

Coldwell Banker #1 IN COLORADO



DENVER METRO REAL ESTATE REPORT

ALL DENVER METROPOLITAN REAL ESTATE TRANSACTIONS

COLORADOHOMES.COM

Interest/Mortgage Rates

30 Year Fixed
Conforming/Points
4.23 / .5

15 Year Fixed
Conforming/Points
3.44 / .5

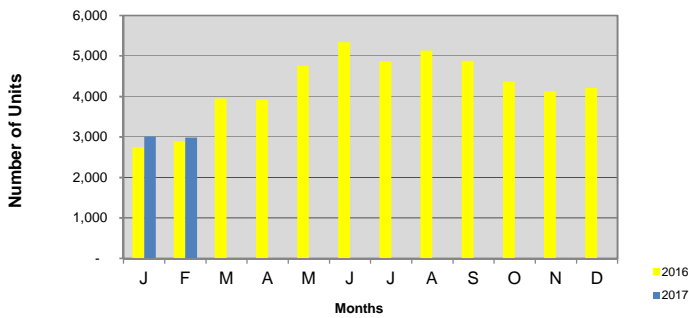
1 Year
ARM/Points
2.74 / .99

6 Month
Libor
1.43

Prime
Rate
4.00%

All information deemed reliable but not guaranteed and should be independently verified. All interest rates are subject to change or withdrawal. Neither listing broker(s) nor Coldwell Banker Residential Brokerage shall be responsible for any typographical errors, misinformation, misprints and shall be held totally harmless. Source: Freddie Mac For Additional Info on Current Rates call 866-761-7425.

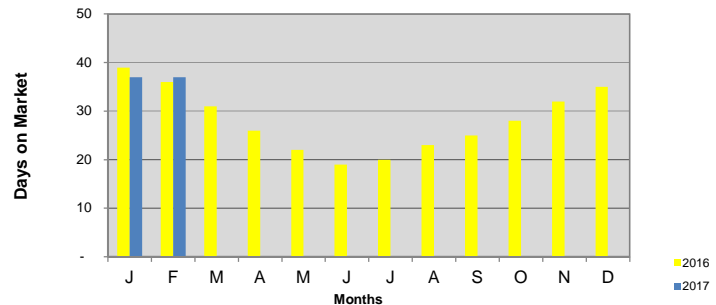
Total Properties Sold (SFR & Condo)



Total Properties Sold 2013 - 2017

	J	F	M	A	M	J	J	A	S	O	N	D	YOY	YTD
2013	2,713	2,725	4,003	4,367	5,279	5,176	5,658	5,276	4,561	4,792	3,410	3,494	21.1%	20.3%
2014	2,493	2,840	3,556	4,092	4,954	5,455	5,264	4,955	4,562	4,455	3,519	3,795	-2.9%	-1.9%
2015	2,409	2,807	4,014	4,436	4,869	5,723	5,613	4,965	4,770	4,399	3,322	4,224	3.2%	-2.2%
2016	2,745	2,895	3,950	3,929	4,767	5,340	4,872	5,136	4,885	4,369	4,130	4,212	-0.6%	8.1%
2017	3,013	2,989												6.4%
(%)	9.8%	3.2%												

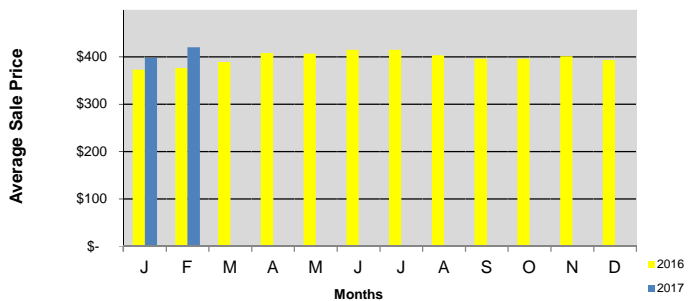
Days on Market (SFR & Condo)



Days on Market 2013 - 2017

	J	F	M	A	M	J	J	A	S	O	N	D	YOY	YTD
2013	68	69	57	48	41	35	31	33	34	39	45	50	-32.6%	-25.5%
2014	54	50	47	37	29	27	26	27	30	33	35	40	-20.9%	-24.1%
2015	40	40	31	24	21	20	19	21	23	27	29	33	-24.6%	-23.1%
2016	39	36	31	26	22	19	20	23	25	28	32	35	2.4%	-6.3%
2017	37	37												-1.3%
(%)	-5.1%	2.8%												

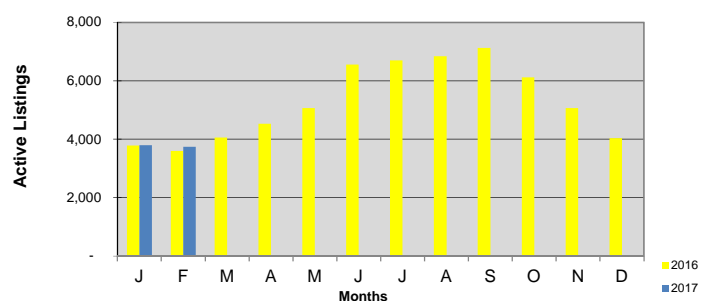
Average Sales Price (SFR & Condo)



Average Sales Price 2013 - 2017

	J	F	M	A	M	J	J	A	S	O	N	D	YOY	YTD
2013	\$274	\$275	\$297	\$308	\$307	\$318	\$318	\$312	\$302	\$298	\$304	\$304	9.7%	12.7%
2014	\$302	\$295	\$323	\$325	\$336	\$336	\$332	\$331	\$319	\$330	\$328	\$340	7.7%	8.7%
2015	\$332	\$344	\$356	\$363	\$374	\$375	\$369	\$367	\$358	\$377	\$360	\$373	11.6%	13.2%
2016	\$373	\$376	\$389	\$408	\$407	\$415	\$415	\$403	\$396	\$396	\$401	\$393	9.8%	10.8%
2017	\$398	\$420												9.2%
(%)	6.7%	11.7%												

Active Inventory (SFR & Condo)



Active Inventory 2013 - 2017

	J	F	M	A	M	J	J	A	S	O	N	D	YOY	YTD
2013	8,847	8,599	8,460	8,716	8,901	10,438	10,948	11,208	10,819	9,942	8,554	6,765	-26.5%	-39.7%
2014	7,610	7,441	5,045	5,572	6,619	7,458	7,640	7,668	6,905	6,207	4,862	3,987	-31.9%	-13.7%
2015	3,741	3,600	3,681	4,592	5,139	5,735	6,865	6,838	6,840	6,484	5,142	4,000	-18.6%	-51.2%
2016	3,780	3,598	4,054	4,529	5,070	6,560	6,695	6,842	7,124	6,122	5,064	4,039	1.3%	0.5%
2017	3,800	3,737												2.2%
(%)	0.5%	3.9%												

For Additional Information Contact Chris Mygatt, President/COO. 303.409.1500

This representation is based in whole or in part on data supplied by MarketQuest. Due to MLS reporting methods and allowable reporting policy, this data is only informational and may not be completely accurate. Therefore, Coldwell Banker does not guarantee the data accuracy. Data maintained by the MLS's may not reflect all real estate activity in the market.

THE COLDWELL BANKER RESIDENTIAL BROKERAGE REPORT
METROPOLITAN DENVER REAL ESTATE STATISTICS
AS OF FEBRUARY 2017

Based on Condos and Single Family:	<u>Under Contract</u>	<u>Closed</u>
Current Month	4,159	2,989
Previous Month	3,471	3,046
Percentage Change (Over last Month)	19.8%	-1.9%
Current Month (Previous Year)	4,165	2,895
Percentage Change (Over Last Year)	-0.1%	3.2%
Year to Date - Current Year	7,630	6,035
Year to Date - Previous Year	7,839	5,640
Percentage Change (Over Last Year)	-2.7%	7.0%

UNSOLD HOMES ON THE MARKET: ACTIVE INVENTORY

Current Month	3,737
Current Month (Previous Year)	3,598
Percentage Change (Over Last Year)	3.9%
Current Month	3,737
Previous Month	3,800
Percentage Change (Over last Month)	-1.7%

AVERAGE PRICE OF PROPERTIES CLOSED:

	<u>Total</u>	<u>Condos</u>	<u>Single Family</u>
Current Month	\$420	\$267	\$434
Previous Month	\$398	\$280	\$408
Current Month (Previous Year)	\$376	\$247	\$387
Year to Date - Current Year Average	\$409	\$274	\$421
Year to Date - Previous Year Average	\$375	\$249	\$385

MEDIAN PRICE OF PROPERTIES CLOSED:

	<u>Condos</u>	<u>Single Family</u>
Current Month	\$235	\$365
Previous Month	\$223	\$353
Current Month (Previous Year)	\$195	\$335

Based on Condos:

	<u>Under Contract</u>	<u>Closed</u>
Current Month	316	253
Previous Month	275	227
Percentage Change (Over last Month)	14.9%	11.5%
Current Month (Previous Year)	309	225
Percentage Change (Over Last Year)	2.3%	12.4%
Year to Date - Current Year	591	480
Year to Date - Previous Year	585	427
Percentage Change (Over Last Year)	1.0%	12.4%

Based on Single Family:

	<u>Under Contract</u>	<u>Closed</u>
Current Month	3,843	2,736
Previous Month	3,196	2,819
Percentage Change (Over last Month)	20.2%	-2.9%
Current Month (Previous Year)	3,856	2,670
Percentage Change (Over Last Year)	-0.3%	2.5%
Year to Date - Current Year	7,039	5,555
Year to Date - Previous Year	7,254	5,213
Percentage Change (Over Last Year)	-3.0%	6.6%

*This report summarizes the sales of residential real estate units during the reported-on period. Please Note: (1) The reported units have been adjusted for a true calendar month (as defined by MLS cut-off dates each month) (2) Under Contract units reflect those properties reported as "under contract" during the period - i.e., a binding contract was executed between buyer and seller. (3) Closed units reflect the passing of title. The close date generally lags 30-90 days behind the under contract date and is often distorted by many outside factors unrelated to the extent of real estate activity.