	-14.04%	-16.95%
SALE/LIST PRICE	98.12%	97.58%	97.54%	0.55%	0.59%
PSF TOTAL	\$ 205	\$ 201	\$ 195	1.99%	5.13%



► PREMIER MARKET | Properties Sold Between \$500,000 and \$749,999

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

Single Family	May '15	Prior Month	Year Ago	Prior Month	Year Ago
# SOLD	544	470	418	15.74%	30.14%
AVERAGE PRICE	\$ 590,416	\$ 593,234	\$ 589,763	-0.48%	0.11%
SALES VOLUME	\$ 321,186,304	\$ 278,819,980	\$ 246,520,934	15.19%	30.29%
CDOM	50	54	51	-7.41%	-1.96%
SALE/LIST PRICE	99.21%	99.19%	98.85%	0.02%	0.36%
PSF TOTAL	\$ 162	\$ 167	\$ 158	-2.99%	2.53%
Condo	May '15	Prior Month	Year Ago	Prior Month	Year Ago
# SOLD	77	59	63	30.51%	22.22%
AVERAGE PRICE	\$ 609,487	\$ 601,398	\$ 589,851	1.35%	3.33%
SALES VOLUME	\$ 46,930,499	\$ 35,482,482	\$ 37,160,613	32.26%	26.29%
CDOM	117	92	68	27.17%	72.06%
SALE/LIST PRICE	98.80%	99.29%	101.37%	-0.49%	-2.54%
PSF TOTAL	\$ 283	\$ 276	\$ 267	2.54%	5.99%
Residential	May '15	Prior Month	Year Ago	Prior Month	Year Ago
# SOLD	621	529	481	17.39%	29.11%
AVERAGE PRICE	\$ 592,781	\$ 594,144	\$ 589,775	-0.23%	0.51%
SALES VOLUME	\$ 368,117,001	\$ 314,302,176	\$ 283,681,775	17.12%	29.76%
CDOM	58	58	53	0.00%	9.43%
SALE/LIST PRICE	99.16%	99.20%	99.18%	-0.04%	-0.02%
PSF TOTAL	\$ 177	\$ 179	\$ 172	-1.12%	2.91%

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

Single Family	YTD 2015	YTD 2014	YTD 2013	'15 vs '14	'15 vs '13
# SOLD	1,905	1,399	1,350	36.17%	41.11%
AVERAGE PRICE	\$ 592,041	\$ 590,165	\$ 591,168	0.32%	0.15%
SALES VOLUME	\$ 1,127,838,105	\$ 825,640,835	\$ 798,076,800	36.60%	41.32%
CDOM	66	71	91	-7.04%	-27.47%
SALE/LIST PRICE	98.85%	98.50%	98.02%	0.36%	0.85%
PSF TOTAL	\$ 164	\$ 156	\$ 156	5.13%	5.13%
Condo	YTD 2015	YTD 2014	YTD 2013	'15 vs '14	'15 vs '13
# SOLD	318	202	88	57.43%	261.36%
AVERAGE PRICE	\$ 597,546	\$ 604,188	\$ 610,532	-1.10%	-2.13%
SALES VOLUME	\$ 190,019,628	\$ 122,045,976	\$ 53,726,816	55.70%	253.68%
CDOM	127	95	124	33.68%	2.42%
SALE/LIST PRICE	98.77%	99.07%	97.99%	-0.30%	0.80%
PSF TOTAL	\$ 279	\$ 277	\$ 295	0.72%	-5.42%
Residential	YTD 2015	YTD 2014	YTD 2013	'15 vs '14	'15 vs '13
# SOLD	2,224	1,601	1,438	38.91%	54.66%
AVERAGE PRICE	\$ 592,882	\$ 591,934	\$ 592,353	0.16%	0.09%
SALES VOLUME	\$ 1,318,569,568	\$ 947,686,334	\$ 851,803,614	39.14%	54.80%
CDOM	75	74	93	1.35%	-19.35%
SALE/LIST PRICE	98.84%	98.57%	98.02%	0.27%	0.84%
PSF TOTAL	\$ 180	\$ 171	\$ 164	5.26%	9.76%



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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 Real Estate Market Trends Report” 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:

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- Steve Danyliw, CBR, Broker/Owner at Danyliw & Associates | 303.880.1865
- Nicole Rufener, Managing Broker, REALTOR, Live Urban Real Estate | 720.318.7425
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