



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

March 2015

www.dmarealtors.com



▶ **MARKET METRICS:**

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

Residential (Single Family plus Condo):

Active Inventory: 4,079 ↓ -2.21% prior month

Sold Homes: 2,667 ↑ 4.02% prior month

Average Price: \$348,127 ↑ 5.44% prior month

Median Sold Price: \$295,000 ↑ 3.96% prior month

Average Days on Market: 45 ↑ 2.27% prior month

Single Family:

Active Inventory: 3,338 ↓ -1.36% prior month

Sold Homes: 1,886 ↑ 3.80% prior month

Average Price: \$390,067 ↑ 5.13% prior month

Median Sold Price: \$329,000 ↑ 2.81% prior month

Average Days on Market: 44 ↓ -6.38% prior month

Condo:

Active Inventory: 741 ↓ -5.84% prior month

Sold Homes: 781 ↑ 4.55% prior month

Average Price: \$246,847 ↑ 6.99% prior month

Median Sold Price: \$190,000 ↑ 2.70% prior month

Average Days on Market: 46 ↑ 27.78% prior month

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



▶ **MARKET INSIGHTS:**

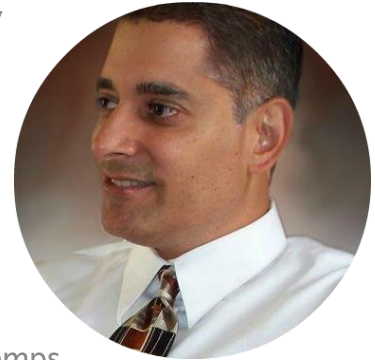
- ✓ In order to be competitive with cash buyers in the current market, some buyers are turning to their parents and grandparents for loans.
- ✓ Homes that went off the market for the holidays are back on, but are going under contract right away.
- ✓ We need to set expectations for our buyers (particularly in the sub \$300,000 price range) so they don't become intimidated by the competition.
- ✓ Coach your sellers to make sensible pricing decisions – allow demand to drive the price to the market instead of pricing high and chasing it down.
- ✓ New home builders are releasing lots and building as fast as they can, but the availability of skilled craftsmen and materials is pushing "dirt-starts" 7-10 months out.
- ✓ Buyer demand continues to be strong...in particular Millennials are entering the market at a rapid pace.
- ✓ Mortgage interest rates are still hovering near May 2013 lows but are expected to rise in June when the Federal Reserve meets.
- ✓ From 2002 to 2010 we saw an increase in active listings from January to February. We now have seen a reversal as active listings have declined from January to February since 2011.
- ✓ Due to high demand, some new home builders are starting to hold "lotteries" to determine who receives one of their limited home sites.
- ✓ Top three counties for SOLD properties in February: Denver (726), Arapahoe (554) & Jefferson (462)
- ✓ Top three counties for SOLD properties year-to-date: Denver (1331), Arapahoe (1165) & Jefferson (939)

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



▶ EXPERT OPINION:

“May you live in interesting times (Chinese proverb) certainly rings true for the current Greater Denver-area real estate market. While February experienced record-breaking amounts of snow (surpassing a 103-year-old mark) the number of active listings inched its way to a new unprecedented low of 4,079 properties. But the news is not all bad because February also ushered in a healthy dose of 4,240 new residential listings (single family and condos) which represented a 12.98% increase. Sold listings are up 4.02% and the median and average sales prices crept up 3.96% and 5.44% respectively from the previous month. The frigid cold temps did not deter buyers from writing offers as evidenced by the 16.42% spike in properties that went under contract.



As we look at the single family home market, we saw a 15.97% spike in new listings while the average sold price increased 5.13% to \$390,087 and the median price increased 2.81% to \$329,000. Year-over-year (YoY), we've seen 19.30% and 17.50% increases in the average and median sales price. The condo market remains strong with 4.56% more sales than the previous month, while the average and median sales prices increased 6.99% to \$246,847 and 2.70% to \$190,000 respectively. Year-over-year (YoY) condo sales prices continue their upward trend with double-digit gains that pushed the average price up 14.87% and the median price up 11.83%.

Now is the time for DMAR members to educate sellers, buyers and renters on home values and the impact of the home market on the economy. As year-over-year housing prices continue to increase, home affordability is going to become a greater issue as the entry-point for first-time buyers grows higher and higher. The continuation of a strong job market in Colorado will hopefully offset the drag from an expected increase in mortgage rates this summer.

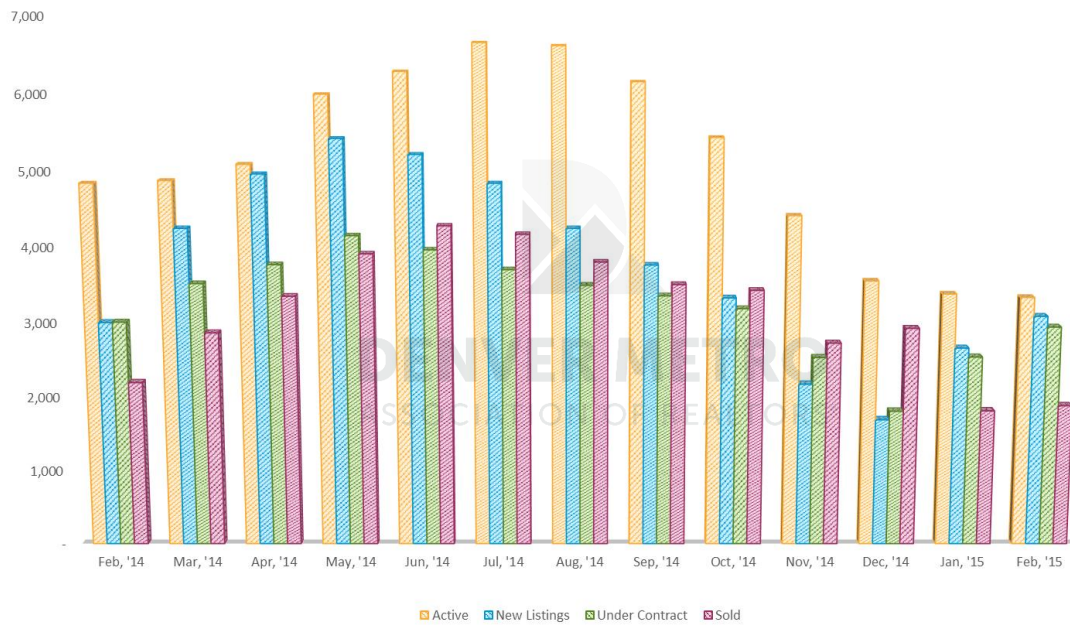
Disruption is unavoidable in real estate – satisfaction, inefficiencies and profitability challenges await. Embrace the consumer and take great pains to exceed their expectations. As Elliott Eisenberg, Ph.D said at DMAR's Economic Impact event, “The Denver-area real estate market and economy are among the strongest in the nation and if you can't make it here, you can't make it anywhere!” I would 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

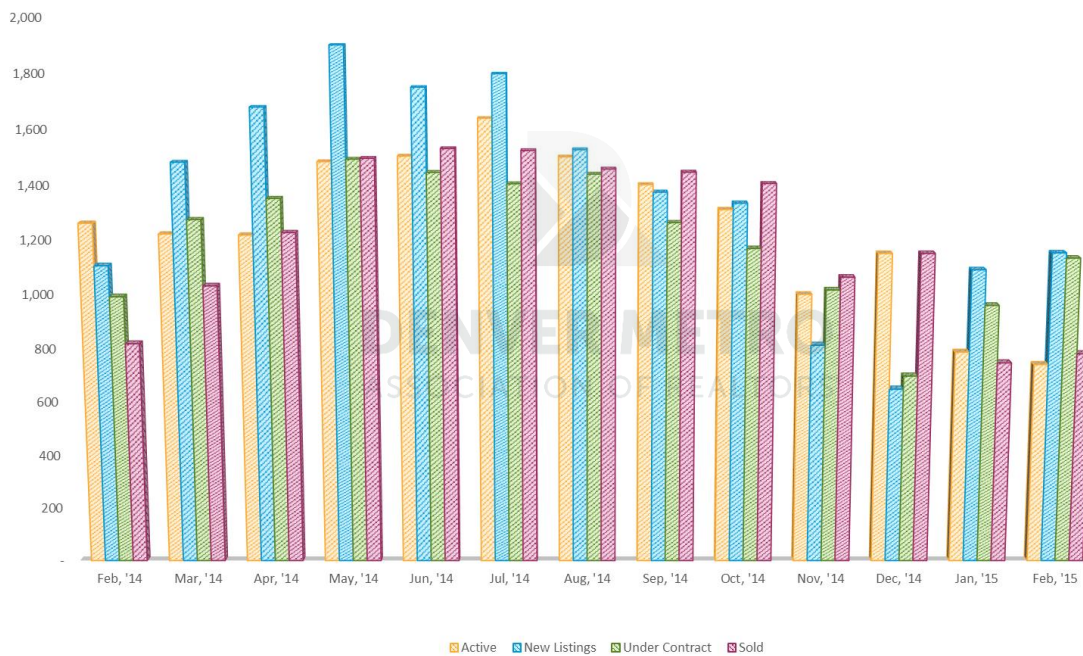


▶ DATA AT A GLANCE:

SINGLE FAMILY | 11 COUNTY OVERVIEW

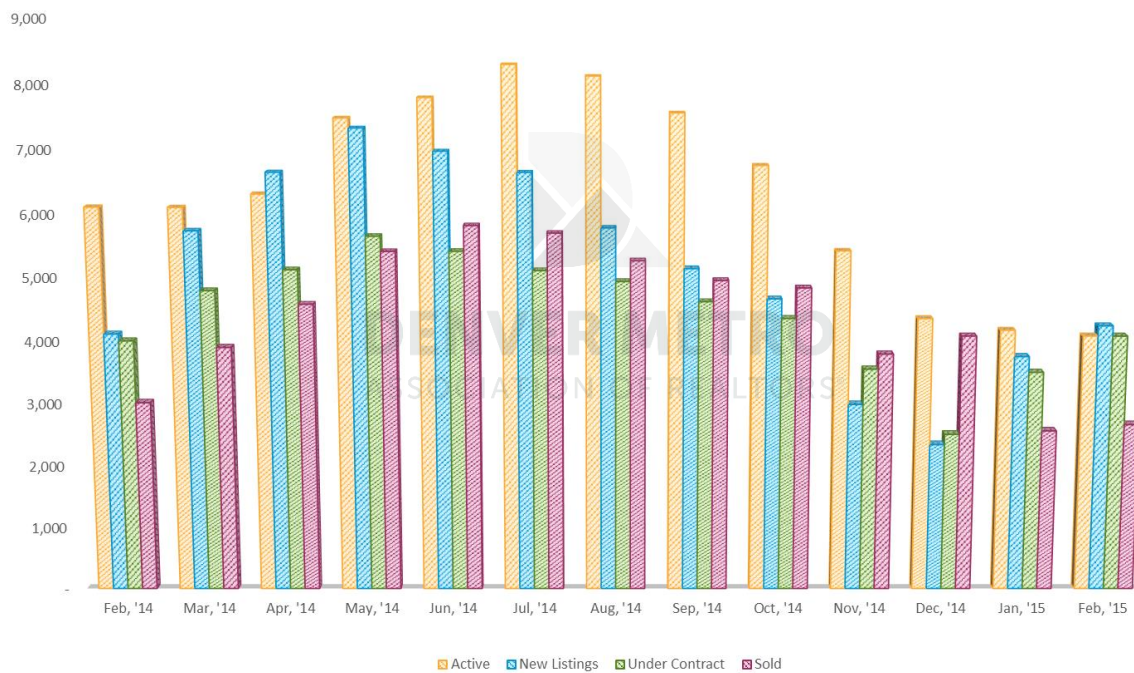


CONDO | 11 COUNTY OVERVIEW

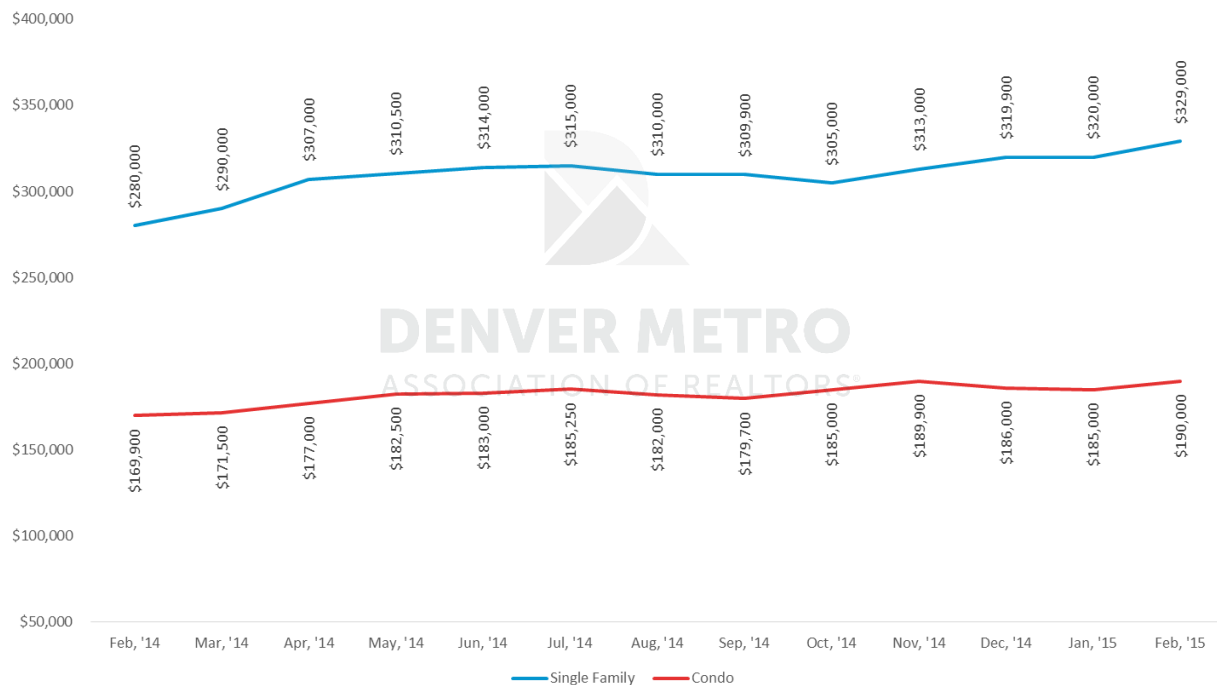




RESIDENTIAL | 11 COUNTY OVERVIEW

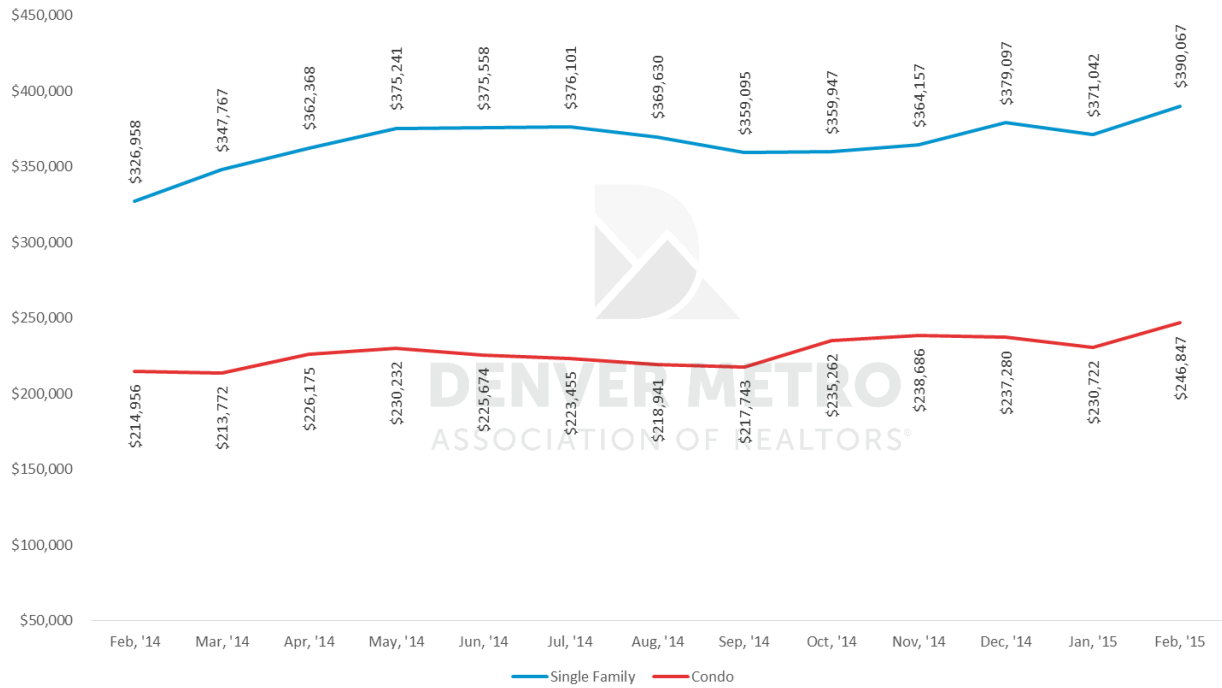


Median Sales Price

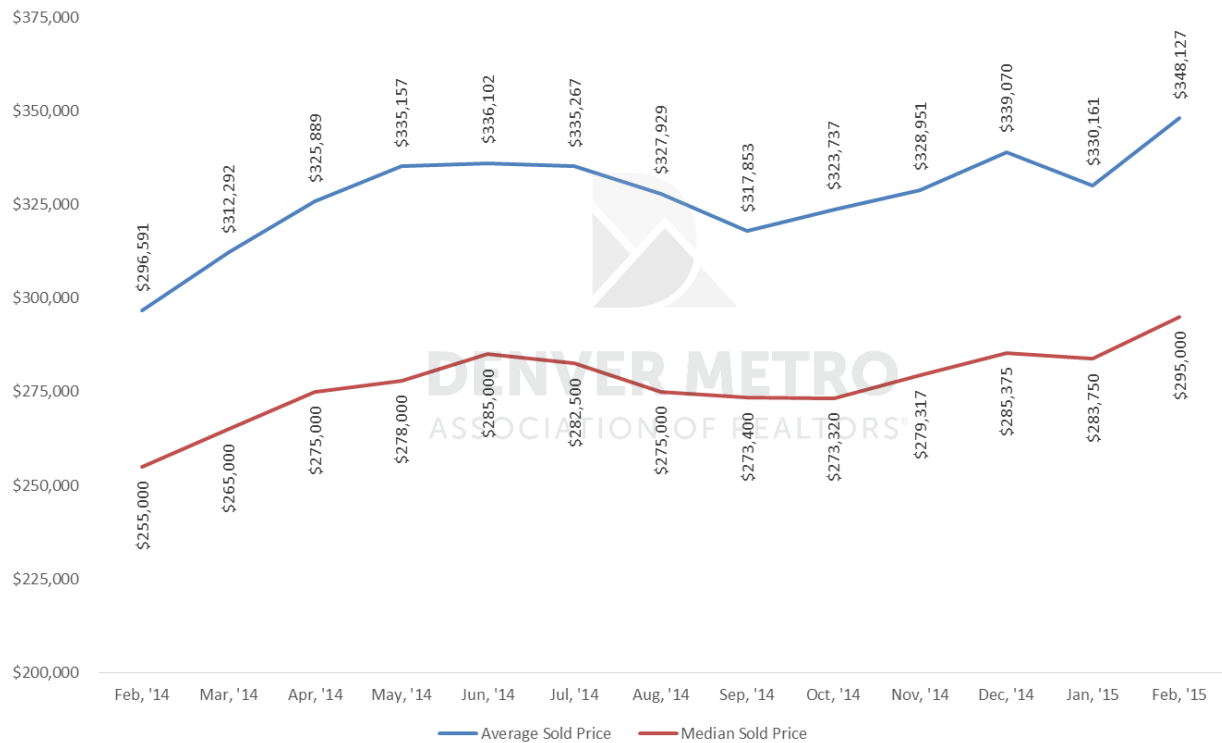




Average Sales Price

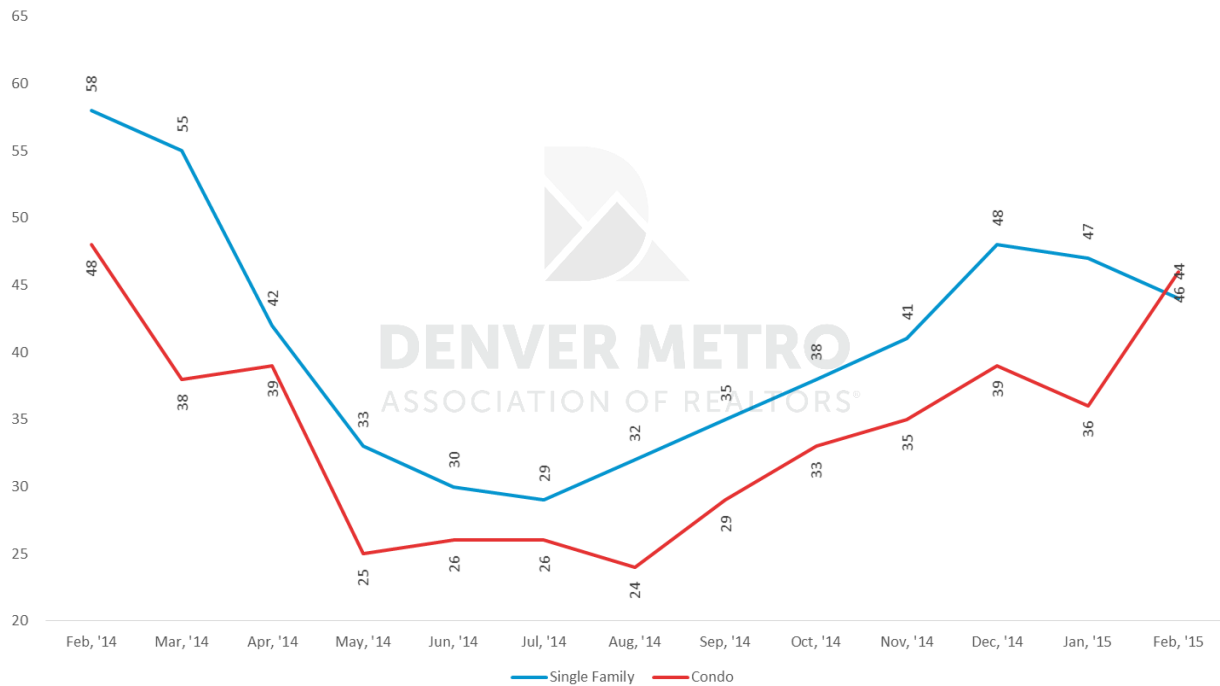


Residential Sold Price

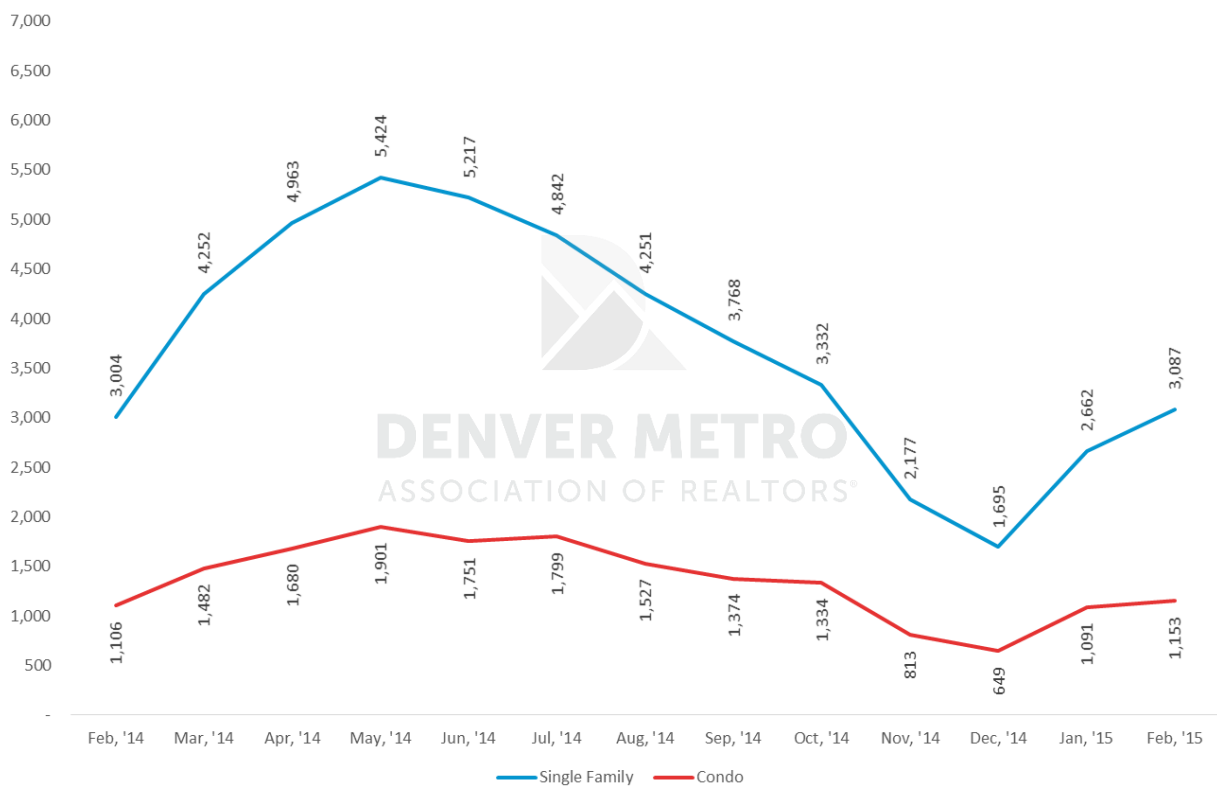




Current Days on Market

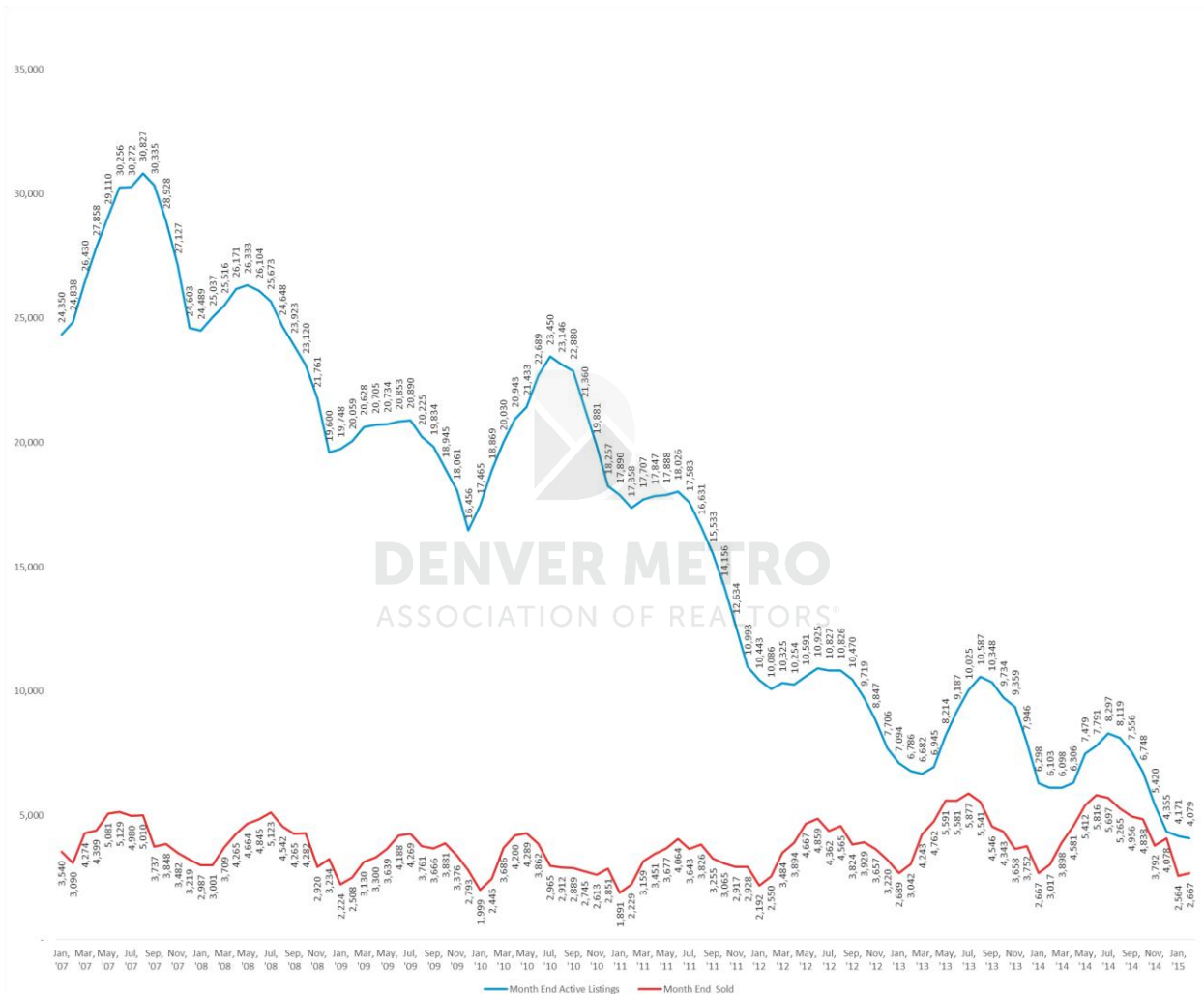


New Listings





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 join the conversation using the hashtag #DMARSTATS on social media.



▶ DATA SNAPSHOT:

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

	Feb, '15	Prior Month	Year Ago	Prior Month	Year Ago
Residential (Single Family plus Condo)					
Active	4,079	4,171	6,103	-2.21%	-33.16%
New Listings	4,240	3,753	4,110	12.98%	3.16%
Under Contract	4,077	3,502	4,001	16.42%	1.90%
DOM	45	44	55	2.27%	-18.18%
Sold	2,667	2,564	3,017	4.02%	-11.60%
Average Sold Price	\$348,127	\$330,161	\$296,591	5.44%	17.38%
Median Sold Price	\$295,000	\$283,750	\$255,000	3.96%	15.69%
Sales Volume	\$928,454,947	\$846,532,026	\$894,814,625	9.68%	3.76%

Single Family					
Active	3,338	3,384	4,842	-1.36%	-31.06%
New Listings	3,087	2,662	3,004	15.97%	2.76%
Under Contract	2,943	2,542	3,009	15.77%	-2.19%
DOM	44	47	58	-6.38%	-24.14%
Sold	1,886	1,817	2,199	3.80%	-14.23%
Average Sold Price	\$390,067	\$371,042	\$326,958	5.13%	19.30%
Median Sold Price	\$329,000	\$320,000	\$280,000	2.81%	17.50%
Sales Volume	\$735,667,161	\$674,182,806	\$718,980,309	9.12%	2.32%

Condo					
Active	741	787	1,261	-5.84%	-41.24%
New Listings	1,153	1,091	1,106	5.68%	4.25%
Under Contract	1,134	960	992	18.13%	14.31%
DOM	46	36	48	27.78%	-4.17%
Sold	781	747	818	4.55%	-4.52%
Average Sold Price	\$246,847	\$230,722	\$214,956	6.99%	14.84%
Median Sold Price	\$190,000	\$185,000	\$169,900	2.70%	11.83%
Sales Volume	\$192,787,786	\$172,349,220	\$175,834,316	11.86%	9.64%

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

	YTD 2015	YTD 2014	YTD 2013	'15 vs '14	'15 vs '13
Residential (Single Family plus Condo)					
Active	4,079	6,103	6,786	-33.16%	-39.89%
Sold	5,231	5,684	5,734	-7.97%	-8.77%
Average Sold Price	\$339,321	\$299,654	\$277,972	13.24%	22.07%
Sales Volume	\$1,774,986,973	\$1,703,234,303	\$1,593,890,908	4.21%	11.36%
Single Family					
Active	3,338	4,842	5,541	-31.06%	-39.76%
Sold	3,703	4,222	4,534	-12.29%	-18.33%
Average Sold Price	\$380,732	\$330,462	\$305,203	15.21%	24.75%
Sales Volume	\$1,409,849,967	\$1,395,210,885	\$1,383,789,629	1.05%	1.88%
Condo					
Active	741	1,261	1,245	-41.24%	-40.48%
Sold	1,528	1,462	1,200	4.51%	27.33%
Average Sold Price	\$238,964	\$210,686	\$175,084	13.42%	36.49%
Sales Volume	\$365,137,006	\$308,023,418	\$210,101,279	18.54%	73.79%



Number Of Homes Sold by County

MONTH OF FEBRUARY, 2015			
County	Single Family	Condo	Residential
ADAMS	293	72	365
ARAPAHOE	360	194	554
BOULDER	57	19	76
BROOMFIELD	42	14	56
CLEAR CREEK	7	2	9
DENVER	422	304	726
DOUGLAS	313	58	371
ELBERT	16	-	16
GILPIN	1	-	1
JEFFERSON	344	118	462
PARK	31	-	31
TOTALS	1,886	781	2,667

YEAR TO DATE			
County	Single Family	Condo	Residential
ADAMS	590	143	RESIDENTIAL
ARAPAHOE	733	432	733
BOULDER	102	35	1,165
BROOMFIELD	81	22	137
CLEAR CREEK	16	2	103
DENVER	783	548	18
DOUGLAS	598	111	1,331
ELBERT	37	1	709
GILPIN	7	-	38
JEFFERSON	706	233	7
PARK	50	1	939
			51
TOTALS	3,703	1,528	5,231



▶ MARKET TRENDS:

Price Range	Single Family			Condo		
	Sold	Active	MOI	Sold	Active	MOI
\$0 to \$99,999	5	14	2.80	75	29	0.39
\$100,000 to \$199,999	155	122	0.79	337	137	0.41
\$200,000 to \$299,999	619	345	0.56	173	108	0.62
\$300,000 to \$399,999	508	453	0.89	72	98	1.36
\$400,000 to \$499,999	259	567	2.19	57	93	1.63
\$500,000 to \$699,999	215	724	3.37	52	149	2.87
\$700,000 to \$999,999	76	495	6.51	12	80	6.67
\$1,000,000 to \$1,999,999	42	436	10.38	3	32	10.67
\$2,000,000 and over	7	182	26.00	-	15	
TOTALS	1,886	3,338	1.77	781	741	0.95

Price Range	Single Family		% change	Condo		% change
	Sold Feb, '15	Sold Jan, '15		Sold Feb, '15	Sold Jan, '15	
\$0 to \$99,999	5	12	-58.33%	75	70	7.14%
\$100,000 to \$199,999	155	200	-22.50%	337	347	-2.88%
\$200,000 to \$299,999	619	588	5.27%	173	179	-3.35%
\$300,000 to \$399,999	508	455	11.65%	72	68	5.88%
\$400,000 to \$499,999	259	263	-1.52%	57	33	72.73%
\$500,000 to \$699,999	215	187	14.97%	52	38	36.84%
\$700,000 to \$999,999	76	77	-1.30%	12	10	20.00%
\$1,000,000 to \$1,999,999	42	33	27.27%	3	2	50.00%
\$2,000,000 and over	7	2	250.00%	-	-	
TOTALS	1,886	1,817	3.80%	781	747	4.55%

Price Range	Single Family		% change	Condo		% change
	YTD Feb, '15	YTD Feb, '14		YTD Feb, '15	YTD Feb, '14	
\$0 to \$99,999	17	57	-70.18%	145	219	-33.79%
\$100,000 to \$199,999	355	795	-55.35%	684	710	-3.66%
\$200,000 to \$299,999	1,207	1,525	-20.85%	352	844	-58.29%
\$300,000 to \$399,999	963	844	14.10%	140	135	3.70%
\$400,000 to \$499,999	522	458	13.97%	90	36	150.00%
\$500,000 to \$699,999	402	334	20.36%	90	40	125.00%
\$700,000 to \$999,999	153	127	20.47%	22	16	37.50%
\$1,000,000 to \$1,999,999	75	49	53.06%	5	7	-28.57%
\$2,000,000 and over	9	7	28.57%	-	2	-100.00%
TOTALS	3,703	4,196	-11.75%	1,528	2,009	-23.94%



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



No winter weather blues on the high end of the market. February's 22 inches of snow in the Denver-area did not bury the high end market last month; in fact, it heated up.

Nearly 9% more properties sold in the Signature Market (\$750,000-\$999,999) in February than in January. That is a 24% increase in sales compared to 2014. Agents say they are seeing steady traffic in this price range, despite having to trudge through snow to get to them.

Homes in the Luxury Market (\$1,000,000+) must be using a plow to dig out as 40% more luxury homes sold in February than January. That whopping increase is indicative of what the luxury market is seeing overall. More and more luxury home sales are occurring and the price per square foot is rising! There is still a ways to go to equalize the luxury market, but that market is thawing.



- Jill Schafer, DMAR Market Trends Committee Spokesperson

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Connect:



LUXURY MARKET

Properties Sold for
\$1 Million or More

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

Single Family	Feb '15	Prior Month	Year Ago	Prior Month	Year Ago
# SOLD	49	35	24	40.00%	104.17%
AVERAGE PRICE	\$ 1,565,158	\$ 1,384,458	\$ 1,506,284	13.05%	3.91%
SALES VOLUME	\$ 76,692,742	\$ 48,456,030	\$ 36,150,816	58.27%	112.15%
CDOM	149	118	109	26.27%	36.70%
SALE/LIST PRICE	95.26%	96.18%	94.63%	-0.96%	0.67%
PSF TOTAL	\$ 276	\$ 255	\$ 243	8.24%	13.58%
Condo	Feb '15	Prior Month	Year Ago	Prior Month	Year Ago
# SOLD	3	2	5	50.00%	-40.00%
AVERAGE PRICE	\$ 1,255,000	\$ 1,140,000	\$ 1,474,000	10.09%	-14.86%
SALES VOLUME	\$ 3,765,000	\$ 2,280,000	\$ 7,370,000	65.13%	-48.91%
CDOM	143	165	101	-13.33%	41.58%
SALE/LIST PRICE	94.51%	94.08%	92.79%	0.46%	1.85%
PSF TOTAL	\$ 488	\$ 491	\$ 442	-0.61%	10.41%
Residential	Feb '15	Prior Month	Year Ago	Prior Month	Year Ago
# SOLD	52	37	29	40.54%	79.31%
AVERAGE PRICE	\$ 1,547,264	\$ 1,371,244	\$ 1,500,718	12.84%	3.10%
SALES VOLUME	\$ 80,457,728	\$ 50,736,028	\$ 43,520,822	58.58%	84.87%
CDOM	149	121	108	23.14%	37.96%
SALE/LIST PRICE	95.22%	96.06%	94.31%	-0.87%	0.96%
PSF TOTAL	\$ 288	\$ 268	\$ 277	7.46%	3.97%

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	84	56	69	50.00%	21.74%
AVERAGE PRICE	\$ 1,489,867	\$ 1,553,191	\$ 1,385,489	-4.08%	7.53%
SALES VOLUME	\$ 125,148,828	\$ 86,978,696	\$ 95,598,741	43.88%	30.91%
CDOM	136	105	219	29.52%	-37.90%
SALE/LIST PRICE	95.64%	94.71%	95.22%	0.98%	0.44%
PSF TOTAL	\$ 267	\$ 244	\$ 226	9.43%	18.14%
Condo	YTD 2015	YTD 2014	YTD 2013	'15 vs '14	'15 vs '13
# SOLD	5	9	2	-44.44%	150.00%
AVERAGE PRICE	\$ 1,209,000	\$ 1,915,397	\$ 1,193,000	-36.88%	1.34%
SALES VOLUME	\$ 6,045,000	\$ 17,238,573	\$ 2,386,000	-64.93%	153.35%
CDOM	151	97	107	55.67%	41.12%
SALE/LIST PRICE	94.34%	94.13%	94.53%	0.22%	-0.20%
PSF TOTAL	\$ 489	\$ 509	\$ 317	-3.93%	54.26%
Residential	YTD 2015	YTD 2014	YTD 2013	'15 vs '14	'15 vs '13
# SOLD	89	65	71	36.92%	25.35%
AVERAGE PRICE	\$ 1,474,088	\$ 1,603,343	\$ 1,380,067	-8.06%	6.81%
SALES VOLUME	\$ 131,193,832	\$ 104,217,295	\$ 97,984,757	25.88%	33.89%
CDOM	137	104	216	31.73%	-36.57%
SALE/LIST PRICE	95.57%	94.63%	95.20%	0.99%	0.39%
PSF TOTAL	\$ 280	\$ 281	\$ 228	-0.36%	22.81%



► SIGNATURE MARKET |

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

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

Single Family	Feb '15	Prior Month	Year Ago	Prior Month	Year Ago
# SOLD	55	49	42	12.24%	30.95%
AVERAGE PRICE	\$ 858,309	\$ 841,632	\$ 845,303	1.98%	1.54%
SALES VOLUME	\$ 47,206,995	\$ 41,239,968	\$ 35,502,726	14.47%	32.97%
CDOM	90	175	99	-48.57%	-9.09%
SALE/LIST PRICE	97.04%	96.62%	96.75%	0.43%	0.30%
PSF TOTAL	\$ 188	\$ 185	\$ 175	1.62%	7.43%
Condo	Feb '15	Prior Month	Year Ago	Prior Month	Year Ago
# SOLD	7	8	8	-12.50%	-12.50%
AVERAGE PRICE	\$ 889,663	\$ 883,259	\$ 833,494	0.73%	6.74%
SALES VOLUME	\$ 6,227,641	\$ 7,066,072	\$ 6,667,952	-11.87%	-6.60%
CDOM	71	71	161	0.00%	-55.90%
SALE/LIST PRICE	97.69%	99.52%	98.84%	-1.84%	-1.16%
PSF TOTAL	\$ 298	\$ 334	\$ 320	-10.78%	-6.88%
Residential	Feb '15	Prior Month	Year Ago	Prior Month	Year Ago
# SOLD	62	57	50	8.77%	24.00%
AVERAGE PRICE	\$ 861,849	\$ 847,474	\$ 843,413	1.70%	2.19%
SALES VOLUME	\$ 53,434,638	\$ 48,306,018	\$ 42,170,650	10.62%	26.71%
CDOM	87	160	109	-45.63%	-20.18%
SALE/LIST PRICE	97.11%	97.03%	97.08%	0.08%	0.03%
PSF TOTAL	\$ 200	\$ 206	\$ 198	-2.91%	1.01%

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	104	84	69	23.81%	50.72%
AVERAGE PRICE	\$ 850,452	\$ 839,804	\$ 842,516	1.27%	0.94%
SALES VOLUME	\$ 88,447,008	\$ 70,543,536	\$ 58,133,604	25.38%	52.14%
CDOM	130	103	164	26.21%	-20.73%
SALE/LIST PRICE	96.84%	96.63%	97.63%	0.22%	-0.81%
PSF TOTAL	\$ 187	\$ 175	\$ 175	6.86%	6.86%
Condo	YTD 2015	YTD 2014	YTD 2013	'15 vs '14	'15 vs '13
# SOLD	15	12	7	25.00%	114.29%
AVERAGE PRICE	\$ 886,247	\$ 844,413	\$ 852,179	4.95%	4.00%
SALES VOLUME	\$ 13,293,705	\$ 10,132,956	\$ 5,965,253	31.19%	122.85%
CDOM	71	130	141	-45.38%	-49.65%
SALE/LIST PRICE	98.67%	97.76%	94.32%	0.93%	4.61%
PSF TOTAL	\$ 317	\$ 336	\$ 364	-5.65%	-12.91%
Residential	YTD 2015	YTD 2014	YTD 2013	'15 vs '14	'15 vs '13
# SOLD	119	96	76	23.96%	56.58%
AVERAGE PRICE	\$ 854,964	\$ 840,380	\$ 843,406	1.74%	1.37%
SALES VOLUME	\$ 101,740,716	\$ 80,676,480	\$ 64,098,856	26.11%	58.72%
CDOM	122	107	162	14.02%	-24.69%
SALE/LIST PRICE	97.07%	96.77%	97.33%	0.31%	-0.27%
PSF TOTAL	\$ 203	\$ 195	\$ 192	4.10%	5.73%



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

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

Single Family	Feb '15	Prior Month	Year Ago	Prior Month	Year Ago
# SOLD	236	215	181	9.77%	30.39%
AVERAGE PRICE	\$ 590,000	\$ 600,542	\$ 592,312	-1.76%	-0.39%
SALES VOLUME	\$ 139,240,000	\$ 129,116,530	\$ 107,208,472	7.84%	29.88%
CDOM	90	94	96	-4.26%	-6.25%
SALE/LIST PRICE	98.08%	98.11%	98.22%	-0.03%	-0.14%
PSF TOTAL	\$ 170	\$ 162	\$ 153	4.94%	11.11%
Condo	Feb '15	Prior Month	Year Ago	Prior Month	Year Ago
# SOLD	57	40	25	42.50%	128.00%
AVERAGE PRICE	\$ 594,709	\$ 594,159	\$ 623,330	0.09%	-4.59%
SALES VOLUME	\$ 33,898,413	\$ 23,766,360	\$ 15,583,250	42.63%	117.53%
CDOM	145	135	118	7.41%	22.88%
SALE/LIST PRICE	98.70%	98.04%	98.84%	0.67%	-0.14%
PSF TOTAL	\$ 287	\$ 285	\$ 293	0.70%	-2.05%
Residential	Feb '15	Prior Month	Year Ago	Prior Month	Year Ago
# SOLD	293	255	206	14.90%	42.23%
AVERAGE PRICE	\$ 590,916	\$ 599,541	\$ 596,077	-1.44%	-0.87%
SALES VOLUME	\$ 173,138,388	\$ 152,882,955	\$ 122,791,862	13.25%	41.00%
CDOM	101	101	99	0.00%	2.02%
SALE/LIST PRICE	98.20%	98.10%	98.29%	0.10%	-0.09%
PSF TOTAL	\$ 193	\$ 181	\$ 170	6.63%	13.53%

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	451	377	333	19.63%	35.44%
AVERAGE PRICE	\$ 595,026	\$ 593,012	\$ 588,096	0.34%	1.18%
SALES VOLUME	\$ 268,356,726	\$ 223,565,524	\$ 195,835,968	20.03%	37.03%
CDOM	92	91	119	1.10%	-22.69%
SALE/LIST PRICE	98.09%	98.16%	97.32%	-0.07%	0.79%
PSF TOTAL	\$ 166	\$ 152	\$ 150	9.21%	10.67%
Condo	YTD 2015	YTD 2014	YTD 2013	'15 vs '14	'15 vs '13
# SOLD	97	44	22	120.45%	340.91%
AVERAGE PRICE	\$ 594,482	\$ 603,193	\$ 615,535	-1.44%	-3.42%
SALES VOLUME	\$ 57,664,754	\$ 26,540,492	\$ 13,541,770	117.27%	325.83%
CDOM	141	122	54	15.57%	161.11%
SALE/LIST PRICE	98.43%	98.01%	99.59%	0.43%	-1.16%
PSF TOTAL	\$ 286	\$ 283	\$ 306	1.06%	-6.54%
Residential	YTD 2015	YTD 2014	YTD 2013	'15 vs '14	'15 vs '13
# SOLD	548	421	355	30.17%	54.37%
AVERAGE PRICE	\$ 594,929	\$ 594,076	\$ 589,796	0.14%	0.87%
SALES VOLUME	\$ 326,021,092	\$ 250,105,996	\$ 209,377,580	30.35%	55.71%
CDOM	101	94	114	7.45%	-11.40%
SALE/LIST PRICE	98.15%	98.14%	97.46%	0.01%	0.71%
PSF TOTAL	\$ 188	\$ 166	\$ 160	13.25%	17.50%



▶ 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 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:

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

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