



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

November 2014

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

www.dmarealtors.com

Market Metrics:

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

Residential (Single Family plus Condo):

Active Inventory: **6,748** ↓ -10.69% prior month

Sold Homes: **4,348** ↓ -11.45% prior month

Average Price: **\$325,778** ↑ 2.21% prior month

Median Sold Price: **\$275,000** ↑ 0.02% prior month

Average Days on Market: **38** ↑ 8.82% prior month

Single Family:

Active Inventory: **5,437** ↓ -11.67% prior month

Sold Homes: **3,085** ↓ -11.53% prior month

Average Price: **\$363,278** ↑ 1.02% prior month

Median Sold Price: **\$307,250** ↓ -0.89% prior month

Average Days on Market: **39** ↑ 8.33% prior month

Condo:

Active Inventory: **1,311** ↓ -6.42% prior month

Sold Homes: **1,263** ↓ -11.24% prior month

Average Price: **\$234,180** ↑ 7.13% prior month

Median Sold Price: **\$185,000** ↑ 2.78% prior month

Average Days on Market: **32** ↑ 14.29% prior month

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

Market Insights:



- ✓ Hottest price range for Single Family Homes: \$200,000 to \$299,999
- ✓ Hottest price range for Condos: \$100,000 to \$199,999
- ✓ The Condo market remains hot
- ✓ Top three counties for transactions: Denver, Arapahoe and Jefferson
- ✓ High rent prices and desirability of Denver area driving Millennials into the market

Expert Opinion:



"Much like the KC Royals World Series run came to end last week, so too did the frenzied summer 'sellers' market'. Just a few short months ago, we witnessed multiple offer situations and 'Days on Market' seemed like hours on the market and sales prices were driven upwards. The mid-year buying frenzy appears to be over as 'Days on Market' (DOM) increasing while the four other indicators: 'Closed Price' to 'List Price' ratio, 'New Listings', 'Median Sales Price' and 'Closed Sales Volume'

all decreased in October. The low inventory of homes available for sale continues to decline with seasonality impacting overall transactions. The month-end inventory of 6,748 homes is getting closer to the record low of 6,341 homes in March 2014.

In the \$100k - \$199k the 'Market Trends Committee' found very low inventory with only 260 units. Of that, only 75% are individually owned. Of that 75% only 48% are located within the C-470 beltway. Compared to the \$200k - \$299k price range, 83% are individually owned and 61% are within the C-470 beltway. In a nutshell: there are fewer quality listings in the lower price range and there are less of them closer to the city center.

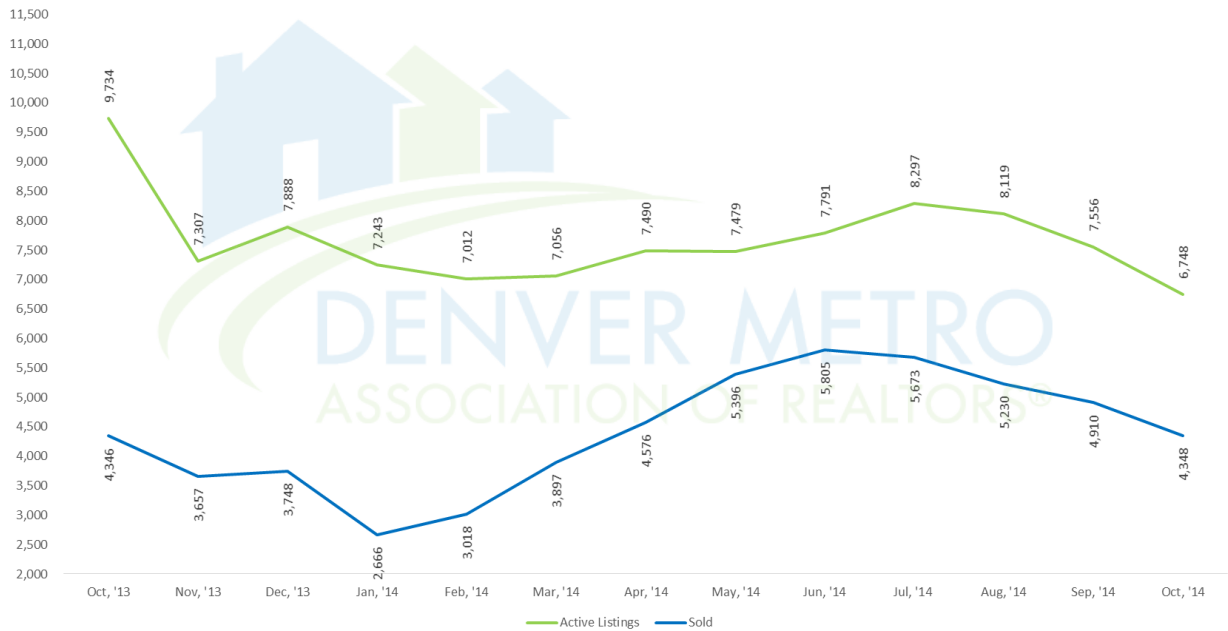
Overall, the news is not all bad as we point out strengths in our market with a 'Year-to-Date' (YTD) 'Average Sold Price' of \$324,362 and a 'Closed Dollar Volume' of \$14.8 Billion. Seasonality will likely impact transactions as we enter the holidays, but demand remains strong for Millennials looking to use the off-season to trade their high rent prices to purchase in the Denver area as well as buyers who will continue to look for the home of their dreams."

- Anthony Rael, Chairman of the DMAR Market Trends Committee

Data at a Glance:

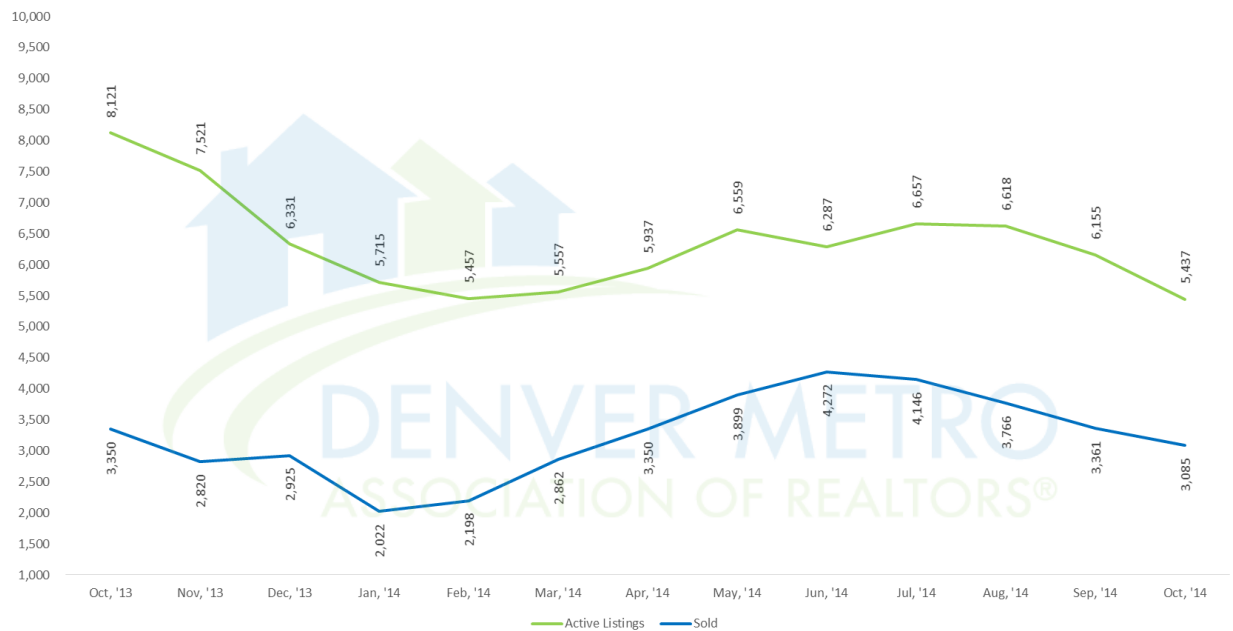
Residential Inventory and Sold

Denver Metro Association of REALTORS®



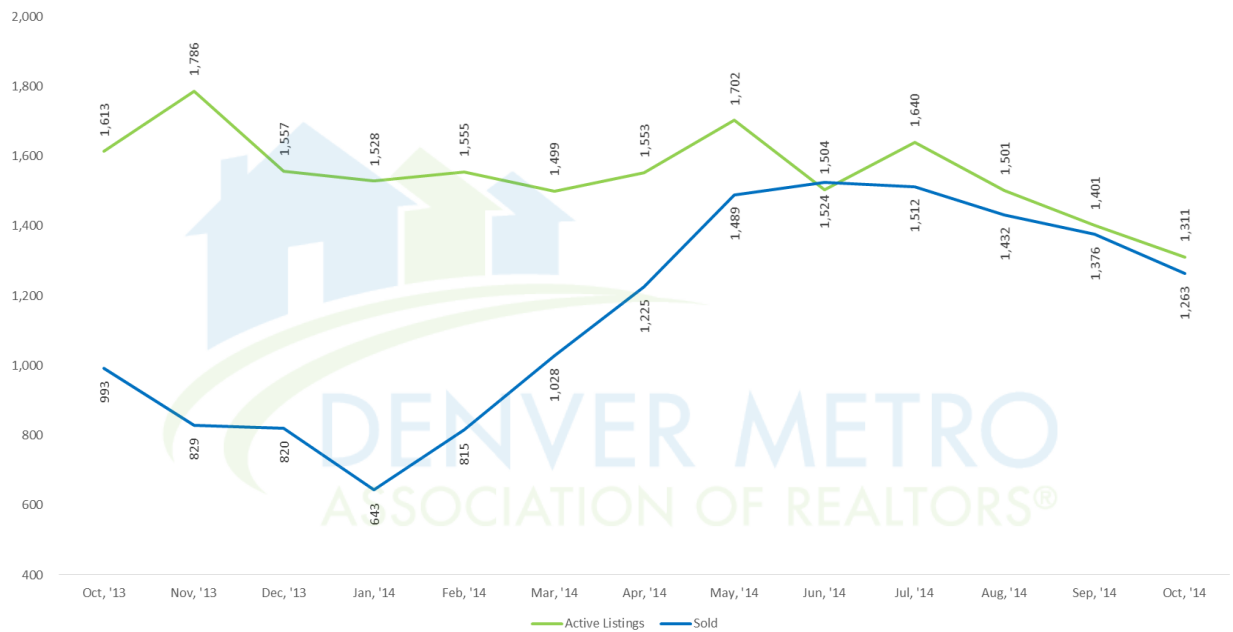
Single Family Inventory and Sold

Denver Metro Association of REALTORS®

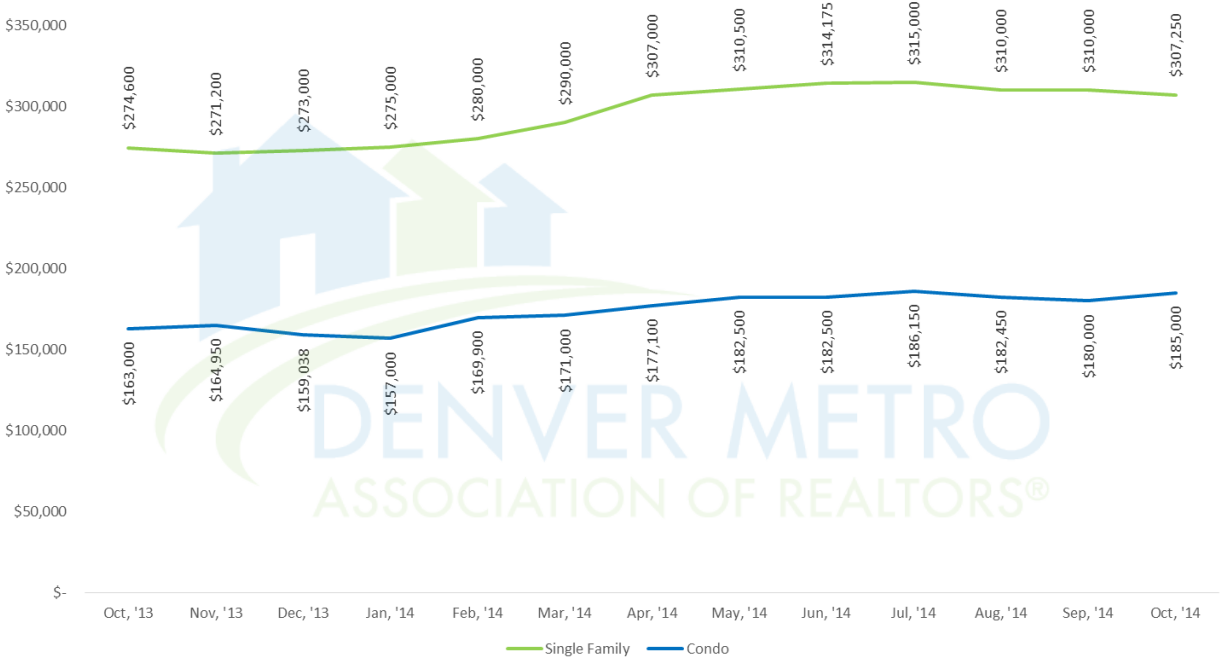


CONDO Inventory and Sold

Denver Metro Association of REALTORS®

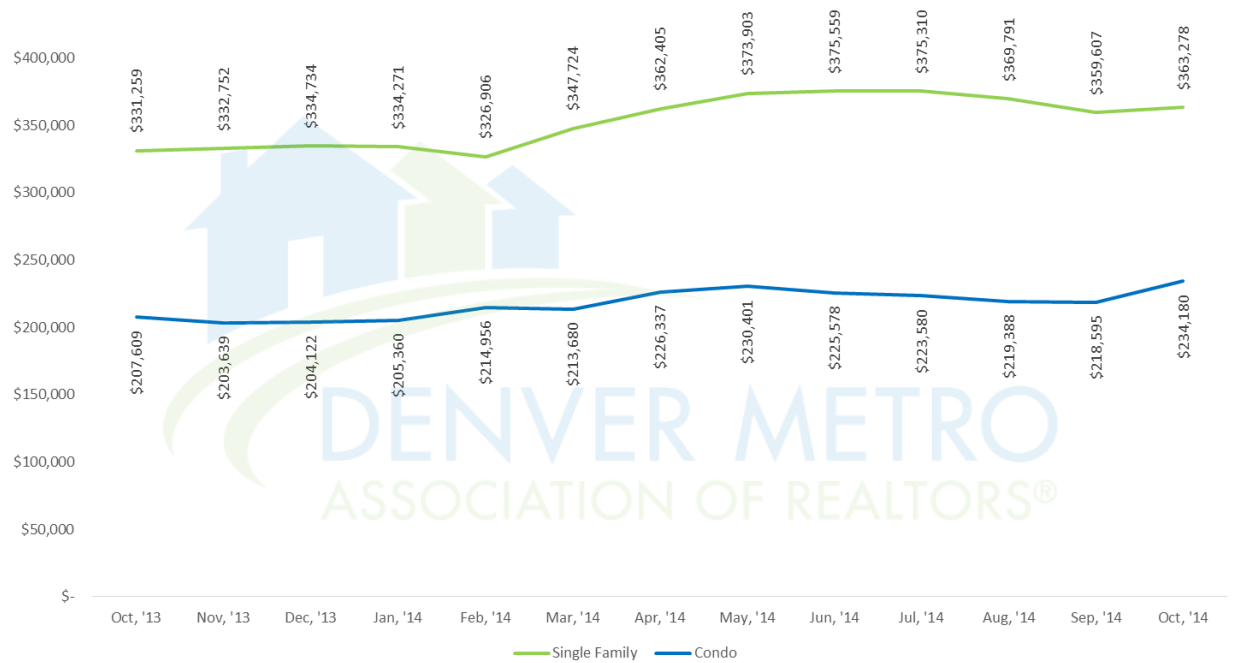
**Median Sales Price**

Denver Metro Association of REALTORS®



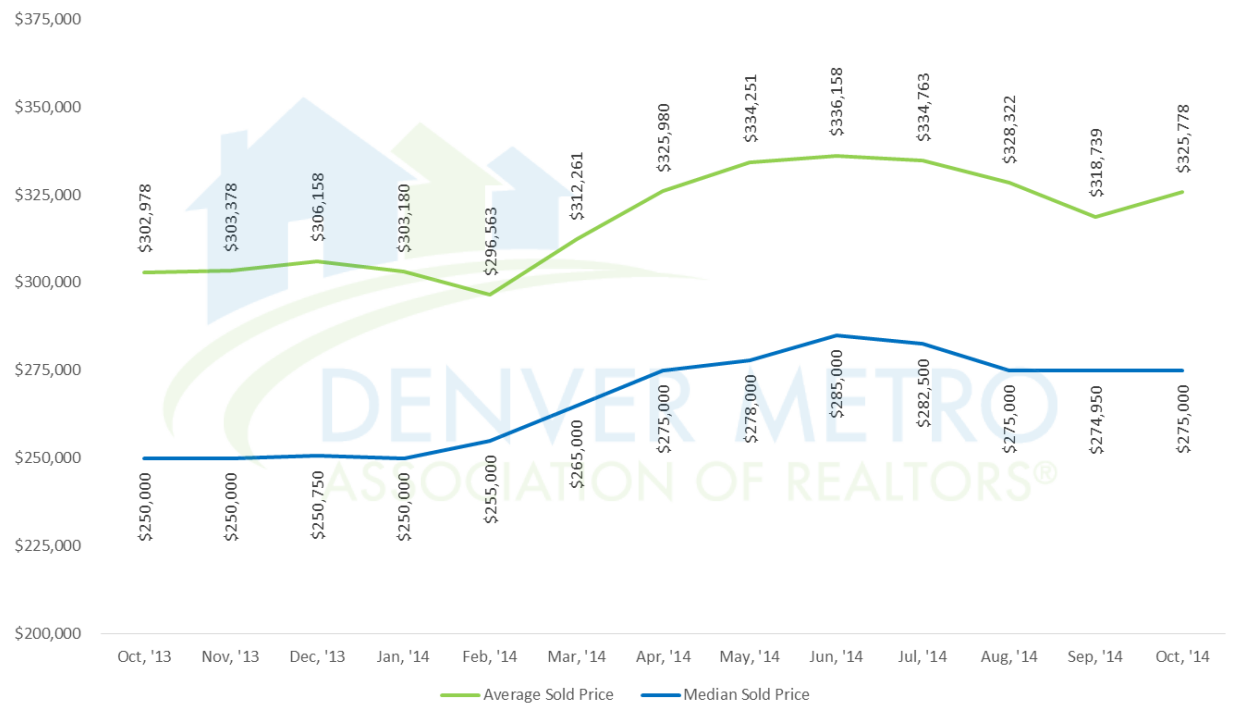
Average Sales Price

Denver Metro Association of REALTORS®



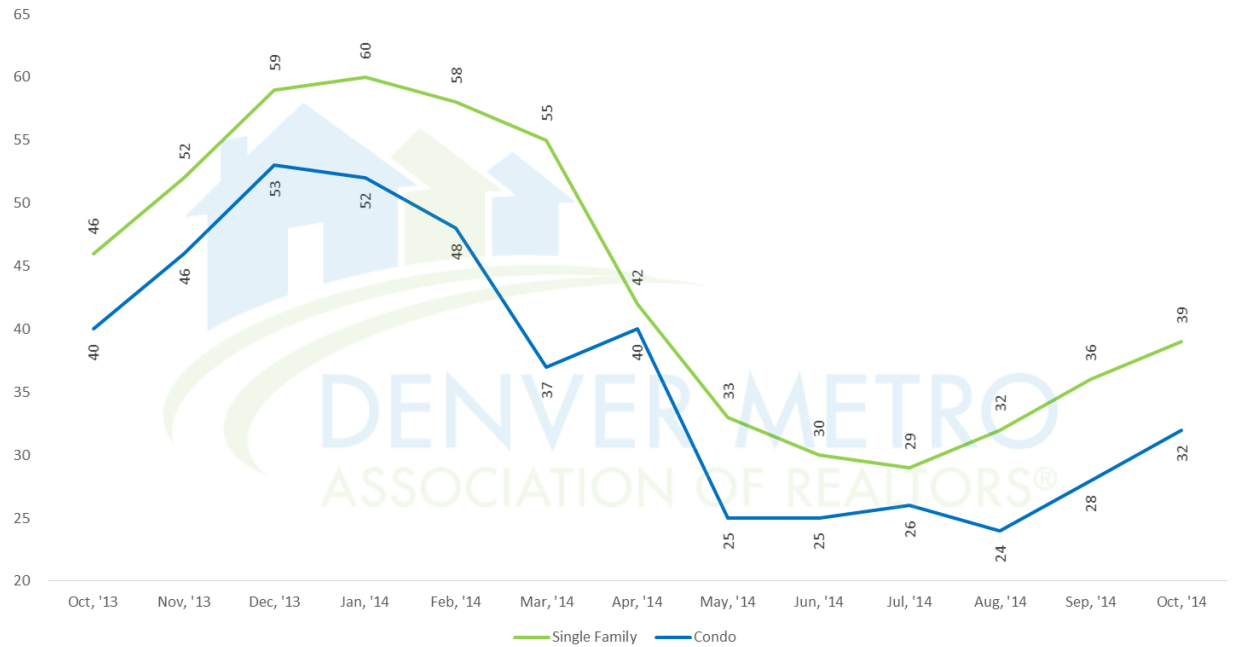
Residential Sold Price

Denver Metro Association of REALTORS®



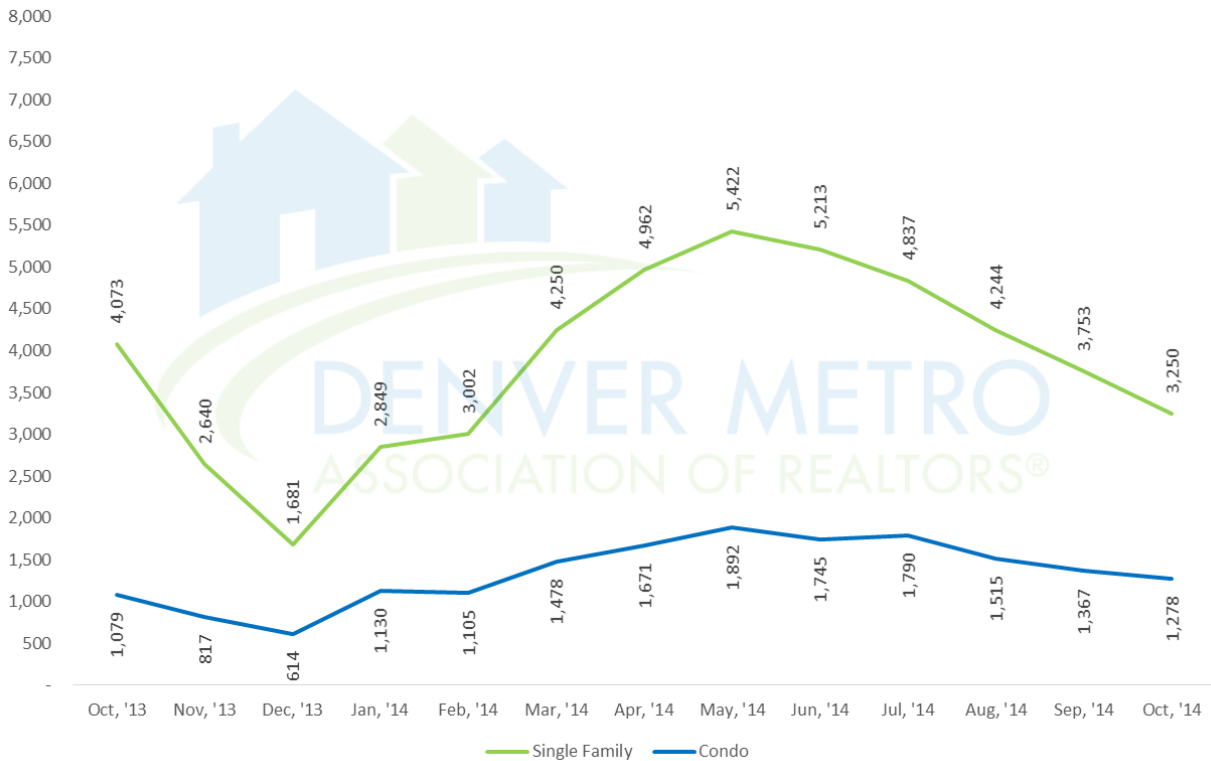
Current Days on Market

Denver Metro Association of REALTORS®



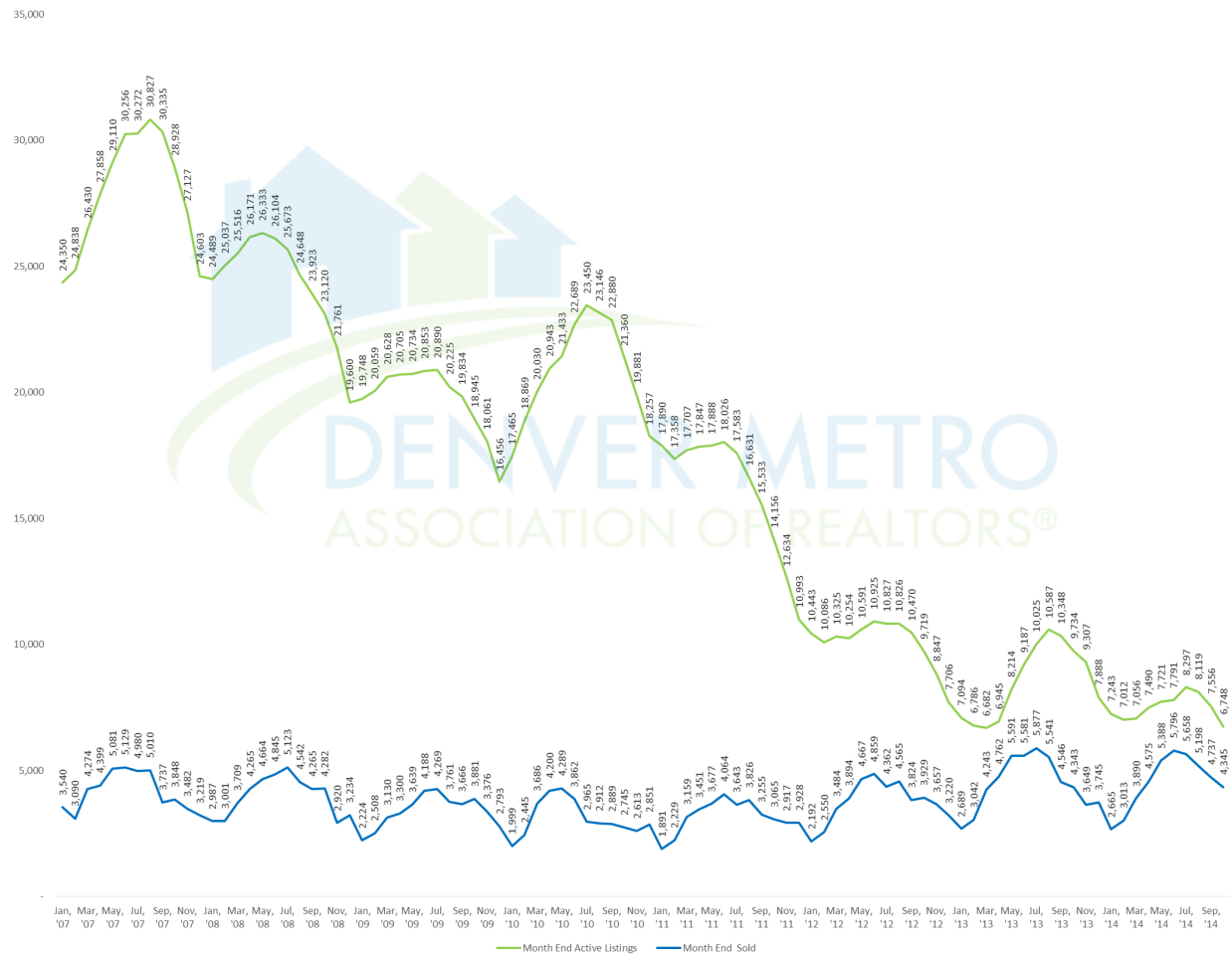
New Listings

Denver Metro Association of REALTORS®



Month End Active Listings and Month End Sold Homes

Month End Active Listings and Month End Sold Homes
Denver Metro Association of REALTORS®



Denver Metro 11 counties: Adams, Arapahoe, Boulder, Broomfield, Clear Creek, Denver, Douglas, Elbert, Gilpin, Jefferson, and Park.

Data Snapshot

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

	Oct, '14	Prior Month	Year Ago	Prior Month	Year Ago
Residential (Single Family plus Condo)					
Active	6,748	7,556	9,734	-10.69%	-30.68%
New Listings	4,528	5,120	5,834	-11.56%	-22.39%
Under Contract	4,357	4,622	5,452	-5.73%	-20.08%
Sold	4,348	4,910	4,346	-11.45%	0.05%
DOM	37	34	44	8.82%	-15.91%
Median Sold Price	\$275,000	\$274,950	\$250,000	0.02%	10.00%
Avg Sold Price	\$325,778	\$318,739	\$302,978	2.21%	7.53%
Sales Volume	\$1,416,481,362	\$1,565,008,710	\$1,316,743,495	-9.49%	7.57%
Single Family					
Active	5,437	6,155	8,121	-11.67%	-33.05%
New Listings	3,250	3,753	4,612	-13.40%	-29.53%
Under Contract	3,359	3,359	4,304	0.00%	-21.96%
Sold	3,085	3,487	3,352	-11.53%	-7.97%
DOM	39	36	46	8.33%	-15.22%
Median Sold Price	\$307,250	\$310,000	\$274,600	-0.89%	11.89%
Avg Sold Price	\$363,278	\$359,607	\$331,259	1.02%	9.67%
Sales Volume	\$1,120,712,056	\$1,253,948,332	\$1,110,380,153	-10.63%	0.93%
Condo					
Active	1,311	1,401	1,613	-6.42%	-18.72%
New Listings	1,278	1,367	1,222	-6.51%	4.58%
Under Contract	1,169	1,263	1,148	-7.44%	1.83%
Sold	1,263	1,423	994	-11.24%	27.06%
DOM	32	28	40	14.29%	-20.00%
Median Sold Price	\$185,000	\$180,000	\$163,000	2.78%	13.50%
Avg Sold Price	\$234,180	\$218,595	\$207,609	7.13%	12.80%
Sales Volume	\$295,769,306	\$311,060,378	\$206,363,342	-4.92%	43.32%

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

	YTD 2014	YTD 2013	YTD 2012	% Change 14 vs '13	% Change 14 vs '12
Residential (Single Family plus Condo)					
Active	6,748	9,734	9,719	-30.68%	-30.57%
Sold	45,519	46,231	38,328	-1.54%	18.76%
Avg Sold Price	\$324,362	\$306,758	\$280,334	5.74%	15.71%
Sales Volume	\$14,764,611,637	\$14,181,713,325	\$10,744,637,918	4.11%	37.41%
Single Family					
Active	5,437	8,121	8,108	-33.05%	-32.94%
Sold	33,142	36,426	30,605	-9.02%	8.29%
Avg Sold Price	\$362,365	\$336,163	\$305,917	7.79%	18.45%
Sales Volume	\$12,009,493,785	\$12,245,070,650	\$9,362,585,877	-1.92%	28.27%
Condo					
Active	1,311	1,613	1,611	-18.72%	-18.62%
Sold	12,377	9,805	7,723	26.23%	60.26%
Avg Sold Price	\$222,600	\$197,516	\$178,953	12.70%	24.39%
Sales Volume	\$2,755,117,852	\$1,936,642,675	\$1,382,052,041	42.26%	99.35%

*The above representation includes the counties of Adams, Arapahoe, Boulder, Broomfield, Clear Creek, Denver, Douglas, Elbert, Gilpin, Jefferson, and Park. *Active, Under Contract, and Sold presented as # of units. | Avg DOM = Average Days on Market

October 2014 Trends

Price Range	Single Family			Condo		
	Sold	Active	MOI	Sold	Active	MOI
\$0 to \$99,999	19	33	1.74	119	82	0.69
\$100,000 to \$199,999	312	260	0.83	586	331	0.56
\$200,000 to \$299,999	1,137	717	0.63	306	202	0.66
\$300,000 to \$399,999	751	981	1.31	116	180	1.55
\$400,000 to \$499,999	411	939	2.28	53	156	2.94
\$500,000 to \$699,999	280	1,107	3.95	49	206	4.20
\$700,000 to \$999,999	109	658	6.04	28	93	3.32
\$1,000,000 to \$1,999,999	55	512	9.31	6	45	7.50
\$2,000,000 and over	8	230	28.75	-	16	
TOTALS	3,082	5,437	1.76	1,263	1,311	1.04

The above representation reflects the monthly sold and month end active listings.

Price Range	Single Family		%		Condo		%
	Sold	%			Sold	%	
	Oct, '14	Sep, '14	Change		Oct, '14	Sep, '14	Change
\$0 to \$99,999	19	17	11.76%		119	133	-10.53%
\$100,000 to \$199,999	312	371	-15.90%		586	691	-15.20%
\$200,000 to \$299,999	1,137	1,249	-8.97%		306	349	-12.32%
\$300,000 to \$399,999	751	904	-16.92%		116	130	-10.77%
\$400,000 to \$499,999	411	453	-9.27%		53	59	-10.17%
\$500,000 to \$699,999	280	311	-9.97%		49	37	32.43%
\$700,000 to \$999,999	109	126	-13.49%		28	20	40.00%
\$1,000,000 to \$1,999,999	55	48	14.58%		6	2	200.00%
\$2,000,000 and over	8	7	14.29%		-	1	
TOTALS	3,082	3,486	-11.59%		1,263	1,422	-11.18%

The above representation reflects the monthly month over month sold comparison.

Price Range	Single Family		%		Condo		%
	Sold	%			Sold	%	
	YTD Oct, '14	YTD Oct, '13	Change		YTD Oct, '14	YTD Oct, '13	Change
\$0 to \$99,999	210	534	-60.67%		1,237	1,665	-25.71%
\$100,000 to \$199,999	3,991	7,081	-43.64%		5,962	4,824	23.59%
\$200,000 to \$299,999	11,173	12,587	-11.23%		2,914	2,033	43.33%
\$300,000 to \$399,999	7,891	7,430	6.20%		1,188	702	69.23%
\$400,000 to \$499,999	4,358	4,079	6.84%		445	238	86.97%
\$500,000 to \$699,999	3,047	2,914	4.56%		416	187	122.46%
\$700,000 to \$999,999	1,170	1,127	3.82%		164	103	59.22%
\$1,000,000 to \$1,999,999	563	535	5.23%		40	44	-9.09%
\$2,000,000 and over	96	90	6.67%		8	8	0.00%
TOTALS	32,499	36,377	-10.66%		12,374	9,804	26.21%

Number of Homes Sold by County

MONTH OF OCTOBER, 2014			
	SINGLE FAMILY	CONDO	RESIDENTIAL
ADAMS	513	120	633
ARAPAHOE	635	333	968
BOULDER	75	18	93
BROOMFIELD	52	18	70
CLEAR CREEK	20	3	23
DENVER	642	445	1,087
DOUGLAS	470	114	584
ELBERT	46	-	46
GILPIN	12	1	13
JEFFERSON	560	210	770
PARK	58	1	59
TOTALS	3,083	1,263	4,346

YEAR TO DATE - OCTOBER, 2014			
	SINGLE FAMILY	CONDO	RESIDENTIAL
ADAMS	5,152	1,272	6,424
ARAPAHOE	6,884	3,101	9,985
BOULDER	869	278	1,147
BROOMFIELD	713	162	875
CLEAR CREEK	173	18	191
DENVER	6,633	4,275	10,908
DOUGLAS	5,498	1,043	6,541
ELBERT	396	5	401
GILPIN	87	6	93
JEFFERSON	6,315	2,221	8,536
PARK	425	3	428
TOTALS	33,145	12,384	45,529

Expert Opinion | Luxury, Premier, Signature Report



"The Denver Metro Association of REALTORS® (DMAR) expanded its Market Trends Report to now include the Luxury, Signature, and Premier markets. The Luxury Market includes data on homes sold for \$1 Million or greater. The Signature Market includes data on homes sold between \$750,000 and \$999,999. And the Premier Market includes data on homes sold between \$500,000 and \$749,999.

DMAR believes that it is important to report on these three niche markets in the Denver area to take a deeper dive into trends in the overall real estate market. In October, the three niche markets - Luxury, Signature and Premier - mirrored the entire housing market. Transactions and other indicators were down reflecting the traditional seasonal slowdown.

For these three niche markets, 535 homes sold in October with a closed dollar volume of \$400.9 million. While the luxury market in general is experiencing its seasonal adjustment, the condo market continues to be hot. Compared to 2013, year-to-date the number of homes sold in the condo market is up 63.64 percent in the Signature market price range and up 113.15 percent for homes in the Premier market price range. Furthermore, when comparing October 2014 year-to-date numbers to those in 2012, the number of condos sold is up 133.33 percent in the Signature market and up a significant 251.94 percent in the Premier market.

Also consistent with the overall housing market, lifestyle is the driving factor when purchasing a luxury home. With the exception of a few generational groups, the 'American Dream' of home ownership includes a home that is a household's largest asset, as well as one that provides space and the amenities that are needed and desired."

- Anthony Rael, Spokesperson on behalf of the DMAR Market Trends Committee

Luxury Report | HOMES SOLD FOR \$1 MILLION OR MORE

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

Market Metrics:

Sixty Nine (69) homes closed in October, 2014 for \$1 Million or greater with an average sold price of \$1,385,371 resulting in a closed dollar volume of \$95.6 Million.

Monthly Market Recap:

	Single Family	Condo
Number Sold	63	6
Average Sold Price	\$1,399,113	\$1,241,083
Closed \$ Volume	\$88.1 Million	\$7.4 Million
Lowest Sold Price	\$1,001,000	\$1,100,000
Highest Sold Price	\$2,700,000	\$1,400,000
Average Price/Square Foot (Above Ground)	\$354	\$485
Average Price/Square Foot (Total)	\$236	\$362
Sold Price as % of List Price	95.67%	95.36%
Average Days on Market	109	126

Of the 63 Single Family homes sold, the highest priced closing for the month was \$2.7 Million representing 4 bedrooms, 8 bathrooms, and 7,166 square feet.

Of the 6 Condo homes sold, the highest priced closing for the month was \$1.4 Million representing 3 bedrooms, 4 bathrooms, and 2,706 total square feet.

Year-to-Date Market Recap with Year Over Year % Comparisons:

	Single Family		Condo	
Number Sold	659	(↑5%)	48	(↓8%)
Average Sold Price	\$1,526,781	(↓1%)	\$1,556,915	(↑2%)
Closed \$ Volume	\$1.0 Billion	(↑5%)	\$74.7 Million	(↓6%)
Lowest Sold Price	\$1,000,000		\$1,000,000	
Highest Sold Price	\$5,850,000		\$4,925,000	
Average Price/Square Foot (Above Ground)	\$378		\$510	
Average Price/Square Foot (Total)	\$250		\$457	
Sold Price as % of List Price	96.61%	(↑1%)	94.55%	(↑1%)
Average Days on Market	105	(↓34%)	109	(↓23%)

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

SINGLE FAMILY	OCT, '14	PRIOR MONTH	LAST YEAR	PRIOR MONTH	YEAR AGO
# SOLD	63	55	57	14.55%	10.53%
AVERAGE PRICE	\$ 1,399,113	\$ 1,477,044	\$ 1,485,833	-5.28%	-5.84%
SALES VOLUME	\$ 88,144,119	\$ 81,237,420	\$ 84,692,481	8.50%	4.08%
CDOM	109	84	102	29.76%	6.86%
SALE/LIST PRICE	95.67%	96.49%	97.69%	-0.85%	-2.07%
PSF TOTAL	\$ 236	\$ 252	\$ 251	-6.35%	-5.98%
CONDO	OCT, '14	PRIOR MONTH	LAST YEAR	PRIOR MONTH	YEAR AGO
# SOLD	6	3	10	100.00%	-40.00%
AVERAGE PRICE	\$ 1,241,083	\$ 1,378,333	\$ 1,565,250	-9.96%	-20.71%
SALES VOLUME	\$ 7,446,498	\$ 4,134,999	\$ 15,652,500	80.08%	-52.43%
CDOM	126	48	69	162.50%	82.61%
SALE/LIST PRICE	95.36%	95.91%	90.95%	-0.57%	4.85%
PSF TOTAL	\$ 362	\$ 378	\$ 523	-4.23%	-30.78%
RESIDENTIAL	OCT, '14	PRIOR MONTH	LAST YEAR	PRIOR MONTH	YEAR AGO
# SOLD	69	58	67	18.97%	2.99%
AVERAGE PRICE	\$ 1,385,371	\$ 1,471,938	\$ 1,497,686	-5.88%	-7.50%
SALES VOLUME	\$ 95,590,599	\$ 85,372,404	\$ 100,344,962	11.97%	-4.74%
CDOM	111	82	97	35.37%	14.43%
SALE/LIST PRICE	95.64%	96.46%	96.68%	-0.85%	-1.08%
PSF TOTAL	\$ 247	\$ 258	\$ 291	-4.26%	-15.12%

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

SINGLE FAMILY	YTD 2014	YTD 2013	YTD 2012	14 vs '13	14 vs '12
# SOLD	659	625	465	5.44%	41.72%
AVERAGE PRICE	\$ 1,526,781	\$ 1,534,574	\$ 1,519,427	-0.51%	0.48%
SALES VOLUME	\$ 1,006,148,679	\$ 959,108,750	\$ 706,533,555	4.90%	42.41%
CDOM	105	159	185	-33.96%	-43.24%
SALE/LIST PRICE	96.61%	95.77%	94.02%	0.88%	2.75%
PSF TOTAL	\$ 250	\$ 246	\$ 231	1.63%	8.23%
CONDO	YTD 2014	YTD 2013	YTD 2012	14 vs '13	14 vs '12
# SOLD	48	52	44	-7.69%	9.09%
AVERAGE PRICE	\$ 1,556,915	\$ 1,529,783	\$ 1,531,033	1.77%	1.69%
SALES VOLUME	\$ 74,731,920	\$ 79,548,716	\$ 67,365,452	-6.06%	10.94%
CDOM	109	141	180	-22.70%	-39.44%
SALE/LIST PRICE	94.55%	93.40%	92.77%	1.23%	1.92%
PSF TOTAL	\$ 457	\$ 541	\$ 502	-15.53%	-8.96%
RESIDENTIAL	YTD 2014	YTD 2013	YTD 2012	14 vs '13	14 vs '12
# SOLD	707	677	509	4.43%	38.90%
AVERAGE PRICE	\$ 1,528,827	\$ 1,534,206	\$ 1,520,430	-0.35%	0.55%
SALES VOLUME	\$ 1,080,880,689	\$ 1,038,657,462	\$ 773,898,870	4.07%	39.67%
CDOM	105	157	184	-33.12%	-42.93%
SALE/LIST PRICE	96.47%	95.59%	93.92%	0.92%	2.72%
PSF TOTAL	\$ 264	\$ 269	\$ 255	-1.86%	3.53%

Signature Report

PROPERTIES SOLD BETWEEN \$750,000 and \$999,999

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

Market Metrics:

One Hundred Eleven (111) homes closed in October, 2014 between \$750,000 and \$999,999 with an average sold price of \$861,609 resulting in a closed dollar volume of \$95.6 Million.

Monthly Market Recap:

	Single Family	Condo
Number Sold	86	25
Average Sold Price	\$859,276	\$869,635
Closed \$ Volume	\$73.9 Million	\$21.7 Million
Lowest Sold Price	\$750,000	\$762,500
Highest Sold Price	\$999,900	\$999,000
Average Price/Square Foot (Above Ground)	\$279	\$359
Average Price/Square Foot (Total)	\$186	\$282
Sold Price as % of List Price	97.44%	99.02%
Average Days on Market	114	62

Of the 86 Single Family homes sold, the highest priced closing for the month was \$999,900 representing 6 Bedrooms, 7 Baths, and 6,179 total square feet.

Of the 25 Condo homes sold, the highest priced closing for the month was \$999,000 representing 4 bedrooms, 4 bathrooms, and 3,594 total square feet.

Year-to-Date Market Recap with Year Over Year % Comparisons:

	Single Family		Condo	
Number Sold	841	(↑5%)	126	(↑64%)
Average Sold Price	\$846,980	(↔)	\$860,825	(↑2%)
Closed \$ Volume	\$712.3 Million	(↑5%)	\$108.5 Million	(↑67%)
Lowest Sold Price	\$750,000		\$750,000	
Highest Sold Price	\$999,900		\$999,000	
Average Price/Square Foot (Above Ground)	\$284		\$374	
Average Price/Square Foot (Total)	\$186		\$319	
Sold Price as % of List Price	97.78%	(↔)	97.78%	(↑1%)
Average Days on Market	90	(↓9%)	105	(↓11%)

Nine Hundred Sixty Seven (967) homes closed YTD October 31, 2014 between \$750,000 and \$999,999 with an average sold price of \$848,784 resulting in a closed dollar volume of \$820.8 Million.

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

SINGLE FAMILY		OCT, '14	PRIOR MONTH	LAST YEAR	PRIOR MONTH	YEAR AGO
# SOLD		86	92	70	-6.52%	22.86%
AVERAGE PRICE	\$	859,276	\$ 850,042	\$ 850,017	1.09%	1.09%
SALES VOLUME	\$	73,897,736	\$ 78,203,864	\$ 59,501,190	-5.51%	24.20%
CDOM		114	82	87	39.02%	31.03%
SALE/LIST PRICE		97.44%	97.65%	97.99%	-0.22%	-0.56%
PSF TOTAL	\$	186	\$ 192	\$ 190	-3.13%	-2.11%
CONDO		OCT, '14	PRIOR MONTH	LAST YEAR	PRIOR MONTH	YEAR AGO
# SOLD		25	15	11	66.67%	127.27%
AVERAGE PRICE	\$	869,635	\$ 851,020	\$ 844,455	2.19%	2.98%
SALES VOLUME	\$	21,740,875	\$ 12,765,300	\$ 9,289,005	70.31%	134.05%
CDOM		62	75	45	-17.33%	37.78%
SALE/LIST PRICE		99.02%	97.82%	97.45%	1.23%	1.61%
PSF TOTAL	\$	282	\$ 341	\$ 318	-17.30%	-11.32%
RESIDENTIAL		OCT, '14	PRIOR MONTH	LAST YEAR	PRIOR MONTH	YEAR AGO
# SOLD		111	107	81	3.74%	37.04%
AVERAGE PRICE	\$	861,609	\$ 850,179	\$ 849,261	1.34%	1.45%
SALES VOLUME	\$	95,638,599	\$ 90,969,153	\$ 68,790,141	5.13%	39.03%
CDOM		102	81	82	25.93%	24.39%
SALE/LIST PRICE		97.80%	97.68%	97.92%	0.12%	-0.12%
PSF TOTAL	\$	208	\$ 213	\$ 208	-2.35%	0.00%

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

SINGLE FAMILY		YTD 2014	YTD 2013	YTD 2012	'14 vs '13	'14 vs '12
# SOLD		841	799	588	5.26%	43.03%
AVERAGE PRICE	\$	846,980	\$ 850,206	\$ 849,842	-0.38%	-0.34%
SALES VOLUME	\$	712,310,180	\$ 679,314,594	\$ 499,707,096	4.86%	42.55%
CDOM		90	99	145	-9.09%	-37.93%
SALE/LIST PRICE		97.78%	97.65%	96.29%	0.13%	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		126	77	54	63.64%	133.33%
AVERAGE PRICE	\$	860,825	\$ 841,653	\$ 851,742	2.28%	1.07%
SALES VOLUME	\$	108,463,950	\$ 64,807,281	\$ 45,994,068	67.36%	135.82%
CDOM		105	120	126	-12.50%	-16.67%
SALE/LIST PRICE		97.78%	96.55%	95.59%	1.27%	2.29%
PSF TOTAL	\$	319	\$ 359	\$ 340	-11.14%	-6.18%
RESIDENTIAL		YTD	YTD	YTD	'14 vs '13	'14 vs '12
# SOLD		967	876	642	10.39%	50.62%
AVERAGE PRICE	\$	848,784	\$ 849,454	\$ 850,002	-0.08%	-0.14%
SALES VOLUME	\$	820,774,128	\$ 744,121,704	\$ 545,701,284	10.30%	50.41%
CDOM		92	101	144	-8.91%	-36.11%
SALE/LIST PRICE		97.78%	97.55%	96.23%	0.24%	1.61%
PSF TOTAL	\$	204	\$ 198	\$ 188	3.03%	8.51%

Premier Market | PROPERTIES SOLD BETWEEN \$500,000 and \$749,999

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

Market Metrics:

Three Hundred Fifty Five (355) homes closed in October, 2014 between \$500,000 and \$749,999 with an average sold price of \$590,791 resulting in a closed dollar volume of \$209.7 Million.

Monthly Market Recap:

	Single Family	Condo
Number Sold	303	52
Average Sold Price	\$590,049	\$595,116
Closed \$ Volume	\$178.8 Million	\$30.9 Million
Lowest Sold Price	\$500,000	\$505,000
Highest Sold Price	\$745,000	\$738,000
Average Price/Square Foot (Above Ground)	\$248	\$335
Average Price/Square Foot (Total)	\$161	\$294
Sold Price as % of List Price	98.23%	99.89%
Average Days on Market	63	109

Of the 303 Single Family homes sold, the highest priced closing for the month was \$745,000 representing 4 Bedrooms, 4 Baths, and 4,896 total square feet.

Of the 52 Condo homes sold, the highest priced closing for the month was \$738,000 representing 1 bedroom, 2 bathrooms, and 1,973 total square feet.

Market Recap with Year Over Year % Comparisons:

	Single Family		Condo	
Number Sold	3,376	(↑4%)	454	(↑13%)
Average Sold Price	\$592,702	(↔)	\$597,598	(↓2%)
Closed \$ Volume	\$2.0 Billion	(↑4%)	\$271.3 Million	(↑10%)
Lowest Sold Price	\$500,000		\$500,000	
Highest Sold Price	\$749,900		\$749,998	
Average Price/Square Foot (Above Ground)	\$240		\$322	
Average Price/Square Foot (Total)	\$157		\$278	
Sold Price as % of List Price	98.51%	(↔)	98.76%	(↑1%)
Average Days on Market	62	(↓14%)	86	(↓12%)

Three Thousand Eight Hundred Thirty (3,830) homes closed YTD October 31, 2014 between \$500,000 and \$749,999 with an average sold price of \$593,282 resulting in a closed dollar volume of \$2.3 Billion.

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

SINGLE FAMILY	OCT, '14	PRIOR MONTH	LAST YEAR	PRIOR MONTH	YEAR AGO
# SOLD	303	345	274	-12.17%	10.58%
AVERAGE PRICE	\$ 590,049	\$ 597,583	\$ 594,085	-1.26%	-0.68%
SALES VOLUME	\$ 178,784,847	\$ 206,166,135	\$ 162,779,290	-13.28%	9.83%
CDOM	63	67	63	-5.97%	0.00%
SALE/LIST PRICE	98.23%	98.06%	98.23%	0.17%	0.00%
PSF TOTAL	\$ 161	\$ 154	\$ 168	4.55%	-4.17%

CONDO	OCT, '14	PRIOR MONTH	LAST YEAR	PRIOR MONTH	YEAR AGO
# SOLD	52	42	24	23.81%	116.67%
AVERAGE PRICE	\$ 595,116	\$ 595,174	\$ 600,427	-0.01%	-0.88%
SALES VOLUME	\$ 30,946,032	\$ 24,997,308	\$ 14,410,248	23.80%	114.75%
CDOM	109	75	77	45.33%	41.56%
SALE/LIST PRICE	99.89%	98.60%	96.42%	1.31%	3.60%
PSF TOTAL	\$ 294	\$ 280	\$ 303	5.00%	-2.97%

RESIDENTIAL	OCT, '14	PRIOR MONTH	LAST YEAR	PRIOR MONTH	YEAR AGO
# SOLD	355	387	298	-8.27%	19.13%
AVERAGE PRICE	\$ 590,791	\$ 597,321	\$ 594,596	-1.09%	-0.64%
SALES VOLUME	\$ 209,730,805	\$ 231,163,227	\$ 177,189,608	-9.27%	18.37%
CDOM	69	68	64	1.47%	7.81%
SALE/LIST PRICE	98.47%	98.12%	98.08%	0.36%	0.40%
PSF TOTAL	\$ 181	\$ 168	\$ 179	7.74%	1.12%

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

SINGLE FAMILY	YTD 2014	YTD 2013	YTD 2012	'14 vs '13	'14 vs '12
# SOLD	3,376	3,242	2,192	4.13%	54.01%
AVERAGE PRICE	\$ 592,702	\$ 592,600	\$ 593,608	0.02%	-0.15%
SALES VOLUME	\$ 2,000,961,952	\$ 1,921,209,200	\$ 1,301,188,736	4.15%	53.78%
CDOM	62	72	111	-13.89%	-44.14%
SALE/LIST PRICE	98.51%	98.19%	97.31%	0.33%	1.23%
PSF TOTAL	\$ 157	\$ 158	\$ 149	-0.63%	5.37%

CONDO	YTD 2014	YTD 2013	YTD 2012	'14 vs '13	'14 vs '12
# SOLD	454	213	129	113.15%	251.94%
AVERAGE PRICE	\$ 597,598	\$ 606,681	\$ 601,944	-1.50%	-0.72%
SALES VOLUME	\$ 271,309,492	\$ 129,223,053	\$ 77,650,776	109.95%	249.40%
CDOM	86	98	170	-12.24%	-49.41%
SALE/LIST PRICE	98.76%	97.83%	97.88%	0.95%	0.90%
PSF TOTAL	\$ 278	\$ 297	\$ 261	-6.40%	6.51%

RESIDENTIAL	YTD 2014	YTD 2013	YTD 2012	'14 vs '13	'14 vs '12
# SOLD	3,830	3,455	2,321	10.85%	65.02%
AVERAGE PRICE	\$ 593,282	\$ 593,468	\$ 594,071	-0.03%	-0.13%
SALES VOLUME	\$ 2,272,270,060	\$ 2,050,431,940	\$ 1,378,838,791	10.82%	64.80%
CDOM	65	73	115	-10.96%	-43.48%
SALE/LIST PRICE	98.54%	98.17%	97.35%	0.38%	1.22%
PSF TOTAL	\$ 172	\$ 166	\$ 156	3.61%	10.26%

About DMAR Market Trends Committee:

i 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 Metrolist, Inc./REcolorado - powered by Matrix.

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About Denver Metro Association of REALTORS® (DMAR)

i 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.