

Denver Metro Market Trends Report February 2017

Lowest housing inventory on record for month of January, combined with steadily rising interest rates, sets metro Denver up for an early spring selling season.



Lenders have been working hard to get closings back to 30 to 45 days.

“ Low housing inventory has been a key driver for over two years, and I don’t see that changing any time soon. Historically, inventory follows a seasonal pattern. We see the bottom in January to February, then peaking in late August to September. ”

- Steve Danyliw, Chairman of the DMAR Market Trends Committee



As of January 1, new developments in Denver are subject to a fee ranging from \$0.40 to \$1.70 per square foot to support the development and preservation of affordable housing.

Market Metrics

Residential (Single Family plus Condo) | January 2017 Data | Month-over-Month



↓ **-6.47%**
Active Inventory:
3,989



↓ **-33.21%**
Sold Homes:
2,977



↑ **1.81%**
Average Price:
\$402,979



↑ **0.03%**
Median Sold Price:
\$350,000



↓ **2.22%**
DOM:
44



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

#dmarstats

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