

# 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  
**4.03 / .5**

15 Year Fixed  
Conforming/Points  
**3.27 / .4**

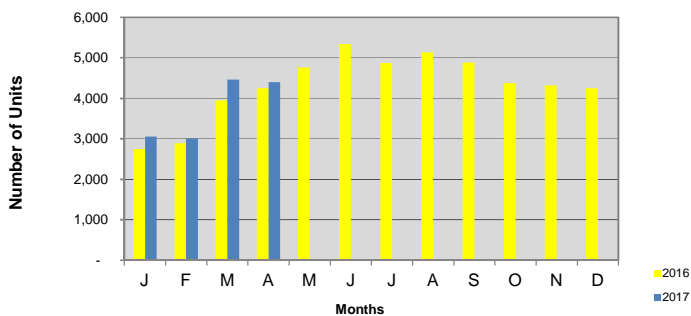
1 Year  
ARM/Points  
**2.74 / .89**

6 Month  
Libor  
**1.43**

Prime  
Rate  
**4.00%**

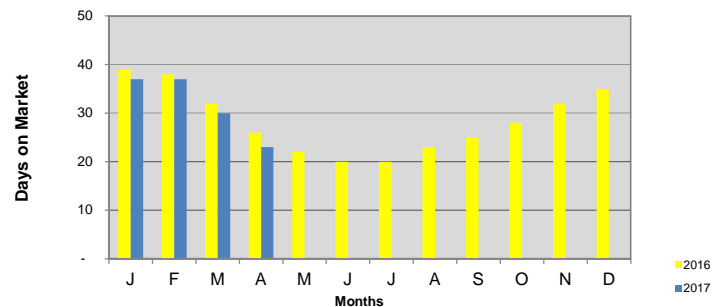
All information deemed reliable but not guaranteed and should be independently verified. All interest rates are subject to change or withdrawal. Neither listing broker(s) nor Coldwell Banker Residential Brokerage shall be responsible for any typographical errors, misinformation, misprints and shall be held totally harmless. Source: Freddie Mac For Additional Info on Current Rates call 888-761-7425.

## Total Properties Sold (SFR & Condo)



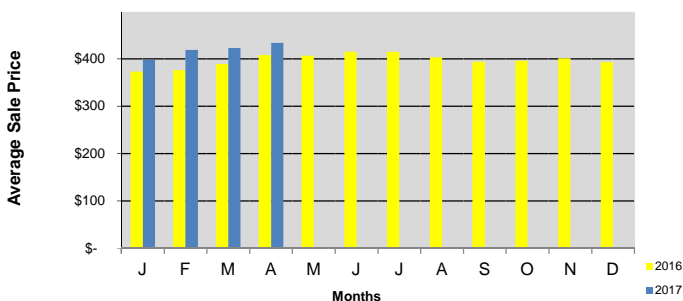
Total Properties Sold 2013 - 2017													YOY	YTD
J	F	M	A	M	J	J	A	S	O	N	D			
2013	2,713	2,725	4,003	4,367	5,279	5,176	5,658	5,276	4,561	4,792	3,410	3,494	21.1%	22.7%
2014	2,493	2,840	3,556	4,092	4,954	5,455	5,264	4,955	4,562	4,455	3,519	3,795	-2.9%	-6.0%
2015	2,460	2,897	4,091	4,528	4,973	5,825	5,759	5,133	4,942	4,568	3,456	4,338	6.1%	7.7%
2016	2,745	2,895	3,950	4,253	4,767	5,340	4,872	5,136	4,885	4,381	4,319	4,251	-2.2%	-1.0%
2017	3,054	3,008	4,465	4,404										7.9%
(%)	11.3%	3.9%	13.0%	3.6%										

## Days on Market (SFR & Condo)



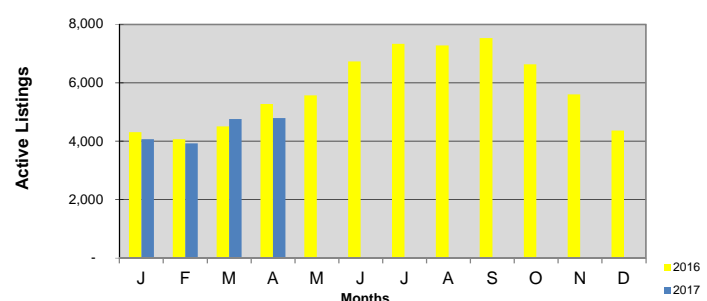
Days on Market 2013 - 2017													YOY	YTD
J	F	M	A	M	J	J	A	S	O	N	D			
2013	68	69	57	48	41	35	31	33	34	39	45	50	-32.6%	-30.9%
2014	54	50	47	37	29	27	26	27	30	33	35	40	-20.9%	-22.3%
2015	40	40	32	24	21	20	20	21	24	27	29	34	-23.7%	-27.7%
2016	39	38	32	26	22	20	20	23	25	28	32	35	2.4%	-0.7%
2017	37	37	30	23										-5.9%
(%)	-5.1%	-2.6%	-6.3%	-11.5%										

## Average Sales Price (SFR & Condo)



Average Sales Price 2013 - 2017													YOY	YTD
J	F	M	A	M	J	J	A	S	O	N	D			
2013	\$274	\$275	\$297	\$308	\$307	\$318	\$318	\$312	\$302	\$298	\$304	\$304	9.7%	13.6%
2014	\$302	\$295	\$323	\$325	\$336	\$336	\$332	\$331	\$319	\$330	\$328	\$340	7.7%	7.9%
2015	\$329	\$344	\$356	\$361	\$375	\$376	\$365	\$364	\$357	\$359	\$354	\$368	10.5%	11.6%
2016	\$373	\$376	\$389	\$408	\$407	\$415	\$415	\$403	\$394	\$396	\$401	\$393	10.7%	11.2%
2017	\$398	\$419	\$423	\$434										8.3%
(%)	6.7%	11.4%	8.7%	6.4%										

## Active Inventory (SFR & Condo)



Active Inventory 2013 - 2017													YOY	YTD
J	F	M	A	M	J	J	A	S	O	N	D			
2013	8,847	8,599	8,460	8,716	9,801	10,438	10,948	11,208	10,819	9,942	8,554	6,765	-26.5%	-38.8%
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%	-25.9%
2015	4,229	4,116	4,235	5,127	5,643	6,211	7,318	7,347	7,383	7,023	5,695	4,487	-10.6%	-31.0%
2016	4,306	4,075	4,513	5,276	5,568	6,731	7,335	7,284	7,531	6,630	5,605	4,364	0.6%	2.6%
2017	4,071	3,924	4,761	4,794										-3.4%
(%)	-5.5%	-3.7%	5.5%	-9.1%										

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 APRIL 2017**

<b>Based on Condos and Single Family:</b>	<b><u>Under Contract</u></b>	<b><u>Closed</u></b>
Current Month	5,512	4,404
Previous Month	4,964	4,465
Percentage Change (Over last Month)	11.0%	-1.4%
Current Month (Previous Year)	5,162	4,253
Percentage Change (Over Last Year)	6.8%	3.6%
Year to Date - Current Year	17,988	14,931
Year to Date - Previous Year	17,768	13,843
Percentage Change (Over Last Year)	1.2%	7.9%

**UNSOLD HOMES ON THE MARKET: ACTIVE INVENTORY**

Current Month	4,794
Current Month (Previous Year)	5,276
Percentage Change (Over Last Year)	-9.1%
Current Month	4,794
Previous Month	4,761
Percentage Change (Over last Month)	0.7%

<b>AVERAGE PRICE OF PROPERTIES CLOSED:</b>	<b><u>Total</u></b>	<b><u>Condos</u></b>	<b><u>Single Family</u></b>
Current Month	\$434	\$288	\$445
Previous Month	\$423	\$282	\$435
Current Month (Previous Year)	\$408	\$251	\$408
Year to Date - Current Year Average	\$419	\$279	\$430
Year to Date - Previous Year Average	\$387	\$252	\$394

<b>MEDIAN PRICE OF PROPERTIES CLOSED:</b>	<b><u>Condos</u></b>	<b><u>Single Family</u></b>
Current Month	\$237	\$385
Previous Month	\$225	\$380
Current Month (Previous Year)	\$200	\$357

<b>Based on Condos:</b>	<b><u>Under Contract</u></b>	<b><u>Closed</u></b>
Current Month	399	323
Previous Month	362	350
Percentage Change (Over last Month)	10.2%	-7.7%
Current Month (Previous Year)	361	324
Percentage Change (Over Last Year)	10.5%	-0.3%
Year to Date - Current Year	1,344	1,153
Year to Date - Previous Year	1,308	1,041
Percentage Change (Over Last Year)	2.8%	10.8%

<b>Based on Single Family:</b>	<b><u>Under Contract</u></b>	<b><u>Closed</u></b>
Current Month	5,113	4,081
Previous Month	4,602	4,115
Percentage Change (Over last Month)	11.1%	-0.8%
Current Month (Previous Year)	4,801	3,929
Percentage Change (Over Last Year)	6.5%	3.9%
Year to Date - Current Year	16,644	13,778
Year to Date - Previous Year	16,460	12,802
Percentage Change (Over Last Year)	1.1%	7.6%

\*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.