

A stylized graphic of a mountain range on the left side of the page. It consists of four overlapping shapes: a large orange semi-circle at the top, a red triangle to the left, a purple semi-circle in the center, and a blue triangle at the bottom right. The shapes are arranged to create a sense of depth and a mountain silhouette.

Denver Metro Real Estate Market Trends Report

June 2019

MARKET OVERVIEW

The June report, according to recent data provided by the Denver Metro Association of REALTORS® Market Trends Committee, showcases the May market transactions encompassing the 11 counties of the Denver Metro Area (Adams, Arapahoe, Boulder, Broomfield, Clear Creek, Denver, Douglas, Elbert, Gilpin, Jefferson and Park).

Here are the highlights:



Residential (Single Family plus Condo)

		Prior Month	Year-Over-Year
Active Inventory	8,891	26.80%	38.12%
Sold Homes	5,551	7.85%	-6.01%
Sold Price - Average	\$505,827	2.07%	3.36%
Sold Price - Median	\$431,000	2.62%	2.38%
Days on Market - Average	24	-14.29%	26.32%



Single Family (aka Detached Single Family)

Active Inventory	6,331	29.44%	29.47%
Sold Homes	3,977	10.66%	-6.95%
Sold Price - Average	\$555,482	0.71%	2.90%
Sold Price - Median	\$470,000	2.17%	3.35%
Days on Market - Average	23	-20.69%	15.00%



Condo (aka Attached Single Family)

Active Inventory	2,560	20.70%	65.48%
Sold Homes	1,574	1.35%	-3.55%
Sold Price - Average	\$380,363	3.93%	6.45%
Sold Price - Median	\$315,000	5.00%	2.36%
Days on Market - Average	27	0.00%	58.82%

MARKET INSIGHTS

- ✓ *U.S. News & World Report* recently ranked Denver the second best city in the country in which to live.
- ✓ Four neighborhoods in Aurora are in the top five best places to buy a home this year according to the website, Niche. Eastridge Ptarmigan Park tops the list followed by Tallyn's Reach, Holly Hills in Denver, Dam West and Pride's Crossing. Using different criteria, *5280* magazine also ranked the top five neighborhoods and included Country Club, Belcaro, Washington Park, Virginia Village and University Park on its list.
- ✓ Cherry Creek is on a hot streak. Over the last five years, the neighborhood has added 2,000 new residential units, 600,000 square feet of office space, 300,000 square feet of retail space and 500 hotel rooms.
- ✓ Denver saw a net influx of 11,053 people over the course of a year, according to recently released U.S. Census Bureau figures. That growth was the nation's ninth-highest between July 1, 2017 and July 2018.
- ✓ Coloradans are good at paying their mortgages on time. Only 1.78 percent of their mortgages were 30 days or more past due in April. Colorado has had the lowest rate of mortgage delinquencies of any state in the country for the past 26 consecutive months.
- ✓ A new report from credit reporting agency, Experian, puts the average credit score in Colorado at 694.
- ✓ Survey of Household Economics and Decisionmaking found that the most important neighborhood amenity is a grocery store followed by shops and restaurants. Meanwhile, another report says grab bars, higher toilets and curb-less showers are the most common aging-in-place remodeling projects.
- ✓ Sales associates working for builders are reporting slower foot traffic.
- ✓ Inspections are becoming more contentious as buyers demand more repairs.
- ✓ Pending sales were down in three of the four major national regions, and the April decline put year-over-year contract signings at two per-

cent behind those of April 2018. This was the 16th straight month that pending sales failed to improve compared to those a year earlier.

- ✓ Nationally, home prices in all 50 states and in the District of Columbia increased since the fourth quarter of last year. Home prices rose 5.1 percent in the first quarter from a year earlier, the slowest annualized pace in four years, according to the Federal Housing Finance Agency.
- ✓ Homes are getting a little larger. According to first quarter 2019 data, median single-family square-foot floor area ticked up to 2,355 square feet and the average square footage for new single-family homes increased to 2,584 square feet.
- ✓ While economic data points to continued strength, financial sentiment is weakening with the spread between the 10-year and 3-month Treasury bill narrowing as fears of the impact of the trade war with China grow. Lower rates should, however, give a boost to the housing market, which has been on the upswing with both existing and new home sales picking up recently.
- ✓ The average 30-year fixed market rate, according to Freddie Mac, was at 3.99 percent at the end of May, compared to 4.20 percent at the end of April. At the end of 2018, the average 30-year fixed market rate was 4.64 percent. Note: rates assume a 0.5% percent origination.
- ✓ The U.S. Federal Reserve is done raising interest rates until at least the end of next year, according to economists in a Reuters poll who gave a 40 percent chance of at least one rate cut by end of 2020.
- ✓ **Quick Stats:**
 - Average active listings for May is 16,007 (1985-2018)
 - Record-high May was 2006 with 30,457 listings and 2016 represented the record-low with 5,463 listings.
 - The historical average increase in active listing from April to May is 5.19 percent. 2019 represents a new record increase of 26.8 percent.

EXPERT OPINION



JILL SCHAFER

Chair of the DMAR Market Trends Committee and Denver real estate agent



Like our recent afternoon showers, new home choices rained down on buyers this past month. There were 8,789 new listings in May, up 16.97 percent from the previous month. That meant buyers were able to look at a number of homes at a time and make comparisons. A lot of them apparently found what they were looking for. At month's end, there were 6,470 homes under contract, up 5.65 percent from April.

Even with all of those offers written and accepted, we still ended the month with 8,891 homes for sale. That's an important number to note. It's the highest end-of-month number of active listings since November 2013 when buyers had 9,352 choices. But when put in perspective, it's very low compared to the high 11 years ago when we had a whopping 26,333 active listings in May.

Is the increase in inventory flooding the market or is it a much needed dousing? The market has been experiencing a drought of new homes for years, so the increase in inventory is a welcome relief for thirsty buyers. Sellers have been experiencing an unprecedented increase in values. Even with the added inventory, prices were still up a bit. The average sold price for a single-family home in the 11-county metro area year to date was \$534,577, up 1.45 percent. The median hit \$450,000 for the first time, up 1.12 percent from this point in 2018. The average sold price for attached homes year to date bumped up 3.11 percent to \$364,134, and the year-to-date median price topped out at a high of \$301,500.

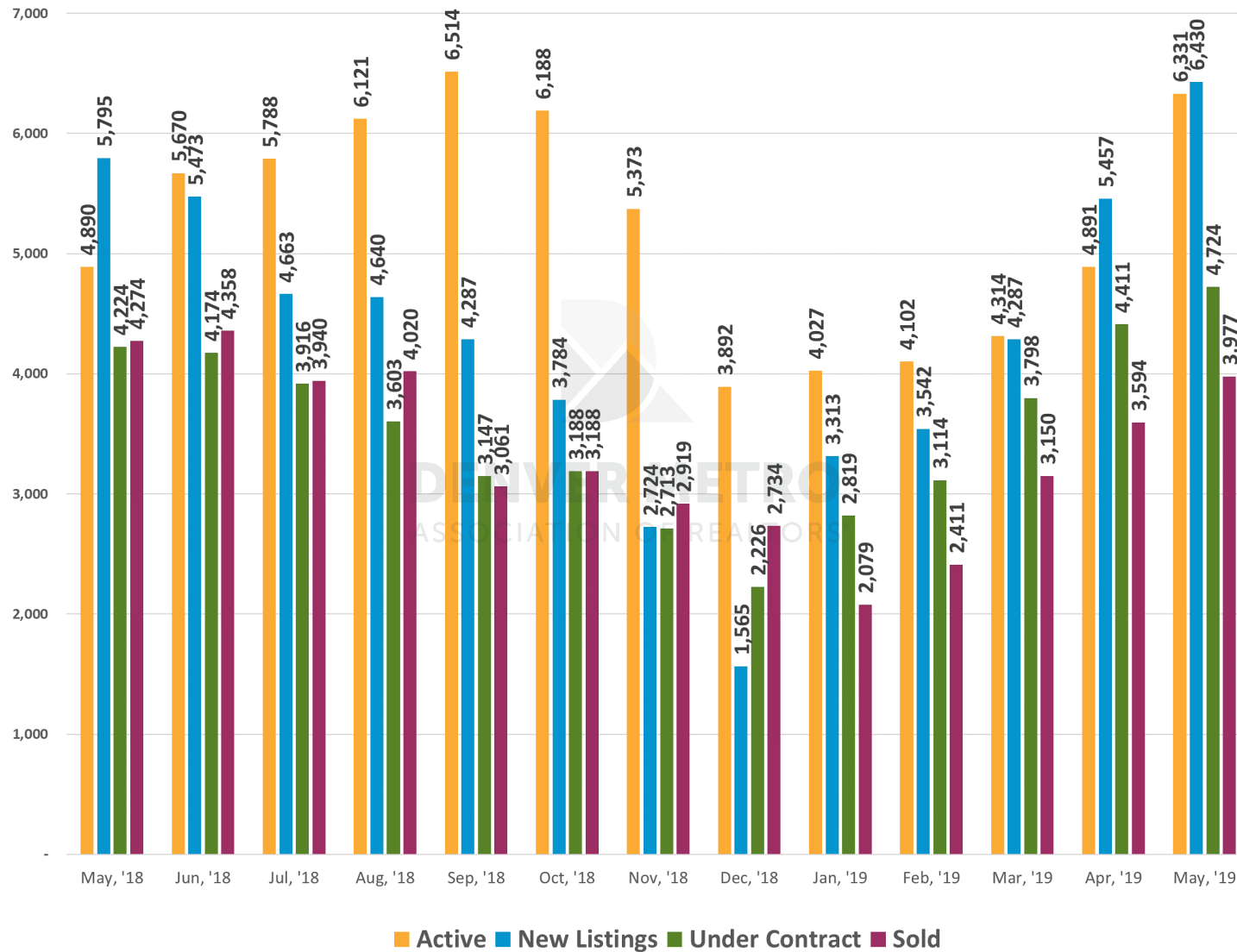
To get those higher prices, sellers had their homes on the market a little longer before accepting an offer. Year to date, homes were taking an average 32 days to sell compared to 26 last year. The median days on market jumped from six at this point in each of the past four years, to 11 so far this year.

There's also been more negotiating. The close to list price ratio dropped to 99.35 percent year to date. At this point in the past four years, sellers were getting, on average, more than asking price. Sellers still have control across the price ranges, but a little give and take makes buyers feel better.

Will it continue to rain this summer? The dramatic price increases over the past few years were blocking people from entering the real estate market. The market has been watered with new inventory, so will it bloom this summer or will prices begin to wilt? Let me know your thoughts. Weigh in on social media and use the hashtag #DMARStats.

Single Family (aka Detached Single Family)

DMAR Market Trends | May 2019 Data
 Denver Metro Association of REALTORS®
 Source of MLS Data: REcolorado.com

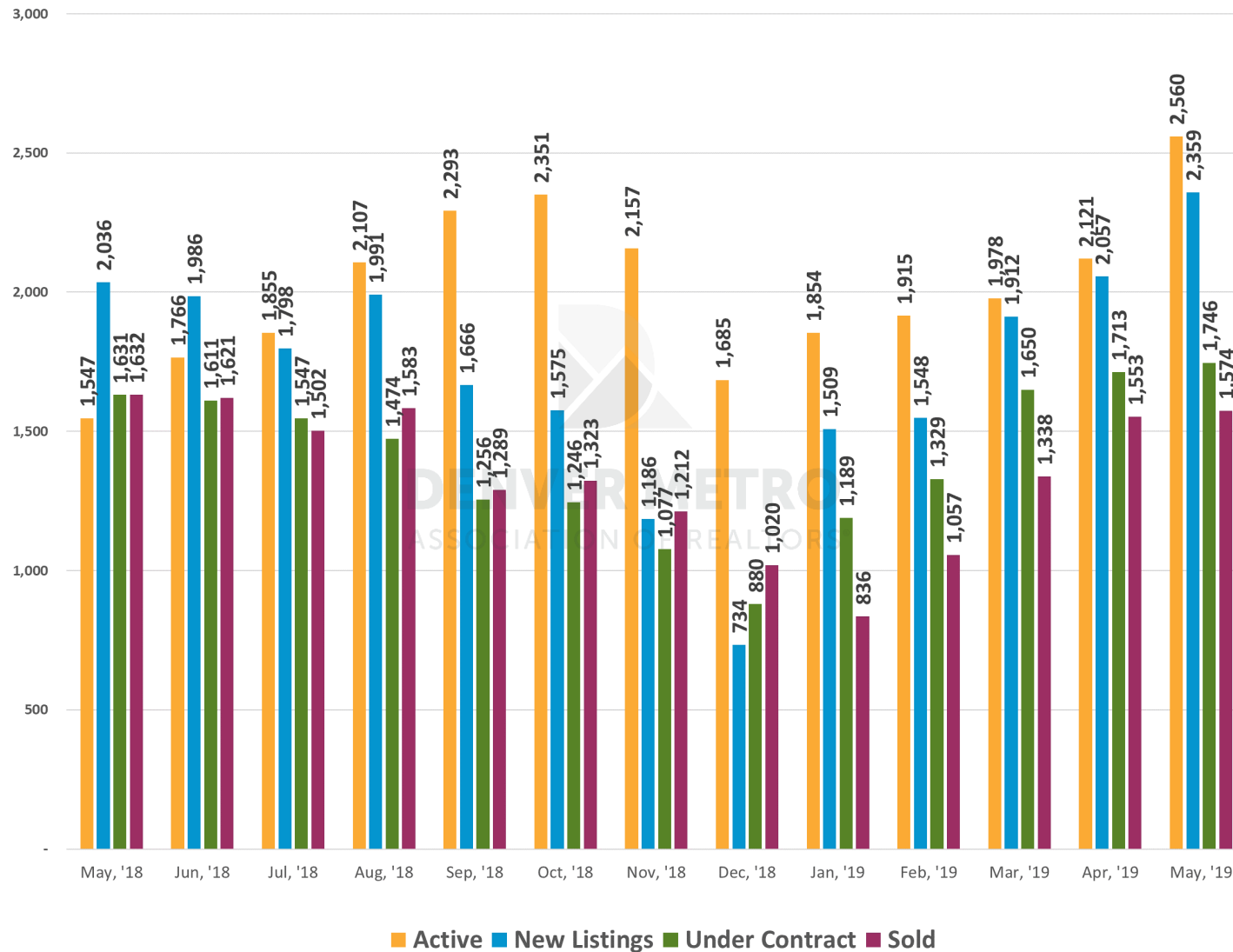


DMAR MARKET TRENDS | JUNE 2019

© 2019 COPYRIGHT | All rights reserved to Denver Metro Association of REALTORS®, The Voice of Real Estate® in the Denver Metro Area.

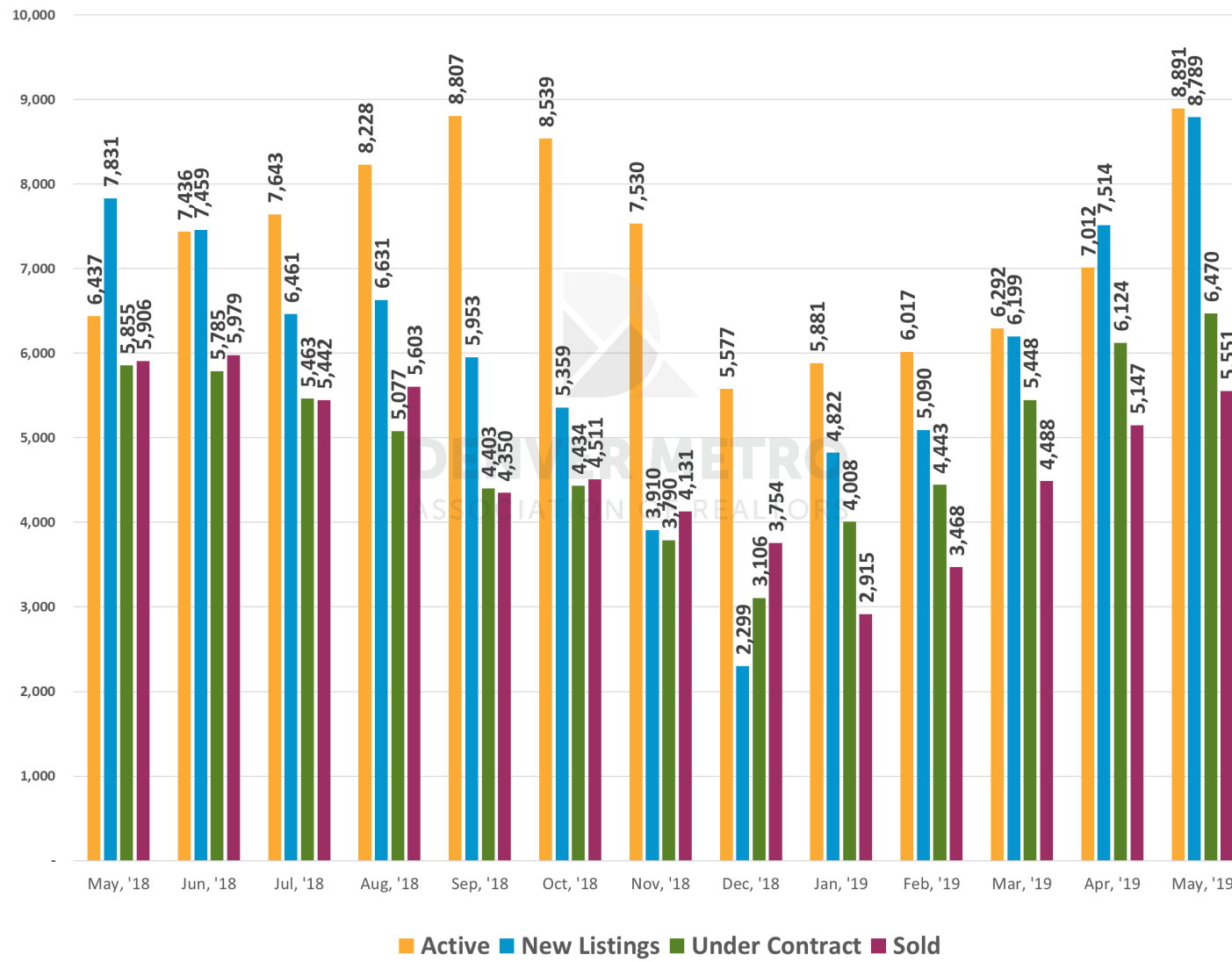
Condo (aka Attached Single Family)

DMAR Market Trends | May 2019 Data
 Denver Metro Association of REALTORS®
Source of MLS Data: REcolorado.com



Residential (Single Family + Condo)

DMAR Market Trends | May 2019 Data
 Denver Metro Association of REALTORS®
Source of MLS Data: REcolorado.com

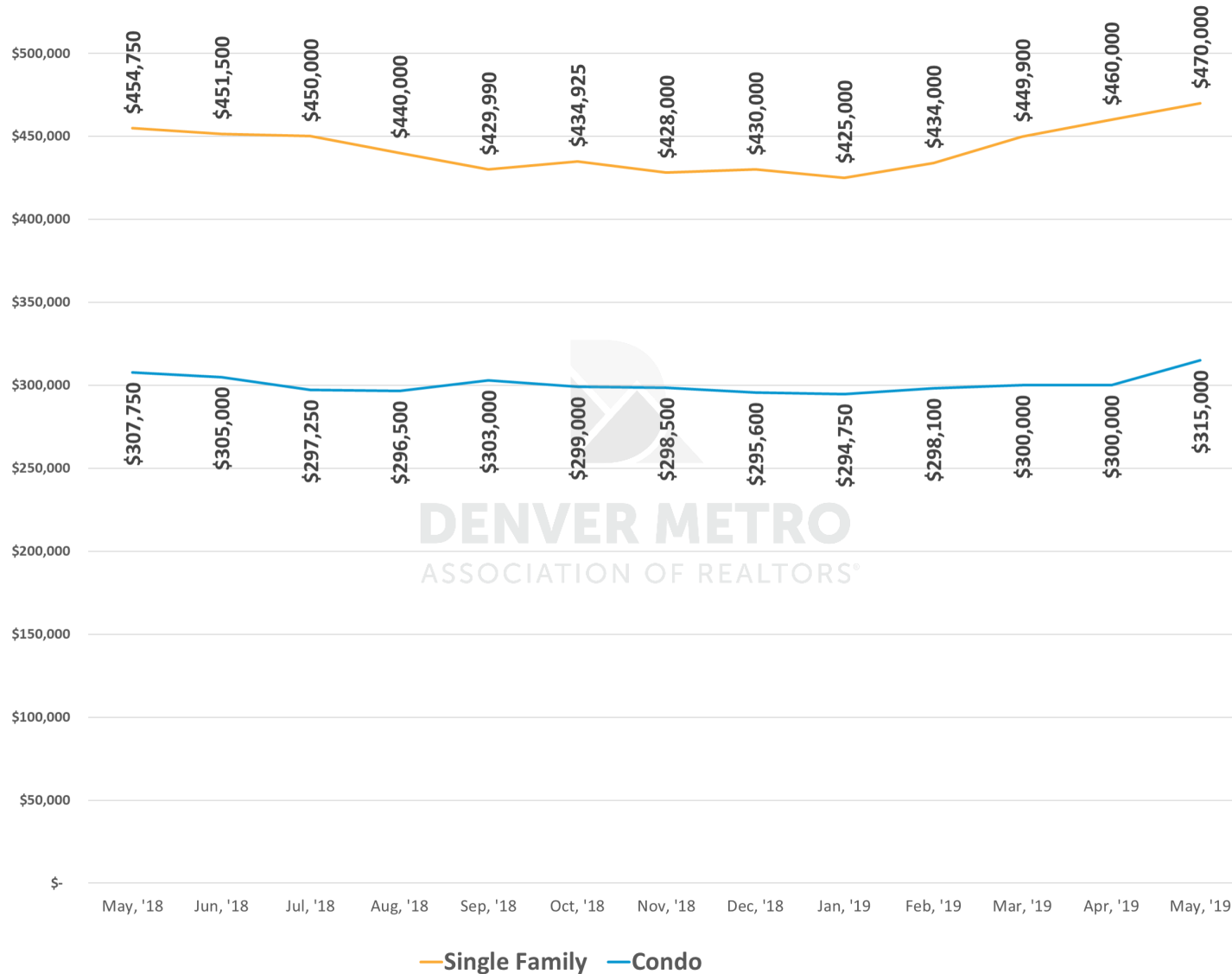


DMAR MARKET TRENDS | JUNE 2019

© 2019 COPYRIGHT | All rights reserved to Denver Metro Association of REALTORS®, The Voice of Real Estate® in the Denver Metro Area.

Median Sales Price

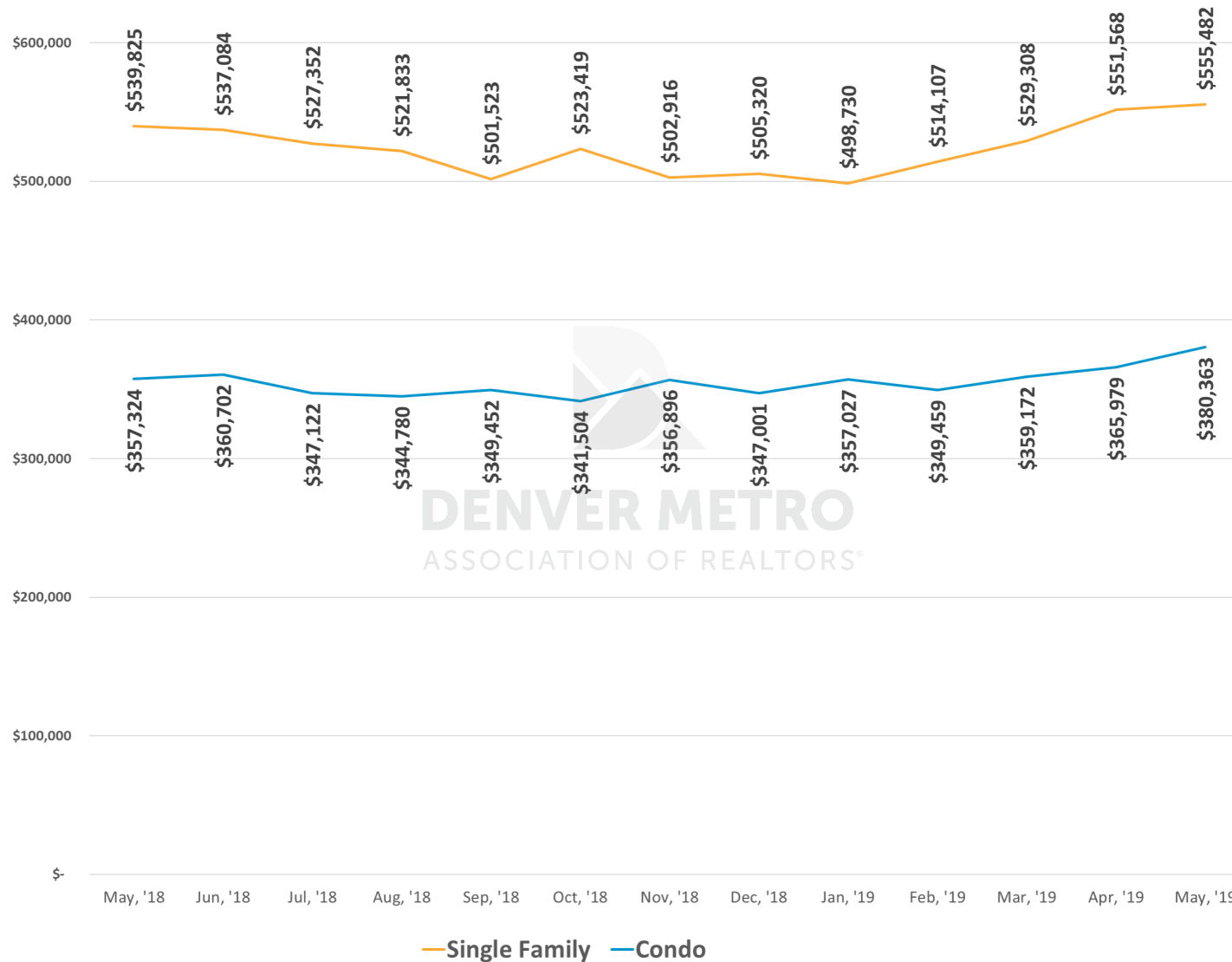
DMAR Market Trends | May 2019 Data
 Denver Metro Association of REALTORS®
Source of MLS Data: REcolorado.com



DMAR MARKET TRENDS | JUNE 2019

Average Sales Price

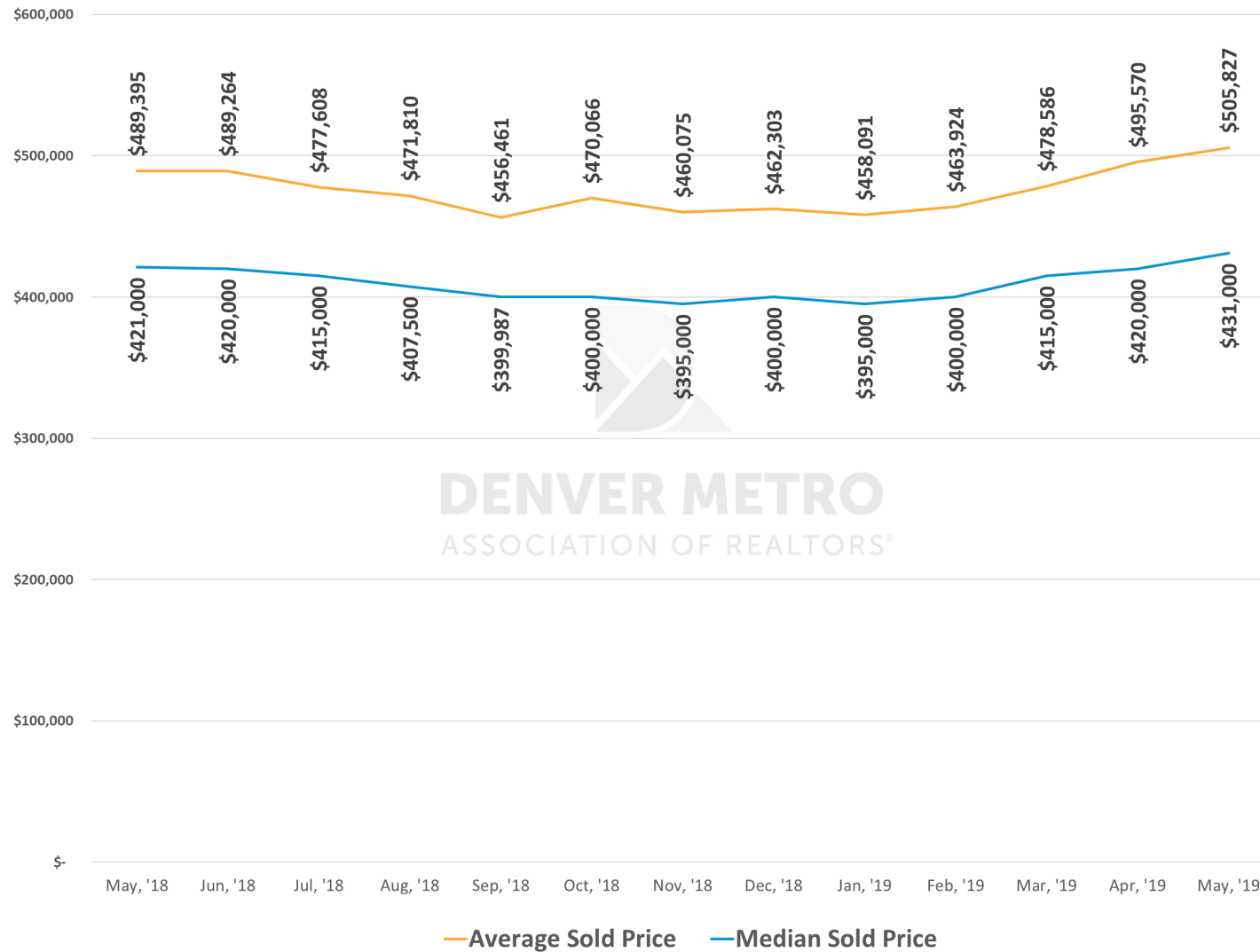
DMAR Market Trends | May 2019 Data
 Denver Metro Association of REALTORS®
Source of MLS Data: REcolorado.com



DMAR MARKET TRENDS | JUNE 2019

Residential Sold Price

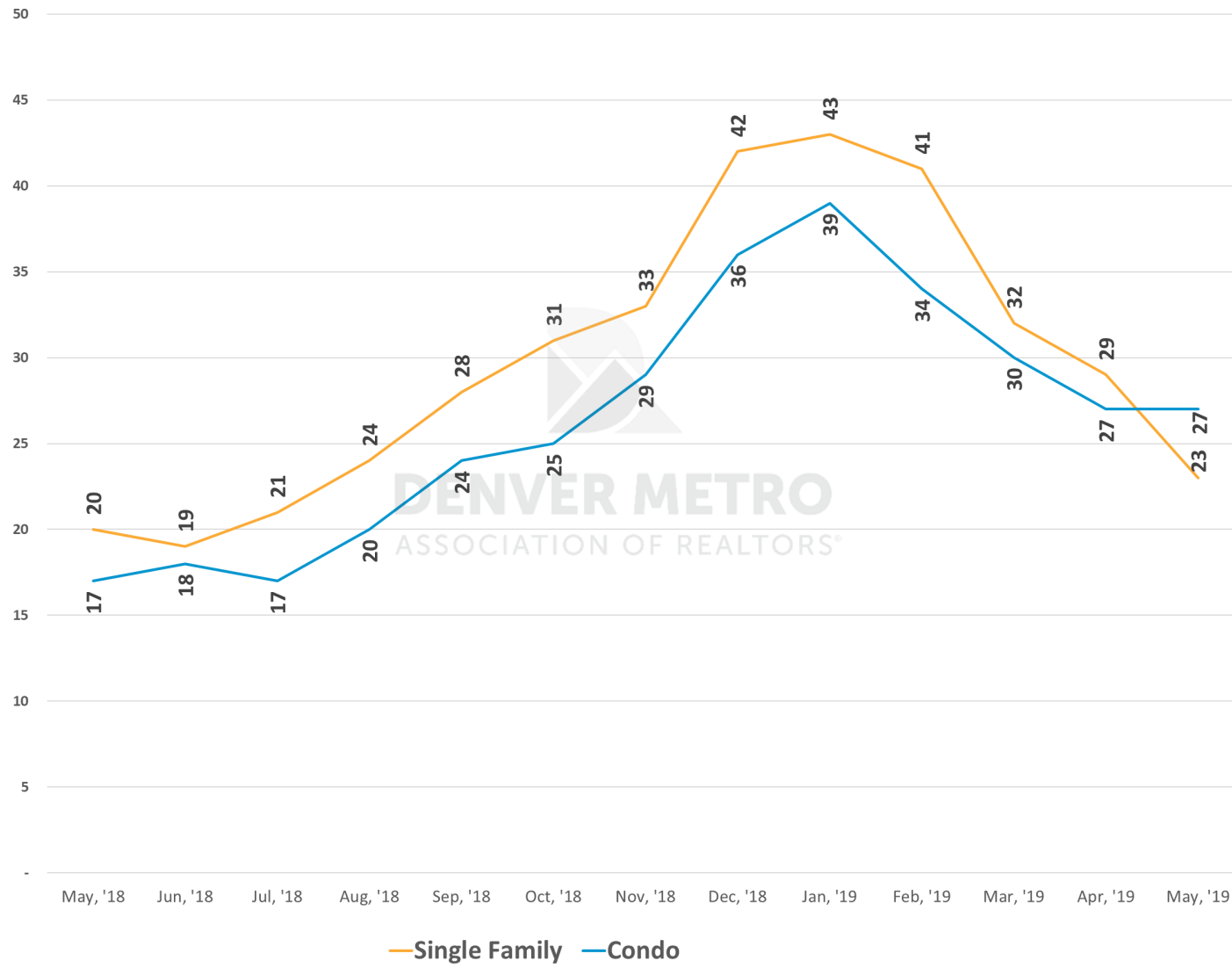
DMAR Market Trends | May 2019 Data
 Denver Metro Association of REALTORS®
Source of MLS Data: REcolorado.com



DMAR MARKET TRENDS | JUNE 2019

Average Days on Market

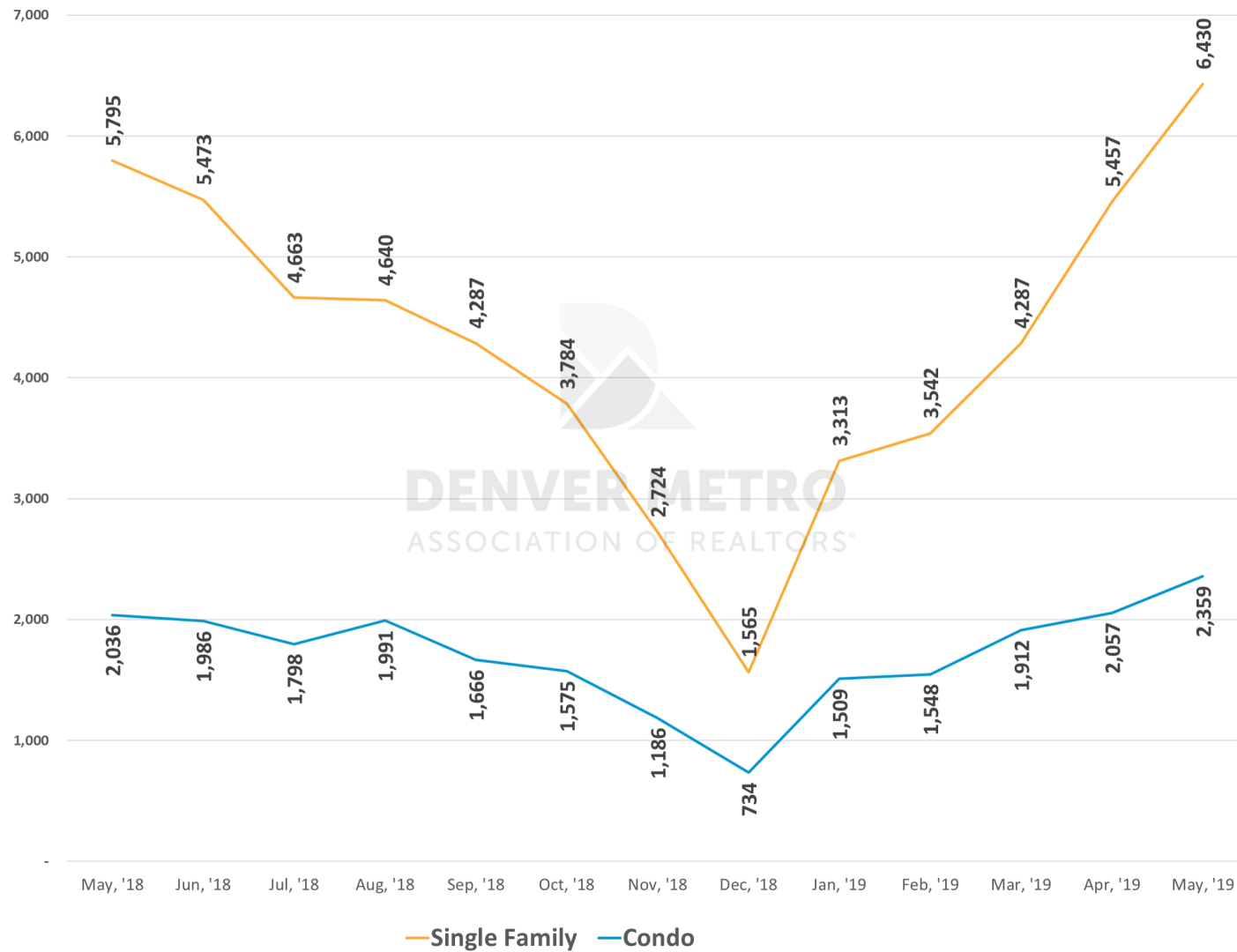
DMAR Market Trends | May 2019 Data
 Denver Metro Association of REALTORS®
Source of MLS Data: REcolorado.com



DMAR MARKET TRENDS | JUNE 2019

New Listings

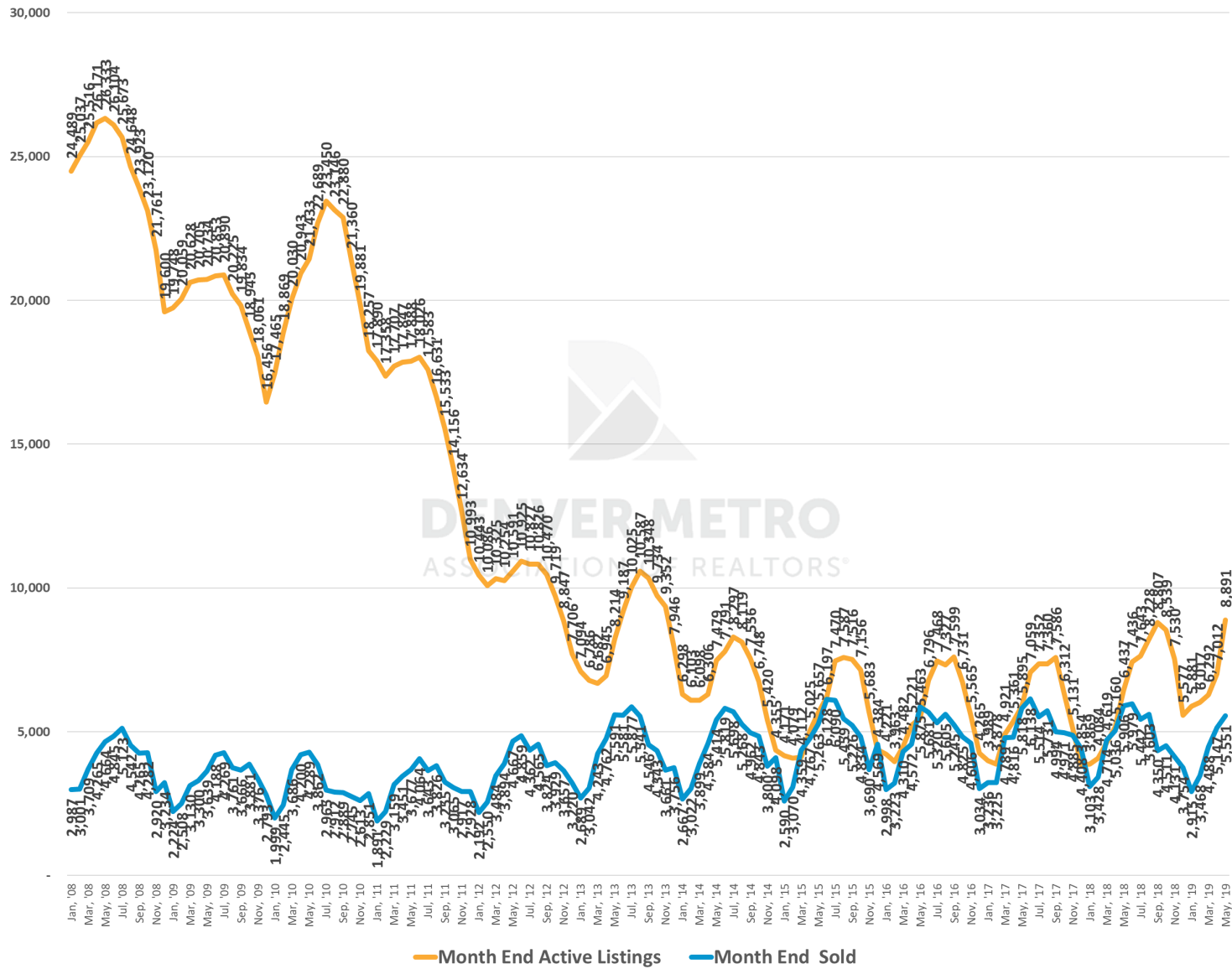
DMAR Market Trends | May 2019 Data
 Denver Metro Association of REALTORS®
Source of MLS Data: REcolorado.com



DMAR MARKET TRENDS | JUNE 2019

Month End Active Listings and Month End Sold Homes

DMAR Market Trends | May 2019 Data
 Denver Metro Association of REALTORS®
 Source of MLS Data: REcolorado.com





DATA SNAPSHOT

Snapshot Month-Over-Month and Year-Over-Year Comparisons

	May '19	Prior Month	Year Ago	Prior Month	Year Ago
Residential (Single Family + Condo)					
Active	8,891	7,012	6,437	26.80%	38.12%
New Listings	8,789	7,514	7,831	16.97%	12.23%
Under Contract	6,470	6,124	5,855	5.65%	10.50%
Days on Market - Average	24	28	19	-14.29%	26.32%
Days on Market - Median	7	8	5	-12.50%	40.00%
Sold	5,551	5,147	5,906	7.85%	-6.01%
Sold Price - Average	\$ 505,827	\$ 495,570	\$ 489,395	2.07%	3.36%
Sold Price - Median	\$ 431,000	\$ 420,000	\$ 421,000	2.62%	2.38%
Sales Volume	\$ 2,807,845,677	\$ 2,550,698,790	\$ 2,890,366,870	10.08%	-2.86%
Close Price/List Price	99.66%	99.67%	100.76%	-0.01%	-1.09%
Single Family (aka Detached Single Family)					
Active	6,331	4,891	4,890	29.44%	29.47%
New Listings	6,430	5,457	5,795	17.83%	10.96%
Under Contract	4,724	4,411	4,224	7.10%	11.84%
Days on Market - Average	23	29	20	-20.69%	15.00%
Days on Market - Median	7	8	6	-12.50%	16.67%
Sold	3,977	3,594	4,274	10.66%	-6.95%
Sold Price - Average	\$ 555,482	\$ 551,568	\$ 539,825	0.71%	2.90%
Sold Price - Median	\$ 470,000	\$ 460,000	\$ 454,750	2.17%	3.35%
Sales Volume	\$ 2,209,151,914	\$ 1,982,335,392	\$ 2,307,212,050	11.44%	-4.25%
Close Price/List Price	99.73%	99.71%	100.68%	0.02%	-0.94%
Condo (aka Attached Single Family)					
Active	2,560	2,121	1,547	20.70%	65.48%
New Listings	2,359	2,057	2,036	14.68%	15.86%
Under Contract	1,746	1,713	1,631	1.93%	7.05%
Days on Market - Average	27	27	17	0.00%	58.82%
Days on Market - Median	10	9	5	11.11%	100.00%
Sold	1,574	1,553	1,632	1.35%	-3.55%
Sold Price - Average	\$ 380,363	\$ 365,979	\$ 357,324	3.93%	6.45%
Sold Price - Median	\$ 315,000	\$ 300,000	\$ 307,750	5.00%	2.36%
Sales Volume	\$ 598,691,362	\$ 568,365,387	\$ 583,152,768	5.34%	2.66%
Close Price/List Price	99.49%	99.58%	100.96%	-0.09%	-1.46%

MAY DATA YTD 2019 to 2015

	YTD 2019	YTD 2018	YTD 2017	YTD 2016	YTD 2015	'19 vs '18	'18 vs '17	'17 vs '16	'16 vs '15
Residential (Single Family + Condo)									
Active Listings at month end	8,891	6,437	5,895	5,463	5,657	38.12%	9.19%	7.91%	-3.43%
New Listings	32,413	30,187	29,457	27,393	28,354	7.37%	2.48%	7.53%	-3.39%
Days on Market - Average	32	26	27	28	28	23.08%	-3.70%	-3.57%	0.00%
Days on Market - Median	11	6	6	6	6	83.33%	0.00%	0.00%	0.00%
Sold	21,669	22,178	22,247	20,611	20,327	-2.30%	-0.31%	7.94%	1.40%
Sold Price - Average	\$ 484,393	\$ 475,530	\$ 428,636	\$ 394,486	\$ 360,793	1.86%	10.94%	8.66%	9.34%
Sold Price - Median	\$ 415,000	\$ 410,000	\$ 374,000	\$ 343,500	\$ 312,000	1.22%	9.63%	8.88%	10.10%
Sales Volume	\$ 10,496,311,917	\$ 10,546,304,340	\$ 9,535,865,092	\$ 8,130,750,946	\$ 7,333,839,311	-0.47%	10.60%	17.28%	10.87%
Close Price/List Price	99.35%	100.45%	100.30%	100.46%	100.52%	-1.10%	0.15%	-0.16%	-0.06%
Single Family (aka Detached Single Family)									
Active Listings at month end	6,331	4,890	4,560	4,319	4,545	29.47%	7.24%	5.58%	-4.97%
New Listings	23,016	21,778	21,281	19,965	20,456	5.68%	2.34%	6.59%	-2.40%
Days on Market - Average	32	27	29	31	31	18.52%	-6.90%	-6.45%	0.00%
Days on Market - Median	10	6	7	7	6	66.67%	-14.29%	0.00%	16.67%
Sold	15,289	15,617	15,843	14,756	14,486	-2.10%	-1.43%	7.37%	1.86%
Sold Price - Average	\$ 534,577	\$ 526,943	\$ 475,929	\$ 436,803	\$ 403,003	1.45%	10.72%	8.96%	8.39%
Sold Price - Median	\$ 450,000	\$ 445,000	\$ 407,000	\$ 377,000	\$ 345,000	1.12%	9.34%	7.96%	9.28%
Sales Volume	\$ 8,173,147,753	\$ 8,229,268,831	\$ 7,540,143,147	\$ 6,445,465,068	\$ 5,837,901,458	-0.68%	9.14%	16.98%	10.41%
Close Price/List Price	99.36%	100.35%	100.16%	100.24%	100.39%	-0.99%	0.19%	-0.08%	-0.15%
Condo (aka Attached Single Family)									
Active Listings at month end	2,560	1,547	1,335	1,144	1,112	65.48%	15.88%	16.70%	2.88%
New Listings	9,397	8,409	8,176	7,428	7,898	11.75%	2.85%	10.07%	-5.95%
Days on Market - Average	31	23	22	20	21	34.78%	4.55%	10.00%	-4.76%
Days on Market - Median	11	5	5	5	5	120.00%	0.00%	0.00%	0.00%
Sold	6,380	6,561	6,404	5,855	5,841	-2.76%	2.45%	9.38%	0.24%
Sold Price - Average	\$ 364,134	\$ 353,151	\$ 311,636	\$ 287,839	\$ 256,111	3.11%	13.32%	8.27%	12.39%
Sold Price - Median	\$ 301,500	\$ 299,900	\$ 261,151	\$ 235,000	\$ 205,000	0.53%	14.84%	11.13%	14.63%
Sales Volume	\$ 2,323,174,920	\$ 2,317,023,711	\$ 1,995,716,944	\$ 1,685,297,345	\$ 1,495,944,351	0.27%	16.10%	18.42%	12.66%
Close Price/List Price	99.32%	100.68%	100.65%	101.00%	100.85%	-1.35%	0.03%	-0.35%	0.15%

DMAR MARKET TRENDS | JUNE 2019



MARKET TRENDS

Price Range	Single Family			Condo		
	Sold	Active	MOI	Sold	Active	MOI
\$0 to \$99,999	4	11	2.75	2	12	6.00
\$100,000 to \$199,999	12	16	1.33	159	205	1.29
\$200,000 to \$299,999	132	110	0.83	536	622	1.16
\$300,000 to \$399,999	960	825	0.86	408	572	1.40
\$400,000 to \$499,999	1,145	1,342	1.17	207	430	2.08
\$500,000 to \$749,999	1,192	2,236	1.88	179	421	2.35
\$750,000 to \$999,999	307	769	2.50	46	188	4.09
\$1,000,000 and over	225	1,022	4.54	37	110	2.97
TOTALS	3,977	6,331	1.59	1,574	2,560	1.63

Price Range	Single Family		% change	Condo		% change
	Sold May '19	Sold Apr, '19		Sold May '19	Sold Apr, '19	
\$0 to \$99,999	4	2	100.00%	2	3	-33.33%
\$100,000 to \$199,999	12	8	50.00%	159	182	-12.64%
\$200,000 to \$299,999	132	151	-12.58%	536	575	-6.78%
\$300,000 to \$399,999	960	966	-0.62%	408	391	4.35%
\$400,000 to \$499,999	1,145	1,011	13.25%	207	155	33.55%
\$500,000 to \$749,999	1,192	1,006	18.49%	179	165	8.48%
\$750,000 to \$999,999	307	233	31.76%	46	50	-8.00%
\$1,000,000 and over	225	217	3.69%	37	32	15.63%
TOTALS	3,977	3,594	10.66%	1,574	1,553	1.35%

Price Range	Single Family		% change	Condo		% change
	YTD May '19	YTD May '18		YTD May '19	YTD May '18	
\$0 to \$99,999	10	14	-28.57%	16	26	-38.46%
\$100,000 to \$199,999	48	65	-26.15%	737	846	-12.88%
\$200,000 to \$299,999	730	1,000	-27.00%	2,345	2,411	-2.74%
\$300,000 to \$399,999	4,308	4,530	-4.90%	1,566	1,483	5.60%
\$400,000 to \$499,999	4,266	4,057	5.15%	765	798	-4.14%
\$500,000 to \$749,999	4,150	4,114	0.88%	643	736	-12.64%
\$750,000 to \$999,999	972	1,009	-3.67%	198	188	5.32%
\$1,000,000 and over	805	828	-2.78%	110	73	50.68%
TOTALS	15,289	15,617	-2.10%	6,380	6,561	-2.76%

EXPERT OPINIONS



Luxury Market (properties sold for \$1 million or more): Time to hang up the skis and snowshoes and dust off the hiking boots and camping gear. As we move into summer, we look back on the market trends in May to help gauge what may come next in order to best consult our clients. In the Luxury Market, during May, we saw some key indicators move, albeit gradually.

Hitting on the consumer's favorite topic first, we take note of the gradual appreciation in sold prices year over year with a 3.15 percent increase in the Luxury Market. The number of transactions in this segment remained steady with 262 homes that sold over \$1 million. From a year-to-date perspective, the number of homes sold in the Luxury Market remained relatively level at 915, up 1.55 percent from last year. While sales in the single-family market decreased year to date by 2.78 percent from 2018, there has been a large jump in condo sales this year with 110 sold year to date compared to 73 in 2018, an increase of 50.68 percent. There have not been any significant changes month over month or year over year in terms of price per square foot, outside of the condo total price per square foot metric that significantly jumped from \$546 per square foot last year to \$656 in May of 2019. This was an increase of 20.15 percent. Single-family average price per square foot continues to hover around \$300, ending May at \$297.

Average days on market showed promising signs of improvement in the month of May after a sluggish start to the spring selling season due to snow and wet weather. Overall, the average days on market improved by 11 days for a total of 47 days on market. Breaking that figure down further, single-family homes saw 47 average days on market too, which is 15 less days than the month prior. Interestingly, the days on market for the condo segment in the Luxury Market increased by nine days compared to the month prior, to 43 days.

While the market continues to adjust after an unprecedented long run of double-digit appreciation, there are signs of stability heading into the summer months. Sellers still have a slight upper-hand considering the months of inventory, but buyers will have opportunity as well. Each neighborhood is performing differently; therefore, understanding how each submarket is per-

forming will be important to consumers because some luxury homes could sell quickly, while other submarket luxury homes are under-performing; meaning homes are staying on the market longer and garnering lower prices. Buyers are in the market and shopping, being patient for the right opportunity and perhaps this is the summer to set new transaction and sales volume records. — **W. Bryan Facendini , DMAR Market Trends Committee member and Denver real estate agent**



Signature Market (properties sold between \$750,000 and \$999,999): With Cinco de Mayo and the Kentucky Derby in the rear-view mirror, it's time to buy some houses... and that's exactly what buyers in the Signature Market did. There were 353 residential properties (single-family and condos) that sold - that is a 24.73 percent increase from the previous month. May of 2018 was relatively similar, only a decrease of 3.29 percent, showing that the summer buying season has officially begun.

For sold properties, there was a drastic difference between single-family detached and attached properties. There was a 31.76 percent increase in sold single-family properties, while condos (or attached properties) sung a different note with a decrease of 8.0 percent. This information is consistent with the rest of the data and could be a sign that the condo market has started to shift in a different direction.

Sellers did not have to wait long for their properties to sell. For single-family detached properties, the median days on market was 11. For condos, it was 27 days. Months of inventory are often correlated with days on market. For single-family detached properties, there were 2.5 months of inventory remaining, showing that this price point has been and continues to be a seller's market. While the months of inventory are higher in the condo market at 4.09, it is also considered a seller's market.

We all knew it was going to be a good real estate market when "*Country House*" won the Kentucky Derby, but as always, you need to be careful that you didn't win because of your neighbor getting disqualified. — **Andrew Abrams , DMAR Market Trends Committee member and Denver real estate agent**

EXPERT OPINIONS



Premier Market (properties sold between \$500,000 and \$749,999): In May, school years are ending, the summertime mindsets are setting in and people are starting to plan vacations and summer trips. When it comes to dissecting May housing market changes in the Premier Market, we find both ample change and steady consistency.

Overall, in the residential category (attached single-family and detached), 17.08 percent more properties sold in May than in April, an increase of 200 properties for a total of 1,371 at month's end. That's a sizeable change. Year over year, this same category grew just 0.37 percent, an increase of five properties. And year to date, the market was just 57 sold properties behind 2018, which represents consistency.

The average Premier Market sales price also experienced relative consistency in May compared to last month and last year. The overall residential category increased 0.16 percent over April, finishing the month with an average sales price of \$597,127. This represents a 0.39 percent increase over May 2018. Detached single-family homes tracked the same line, ending the month with an average sales price of \$595,933. That is just a 0.02 percent increase from April and 0.37 percent over May 2018. Attached single-family homes experienced the larger increase, still only 1.10 percent over April and 0.60 percent compared to May 2018, ending the month with an average sales price of \$605,078.

Compared to April, average and median days on market for single-family homes and condos decreased 14.29 percent and 16.67 percent, respectively, finishing the month with an average of 30 days and median of 10 days on the market. Residential properties continue selling near asking prices, ending May with a 99.44 percent closed price to list price ratio. Inventory remains available; there is neither a surplus nor an extreme deficit. With 1.88 months of inventory for detached and 2.35 for attached homes, this is far from being considered a truly balanced market, yet there are a few more options to choose from.

What a fun time to be buying or selling in this segment of the market! Properties continue to sell quickly and near full asking price, while those hunting

for their next purchase have steady inventory and prices to assist their decision making. — **William Maline, DMAR Market Trends Committee member and Denver real estate agent**



Classic Market (properties sold between \$300,000 and \$499,999): Summertime is finally here! While the late snow and unseasonably cold weather made a great attempt at delaying the start of our summer fun, the Classic Market still kicked off the season ready to party.

So how did the Classic Market perform from April to May? We saw the number of sales jump up. In fact, the number of sales increased by 197 units or 7.81 percent for a total of 2,720 at month's end. The average days on market for a home decreased from 23 to 18 days - a welcome relief for sellers. The median days on market also dropped from seven to six days. It was no surprise then that we also saw the close price to list price improve from 100.01 percent to 100.12 percent month over month. On average, home sellers are still seeing their homes selling at, or above, list price in this price segment. With months of inventory currently ranging between 0.86 and 1.17, we are very clearly still in a seller's market within the Classic segment.

However, the Classic Market did appear to experience some difficulties in certain metrics when compared to May of 2018. For example, the number of sales was down by 7.61 percent year over year. The average days on market was still 38.46 percent longer and the median days on market was 20.00 percent longer. Additionally, although only a slight change, the amount by which homes sold above list price declined by 1.06 percent.

But, let's keep it in perspective and look at year-to-date stats. This segment has accounted for 56 percent of all home sales so far in 2019. At 10,905 homes sold year to date, this segment is performing well ahead of the previous four years. So don't let the longer days on market get you down. Prices are still increasing, home sales continue and buyer demand is strong.

— **Drew Morris, DMAR Market Trends Committee member and Denver real estate agent**



LUXURY MARKET | Properties Sold for \$1 Million or More

Snapshot Month-Over-Month and Year-Over-Year Comparisons

	May '19	Prior Month	Last Year	Prior Month	Last Year
Residential (Single Family + Condo)					
Sold	262	249	254	5.22%	3.15%
Price - Average	\$ 1,551,688	\$ 1,604,822	\$ 1,495,536	-3.31%	3.75%
Sales Volume	\$ 406,542,256	\$ 399,600,678	\$ 379,866,144	1.74%	7.02%
Days on Market - Average	47	58	55	-18.97%	-14.55%
Days on Market - Median	20	16	18	25.00%	11.11%
Close Price/List Price	97.72%	98.00%	97.79%	-0.29%	-0.07%
PSF Total	\$ 347	\$ 348	\$ 310	-0.29%	11.94%
Single Family (aka Detached Single Family)					
Sold	225	217	238	3.69%	-5.46%
Price - Average	\$ 1,558,794	\$ 1,615,389	\$ 1,500,156	-3.50%	3.91%
Sales Volume	\$ 350,728,650	\$ 350,539,413	\$ 357,037,128	0.05%	-1.77%
Days on Market - Average	47	62	56	-24.19%	-16.07%
Days on Market - Median	19	18	19	5.56%	0.00%
Close Price/List Price	97.63%	97.95%	97.78%	-0.33%	-0.15%
PSF Total	\$ 297	\$ 300	\$ 293	-1.00%	1.37%
Condo (aka Attached Single Family)					
Sold	37	32	16	15.63%	131.25%
Price - Average	\$ 1,508,479	\$ 1,533,163	\$ 1,426,813	-1.61%	5.72%
Sales Volume	\$ 55,813,723	\$ 49,061,216	\$ 22,829,008	13.76%	144.49%
Days on Market - Average	43	34	39	26.47%	10.26%
Days on Market - Median	42	12	6	250.00%	600.00%
Close Price/List Price	98.24%	98.38%	97.88%	-0.14%	0.37%
PSF Total	\$ 656	\$ 673	\$ 546	-2.53%	20.15%

LUXURY MARKET | Properties Sold for \$1 Million or More

Snapshot Year-to-Date and Year-Over-Year Comparisons

	YTD 2019	YTD 2018	YTD 2017	YTD 2016	YTD 2015	'19 vs '18	'18 vs '17	'17 vs '16	'16 vs '15
Residential (Single Family + Condo)									
Sold	915	901	669	476	388	1.55%	34.68%	40.55%	22.68%
Sold Price - Average	\$ 1,571,317	\$ 1,519,870	\$ 1,506,753	\$ 1,540,301	\$ 1,511,776	3.38%	0.87%	-2.18%	1.89%
Sales Volume	\$ 1,437,755,055	\$ 1,369,402,870	\$ 1,008,017,757	\$ 733,183,276	\$ 586,569,088	4.99%	35.85%	37.49%	25.00%
Sold Price - Median	\$ 1,325,000	\$ 1,315,000	\$ 1,275,000	\$ 1,310,000	\$ 1,325,000	0.76%	3.14%	-2.67%	-1.13%
Days on Market - Average	61	71	91	94	103	-14.08%	-21.98%	-3.19%	-8.74%
Days on Market - Median	22	27	36	48	46	-18.52%	-25.00%	-25.00%	4.35%
Close Price/List Price	97.64%	97.53%	97.26%	96.88%	96.35%	0.11%	0.28%	0.39%	0.55%
PSF Total	\$ 339	\$ 301	\$ 298	\$ 293	\$ 276	12.62%	1.01%	1.71%	6.16%
Single Family (aka Detached Single Family)									
Sold	805	828	598	434	355	-2.78%	38.46%	37.79%	22.25%
Sold Price - Average	\$ 1,562,651	\$ 1,515,599	\$ 1,528,339	\$ 1,526,357	\$ 1,508,071	3.10%	-0.83%	0.13%	1.21%
Sales Volume	\$ 1,257,934,055	\$ 1,254,915,972	\$ 913,946,722	\$ 662,438,938	\$ 535,365,205	0.24%	37.31%	37.97%	23.74%
Sold Price - Median	\$ 1,325,770	\$ 1,309,500	\$ 1,276,250	\$ 1,312,500	\$ 1,335,000	1.24%	2.61%	-2.76%	-1.69%
Days on Market - Average	61	72	92	97	102	-15.28%	-21.74%	-5.15%	-4.90%
Days on Market - Median	21	27	36	51	46	-22.22%	-25.00%	-29.41%	10.87%
Close Price/List Price	97.60%	97.57%	97.24%	96.84%	96.15%	0.03%	0.34%	0.41%	0.72%
PSF Total	\$ 298	\$ 283	\$ 283	\$ 267	\$ 257	5.30%	0.00%	5.99%	3.89%
Condo (aka Attached Single Family)									
Sold	110	73	71	42	33	50.68%	2.82%	69.05%	27.27%
Sold Price - Average	\$ 1,634,734	\$ 1,568,315	\$ 1,324,944	\$ 1,684,393	\$ 1,551,633	4.24%	18.37%	-21.34%	8.56%
Sales Volume	\$ 179,820,740	\$ 114,486,995	\$ 94,071,024	\$ 70,744,506	\$ 51,203,889	57.07%	21.70%	32.97%	38.16%
Sold Price - Median	\$ 1,292,950	\$ 1,355,000	\$ 1,207,000	\$ 1,263,986	\$ 1,300,000	-4.58%	12.26%	-4.51%	-2.77%
Days on Market - Average	57	65	79	57	116	-12.31%	-17.72%	38.60%	-50.86%
Days on Market - Median	27	21	36	29	45	28.57%	-41.67%	24.14%	-35.56%
Close Price/List Price	97.91%	97.09%	97.41%	97.39%	98.41%	0.84%	-0.33%	0.02%	-1.04%
PSF Total	\$ 640	\$ 513	\$ 430	\$ 556	\$ 505	24.76%	19.30%	-22.66%	10.10%



SIGNATURE MARKET | Properties Sold Between \$750,000 and \$999,999

Snapshot Month-Over-Month and Year-Over-Year Comparisons

	May '19	Prior Month	Last Year	Prior Month	Last Year
Residential (Single Family + Condo)					
Sold	353	283	365	24.73%	-3.29%
Price - Average	\$ 847,630	\$ 846,491	\$ 847,657	0.13%	0.00%
Sales Volume	\$ 299,213,390	\$ 239,556,953	\$ 309,394,805	24.90%	-3.29%
Days on Market - Average	34	38	39	-10.53%	-12.82%
Days on Market - Median	13	14	10	-7.14%	30.00%
Close Price/List Price	99.19%	99.44%	99.91%	-0.25%	-0.72%
PSF Total	\$ 252	\$ 252	\$ 241	0.00%	4.56%
Single Family (aka Detached Single Family)					
Sold	307	233	320	31.76%	-4.06%
Price - Average	\$ 845,169	\$ 844,482	\$ 849,622	0.08%	-0.52%
Sales Volume	\$ 259,466,883	\$ 196,764,306	\$ 271,879,040	31.87%	-4.57%
Days on Market - Average	31	34	40	-8.82%	-22.50%
Days on Market - Median	11	12	10	-8.33%	10.00%
Close Price/List Price	99.31%	99.49%	99.95%	-0.18%	-0.64%
PSF Total	\$ 230	\$ 227	\$ 227	1.32%	1.32%
Condo (aka Attached Single Family)					
Sold	46	50	45	-8.00%	2.22%
Price - Average	\$ 864,056	\$ 855,855	\$ 833,684	0.96%	3.64%
Sales Volume	\$ 39,746,576	\$ 42,792,750	\$ 37,515,780	-7.12%	5.95%
Days on Market - Average	58	56	33	3.57%	75.76%
Days on Market - Median	27	27	11	0.00%	145.45%
Close Price/List Price	98.41%	99.18%	99.64%	-0.78%	-1.23%
PSF Total	\$ 400	\$ 366	\$ 338	9.29%	18.34%

SIGNATURE MARKET | Properties Sold Between \$750,000 and \$999,999

Snapshot Year-to-Date and Year-Over-Year Comparisons

	YTD 2019	YTD 2018	YTD 2017	YTD 2016	YTD 2015	'19 vs '18	'18 vs '17	'17 vs '16	'16 vs '15
Residential (Single Family + Condo)									
Sold	1,170	1,197	915	682	573	-2.26%	30.82%	34.16%	19.02%
Sold Price - Average	\$ 845,943	\$ 850,543	\$ 845,586	\$ 848,071	\$ 847,615	-0.54%	0.59%	-0.29%	0.05%
Sales Volume	\$ 989,753,310	\$ 1,018,099,971	\$ 773,711,190	\$ 578,384,422	\$ 485,683,395	-2.78%	31.59%	33.77%	19.09%
Sold Price - Median	\$ 835,000	\$ 840,600	\$ 835,000	\$ 840,000	\$ 840,000	-0.67%	0.67%	-0.60%	0.00%
Days on Market - Average	45	51	60	67	73	-11.76%	-15.00%	-10.45%	-8.22%
Days on Market - Median	17	13	24	32	27	30.77%	-45.83%	-25.00%	18.52%
Close Price/List Price	98.99%	99.34%	98.65%	98.81%	98.33%	-0.35%	0.70%	-0.16%	0.49%
PSF Total	\$ 248	\$ 239	\$ 224	\$ 215	\$ 205	3.77%	6.70%	4.19%	4.88%
Single Family (aka Detached Single Family)									
Sold	972	1,009	788	562	495	-3.67%	28.05%	40.21%	13.54%
Sold Price - Average	\$ 844,301	\$ 851,903	\$ 847,852	\$ 849,403	\$ 846,025	-0.89%	0.48%	-0.18%	0.40%
Sales Volume	\$ 820,660,572	\$ 859,570,127	\$ 668,107,376	\$ 477,364,486	\$ 418,782,375	-4.53%	28.66%	39.96%	13.99%
Sold Price - Median	\$ 832,750	\$ 847,950	\$ 839,000	\$ 845,000	\$ 836,300	-1.79%	1.07%	-0.71%	1.04%
Days on Market - Average	44	51	61	71	75	-13.73%	-16.39%	-14.08%	-5.33%
Days on Market - Median	15	13	25	37	29	15.38%	-48.00%	-32.43%	27.59%
Close Price/List Price	99.04%	99.33%	98.56%	98.69%	98.14%	-0.29%	0.78%	-0.13%	0.56%
PSF Total	\$ 227	\$ 221	\$ 209	\$ 193	\$ 190	2.71%	5.74%	8.29%	1.58%
Condo (aka Attached Single Family)									
Sold	198	188	127	120	78	5.32%	48.03%	5.83%	53.85%
Sold Price - Average	\$ 854,001	\$ 843,248	\$ 831,525	\$ 841,834	\$ 857,705	1.28%	1.41%	-1.22%	-1.85%
Sales Volume	\$ 169,092,198	\$ 158,530,624	\$ 105,603,675	\$ 101,020,080	\$ 66,900,990	6.66%	50.12%	4.54%	51.00%
Sold Price - Median	\$ 852,194	\$ 829,448	\$ 825,000	\$ 825,000	\$ 860,000	2.74%	0.54%	0.00%	-4.07%
Days on Market - Average	55	49	55	48	64	12.24%	-10.91%	14.58%	-25.00%
Days on Market - Median	26	14	19	18	19	85.71%	-26.32%	5.56%	-5.26%
Close Price/List Price	98.73%	99.37%	99.22%	99.39%	99.52%	-0.64%	0.15%	-0.17%	-0.13%
PSF Total	\$ 353	\$ 336	\$ 319	\$ 318	\$ 308	5.06%	5.33%	0.31%	3.25%



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

Snapshot Month-Over-Month and Year-Over-Year Comparisons

	May '19	Prior Month	Last Year	Prior Month	Last Year
Residential (Single Family + Condo)					
Sold	1,371	1,171	1,366	17.08%	0.37%
Price - Average	\$ 597,127	\$ 596,169	\$ 594,821	0.16%	0.39%
Sales Volume	\$ 818,661,117	\$ 698,113,899	\$ 812,525,486	17.27%	0.76%
Days on Market - Average	30	35	26	-14.29%	15.38%
Days on Market - Median	10	12	7	-16.67%	42.86%
Close Price/List Price	99.44%	99.37%	100.23%	0.07%	-0.79%
PSF Total	\$ 214	\$ 213	\$ 209	0.47%	2.39%
Single Family (aka Detached Single Family)					
Sold	1,192	1,006	1,178	18.49%	1.19%
Price - Average	\$ 595,933	\$ 595,791	\$ 593,763	0.02%	0.37%
Sales Volume	\$ 710,352,136	\$ 599,365,746	\$ 699,452,814	18.52%	1.56%
Days on Market - Average	28	33	25	-15.15%	12.00%
Days on Market - Median	10	12	7	-16.67%	42.86%
Close Price/List Price	99.48%	99.38%	100.32%	0.10%	-0.84%
PSF Total	\$ 196	\$ 193	\$ 192	1.55%	2.08%
Condo (aka Attached Single Family)					
Sold	179	165	188	8.48%	-4.79%
Price - Average	\$ 605,078	\$ 598,473	\$ 601,454	1.10%	0.60%
Sales Volume	\$ 108,308,962	\$ 98,748,045	\$ 113,073,352	9.68%	-4.21%
Days on Market - Average	37	47	33	-21.28%	12.12%
Days on Market - Median	14	16	8	-12.50%	75.00%
Close Price/List Price	99.13%	99.35%	99.69%	-0.22%	-0.56%
PSF Total	\$ 332	\$ 334	\$ 316	-0.60%	5.06%

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

Snapshot Year-to-Date and Year-Over-Year Comparisons

	YTD 2019	YTD 2018	YTD 2017	YTD 2016	YTD 2015	'19 vs '18	'18 vs '17	'17 vs '16	'16 vs '15
Residential (Single Family + Condo)									
Sold	4,793	4,850	3,788	2,821	2,350	-1.18%	28.04%	34.28%	20.04%
Sold Price - Average	\$ 594,875	\$ 592,920	\$ 590,054	\$ 592,507	\$ 592,827	0.33%	0.49%	-0.41%	-0.05%
Sales Volume	\$ 2,851,235,875	\$ 2,875,662,000	\$ 2,235,124,552	\$ 1,671,462,247	\$ 1,393,143,450	-0.85%	28.66%	33.72%	19.98%
Sold Price - Median	\$ 585,000	\$ 580,000	\$ 575,000	\$ 580,000	\$ 579,000	0.86%	0.87%	-0.86%	0.17%
Current Days on Market - Average	39	36	44	50	56	8.33%	-18.18%	-12.00%	-10.71%
Current Days on Market - Median	15	10	15	19	22	50.00%	-33.33%	-21.05%	-13.64%
Close Price/List Price	99.21%	99.91%	99.44%	99.21%	98.91%	-0.70%	0.47%	0.23%	0.30%
PSF Total	\$ 212	\$ 211	\$ 196	\$ 186	\$ 180	0.47%	7.65%	5.38%	3.33%
Single Family (aka Detached Single Family)									
Sold	4,150	4,114	3,292	2,445	2,011	0.88%	24.97%	34.64%	21.58%
Sold Price - Average	\$ 594,419	\$ 592,597	\$ 589,250	\$ 591,342	\$ 592,090	0.31%	0.57%	-0.35%	-0.13%
Sales Volume	\$ 2,466,838,850	\$ 2,437,944,058	\$ 1,939,811,000	\$ 1,445,831,190	\$ 1,190,692,990	1.19%	25.68%	34.17%	21.43%
Sold Price - Median	\$ 584,075	\$ 580,000	\$ 574,975	\$ 580,000	\$ 576,900	0.70%	0.87%	-0.87%	0.54%
Current Days on Market - Average	38	34	42	50	54	11.76%	-19.05%	-16.00%	-7.41%
Current Days on Market - Median	14	10	14	19	20	40.00%	-28.57%	-26.32%	-5.00%
Close Price/List Price	99.23%	99.95%	99.46%	99.23%	98.93%	-0.72%	0.49%	0.23%	0.30%
PSF Total	\$ 194	\$ 190	\$ 179	\$ 170	\$ 163	2.11%	6.15%	5.29%	4.29%
Condo (aka Attached Single Family)									
Sold	643	736	496	376	339	-12.64%	48.39%	31.91%	10.91%
Sold Price - Average	\$ 597,824	\$ 594,727	\$ 595,393	\$ 600,082	\$ 597,204	0.52%	-0.11%	-0.78%	0.48%
Sales Volume	\$ 384,400,832	\$ 437,719,072	\$ 295,314,928	\$ 225,630,832	\$ 202,452,156	-12.18%	48.22%	30.88%	11.45%
Sold Price - Median	\$ 585,000	\$ 582,750	\$ 585,000	\$ 590,120	\$ 581,000	0.39%	-0.38%	-0.87%	1.57%
Current Days on Market - Average	45	50	53	53	70	-10.00%	-5.66%	0.00%	-24.29%
Current Days on Market - Median	19	16	23	24	38	18.75%	-30.43%	-4.17%	-36.84%
Close Price/List Price	99.07%	99.67%	99.26%	99.13%	98.81%	-0.60%	0.41%	0.13%	0.32%
PSF Total	\$ 328	\$ 327	\$ 308	\$ 296	\$ 279	0.31%	6.17%	4.05%	6.09%

CLASSIC MARKET | Properties Sold Between \$300,000 and \$499,999

Snapshot Month-Over-Month and Year-Over-Year Comparisons

	May '19	Prior Month	Last Year	Prior Month	Last Year
Residential (Single Family + Condo)					
Sold	2,720	2,523	2,944	7.81%	-7.61%
Price - Average	\$ 397,974	\$ 394,405	\$ 392,884	0.90%	1.30%
Sales Volume	\$ 1,082,489,280	\$ 995,083,815	\$ 1,156,650,496	8.78%	-6.41%
Days on Market - Average	18	23	13	-21.74%	38.46%
Days on Market - Median	6	7	5	-14.29%	20.00%
Close Price/List Price	100.12%	100.01%	101.19%	0.11%	-1.06%
PSF Total	\$ 216	\$ 213	\$ 209	1.41%	3.35%
Single Family (aka Detached Single Family)					
Sold	2,105	1,977	2,324	6.47%	-9.42%
Price - Average	\$ 404,172	\$ 401,330	\$ 397,078	0.71%	1.79%
Sales Volume	\$ 850,782,060	\$ 793,429,410	\$ 922,809,272	7.23%	-7.81%
Days on Market - Average	16	23	12	-30.43%	33.33%
Days on Market - Median	6	6	5	0.00%	20.00%
Close Price/List Price	100.29%	100.08%	101.28%	0.21%	-0.98%
PSF Total	\$ 205	\$ 201	\$ 196	1.99%	4.59%
Condo (aka Attached Single Family)					
Sold	615	546	620	12.64%	-0.81%
Price - Average	\$ 376,761	\$ 369,328	\$ 377,162	2.01%	-0.11%
Sales Volume	\$ 231,708,015	\$ 201,653,088	\$ 233,840,440	14.90%	-0.91%
Days on Market - Average	28	26	19	7.69%	47.37%
Days on Market - Median	10	9	5	11.11%	100.00%
Close Price/List Price	99.55%	99.73%	100.84%	-0.18%	-1.28%
PSF Total	\$ 257	\$ 258	\$ 259	-0.39%	-0.77%

CLASSIC MARKET |

Properties Sold Between \$300,000 and \$499,999

Snapshot Year-to-Date and Year-Over-Year Comparisons

	YTD 2019	YTD 2018	YTD 2017	YTD 2016	YTD 2015	'19 vs '18	'18 vs '17	'17 vs '16	'16 vs '15
Residential (Single Family + Condo)									
Sold	10,905	10,868	10,494	9,064	7,587	0.34%	3.56%	15.78%	19.47%
Sold Price - Average	\$ 393,822	\$ 391,862	\$ 386,745	\$ 383,922	\$ 380,802	0.50%	1.32%	0.74%	0.82%
Sales Volume	\$ 4,294,628,910	\$ 4,258,756,216	\$ 4,058,502,030	\$ 3,479,869,008	\$ 2,889,144,774	0.84%	4.93%	16.63%	20.45%
Sold Price - Median	\$ 391,600	\$ 390,000	\$ 380,000	\$ 377,413	\$ 371,325	0.41%	2.63%	0.69%	1.64%
Current Days on Market - Average	27	19	21	26	28	42.11%	-9.52%	-19.23%	-7.14%
Current Days on Market - Median	9	5	6	7	7	80.00%	-16.67%	-14.29%	0.00%
Close Price/List Price	99.71%	100.87%	100.55%	100.48%	100.23%	-1.15%	0.32%	0.07%	0.25%
PSF Total	\$ 210	\$ 205	\$ 185	\$ 170	\$ 157	2.44%	10.81%	8.82%	8.28%
Single Family (aka Detached Single Family)									
Sold	8,574	8,587	8,775	7,694	6,496	-0.15%	-2.14%	14.05%	18.44%
Sold Price - Average	\$ 399,179	\$ 395,747	\$ 388,310	\$ 385,269	\$ 381,533	0.87%	1.92%	0.79%	0.98%
Sales Volume	\$ 3,422,560,746	\$ 3,398,279,489	\$ 3,407,420,250	\$ 2,964,259,686	\$ 2,478,438,368	0.71%	-0.27%	14.95%	19.60%
Sold Price - Median	\$ 399,900	\$ 395,000	\$ 383,000	\$ 380,000	\$ 373,432	1.24%	3.13%	0.79%	1.76%
Current Days on Market - Average	26	17	20	25	27	52.94%	-15.00%	-20.00%	-7.41%
Current Days on Market - Median	8	5	6	7	6	60.00%	-16.67%	-14.29%	16.67%
Close Price/List Price	99.75%	100.92%	100.61%	100.49%	100.26%	-1.16%	0.31%	0.12%	0.23%
PSF Total	\$ 197	\$ 190	\$ 172	\$ 157	\$ 144	3.68%	10.47%	9.55%	9.03%
Condo (aka Attached Single Family)									
Sold	2,331	2,281	1,719	1,370	1,091	2.19%	32.69%	25.47%	25.57%
Sold Price - Average	\$ 374,118	\$ 377,239	\$ 378,752	\$ 376,355	\$ 376,450	-0.83%	-0.40%	0.64%	-0.03%
Sales Volume	\$ 872,069,058	\$ 860,482,159	\$ 651,074,688	\$ 515,606,350	\$ 410,706,950	1.35%	32.16%	26.27%	25.54%
Sold Price - Median	\$ 365,000	\$ 369,900	\$ 370,100	\$ 369,000	\$ 365,000	-1.32%	-0.05%	0.30%	1.10%
Current Days on Market - Average	31	24	27	28	33	29.17%	-11.11%	-3.57%	-15.15%
Current Days on Market - Median	11	6	6	7	8	83.33%	0.00%	-14.29%	-12.50%
Close Price/List Price	99.53%	100.69%	100.20%	100.40%	100.07%	-1.15%	0.49%	-0.20%	0.33%
PSF Total	\$ 256	\$ 259	\$ 250	\$ 242	\$ 238	-1.16%	3.60%	3.31%	1.68%

GLOSSARY

Active Listings: The number of properties available for sale at the end of the reported period. The availability of homes for sale has a big effect on supply-demand dynamics and home prices.

New Listings: The number of properties which became available during the reported period.

Under Contract: The number of listings that were changed status from Active to Under Contract at the end of the reported period. Under Contract listings are counted at the end of the reported period. Each listing can only be counted one time. If a listing goes into Under Contract, out of Under Contract, then back into Under Contract all in one reported period, the listing would only be counted once. This is the most real-time measure possible for home buyer activity, as it measures signed contracts on sales rather than the actual closed sale. As such, it is called a “leading indicator” of buyer demand.

Days on Market (DOM): A measure of how long it takes a given property to sell.

Sold Listings: A measure of home sales that sold and closed during the reported period.

Average Sales Price: A sum of all home sales prices divided by the total number of sales. Not considered the most accurate gauge since data from the high-end can easily skew the results.

Median Sales Price: A measure of home values in a market area where 50% of activity was higher and 50 percent was lower than this price point. This method is preferred because it's more insulated from outlying activity occurring at either tail end of the market.

Months Supply of Inventory (MOI): A measure of how balanced the market is between buyers and sellers. It is expressed as the number of months it would hypothetically take to sell through all the available homes for sale currently, given current levels of home sales. A balanced market ranges from 4 to 6 months of supply. A buyer's market has a higher number, reflecting fewer buyers relative to homes for sale. A seller's market has a lower number, reflecting more buyers relative to homes for sale.

Residential (RES): Represents the overall housing market which includes activity of Single Family Homes as well as Condos.

Single Family (Detached Homes): Activity of Detached Single Family Homes.

Condo (Attached Homes): Activity of Attached Condos & Townhomes.

Classic Market: Properties priced between \$300,000 and \$499,999.

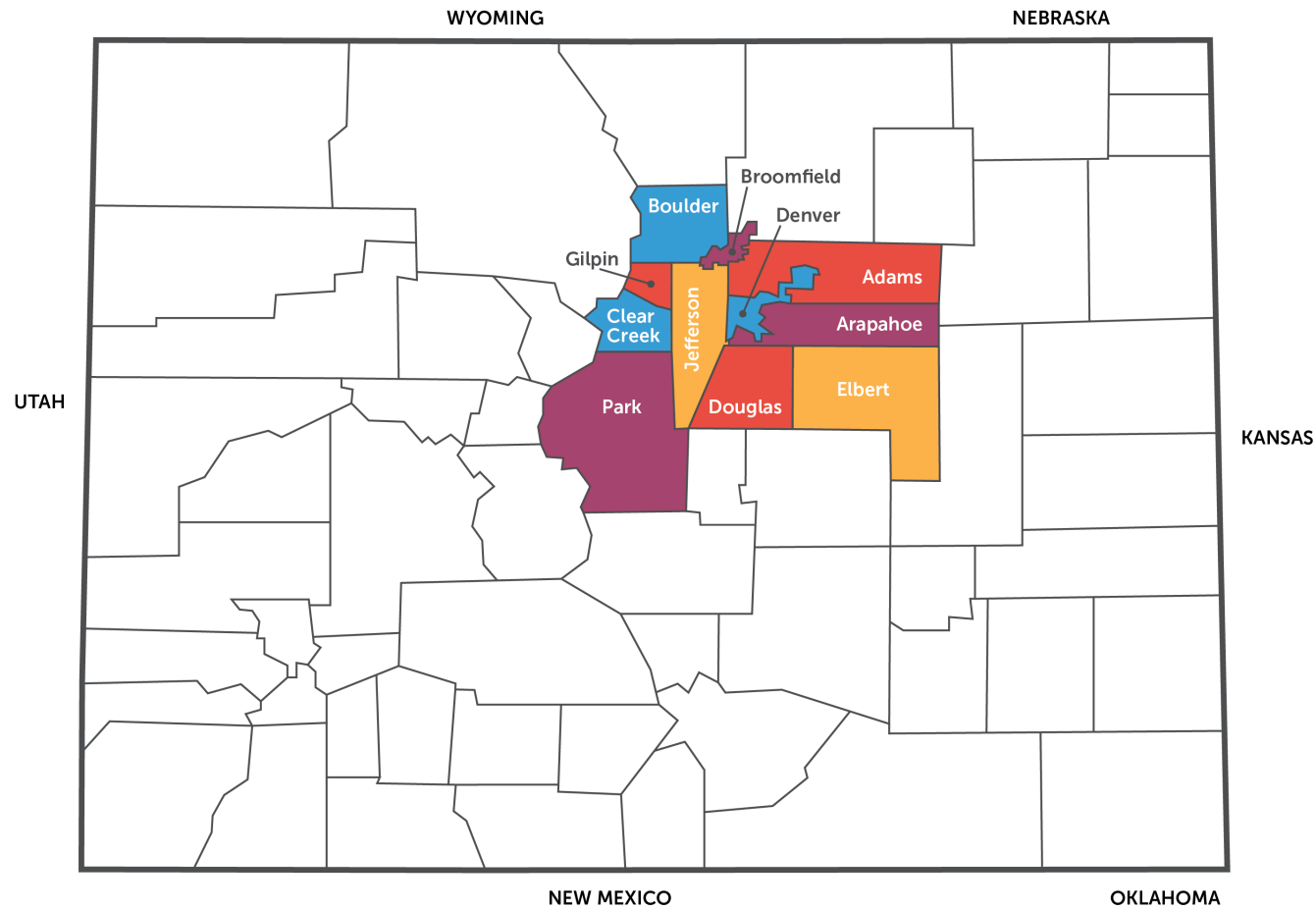
Premier Market: Properties priced between \$500,000 and \$749,999.

Signature Market: Properties priced between \$750,000 and \$999,999.

Luxury Market: Properties priced at \$1,000,000+ (\$1M+).

REcolorado: The source of our MLS listings data.

11 COUNTY MAP



ABOUT

MARKET TRENDS COMMITTEE

The DMAR Market Trends Committee, part of the Denver Metro Association of REALTORS®, *The Voice of Real Estate® in the Denver Metro Area*, provides 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.

DMAR’s Market Trends Committee Members:

- Jill Schafer, Committee Chair and Broker Associate at Kentwood Real Estate | 720-422-0950
- Andrew Abrams, Broker Associate at A-Squared Real Estate | 303-981-6723
- Lawson Armstrong, Broker Associate at 1858 Real Estate | 423-316-6833
- David Bovard, Broker/Owner at Realty Group LLC | 303-523-4663
- Steve Danyliw, Broker/Owner at Danyliw & Associates | 303-880-1865
- W. Bryan Facendini, Broker Associate at Kentwood Real Estate | 720-597-2569
- Libby Levinson, Broker Associate at Kentwood Real Estate | 720-935-0412
- William Maline, Broker Associate at RE/MAX Professionals | 720-297-6030
- Brigitte Modglin, Broker Associate at Kentwood City Properties | 303-820-2489
- Drew Morris, Broker Associate at New Era Group at Your Castle Real Estate | 303-929-7844
- Jessica Reinhardt, Broker Associate at RE/MAX Alliance | 303-549-1223
- Nicole Rueth, Producing Branch Manager at Fairway Mortgage | 303-214-6393
- Amanda Snitker, Broker Associate at Coldwell Banker Devonshire | 303-204-8240
- Jenny Usaj, Managing Broker at Usaj Realty | 720-883-5714
- Taylor Wilson, Broker Associate at Keller Williams Realty, Inc. | 303-912-8187

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®.

Data Source: REcolorado, the state’s largest network of real estate professionals, serves as the primary source of MLS data for the Market Trends Committee. REcolorado.com provides the most accurate and up-to-date property information for REALTORS®, real estate professionals and consumers.

USAGE POLICY: © Copyright

DMAR REALTOR® and Industry Partner 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.

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

DENVER METRO ASSOCIATION OF REALTORS®

The Denver Metro Association of REALTORS®, *The Voice of Real Estate® in the Denver Metro Area*, is a membership-based organization comprised of over 7,000 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.

DISCLAIMER

All data presented in this report was provided by REcolorado. The data was pulled at 8:00 AM (mountain time) on the first day of the month for the preceding month(s).