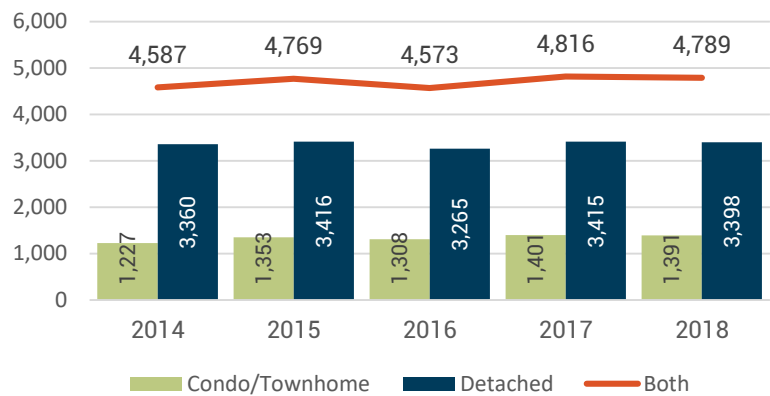


**-1%** **HOME SALES**

Throughout April, 4,789 homes sold, 1% lower than last year, but up 4% from March. Year to date, sales are just 2% lower than 2017 figures.

In addition to strong home sales, April saw a lift in the number of homes going under contract. Throughout the month, contracts were placed on 6,142 homes, a 12% increase from last month.

Home Sales

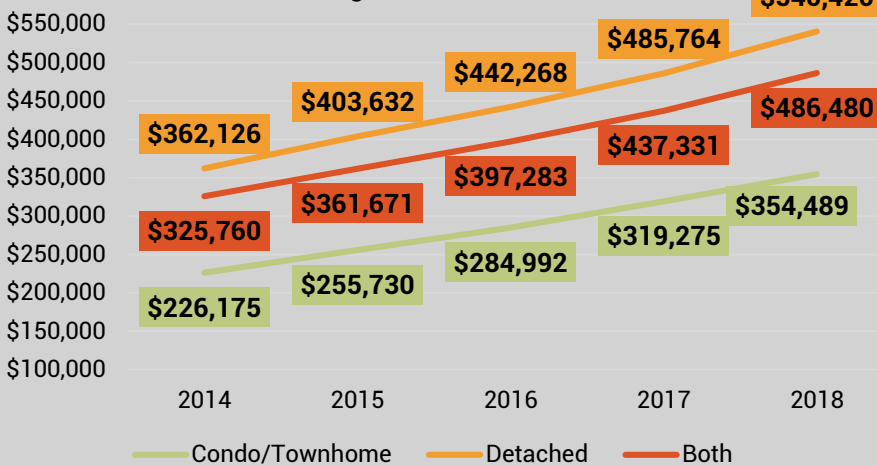


**+11%** **PRICES**

The average price of a single family home reached \$486,480 in April, a year-over-year increase of 11%. Home prices were 4% higher than March, the biggest month-over-month increase we've seen so far this year.

The price of a single-family detached home reached \$540,420, while condos/townhomes sold for an average of \$354,489.

Average Sold Prices

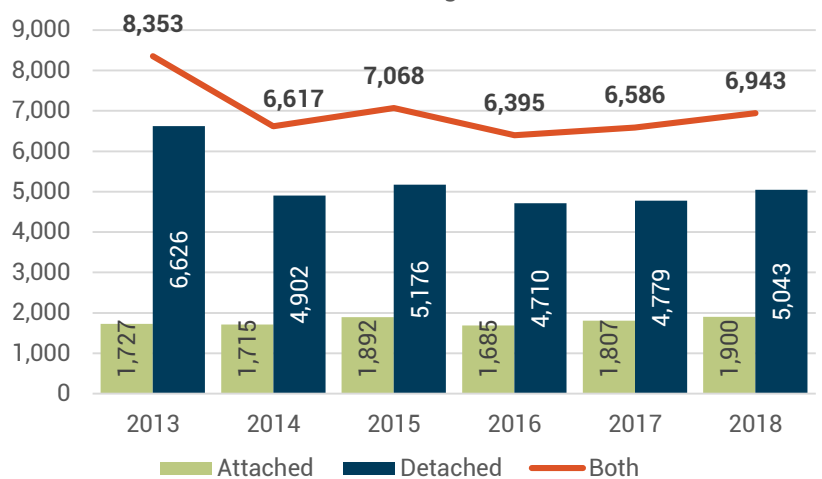


**+5%** **NEW LISTINGS**

As the weather warms, we continued to see sellers list their homes for sale. In April, 6,943 new listings hit the market, 5% more than this time last year and 9% more than last month.

April marked the first time we've seen active listings climb above 5,000 this year. At 5,640, the active listings count was 8% lower than last time this year, but 23% higher than last month.

New Listings



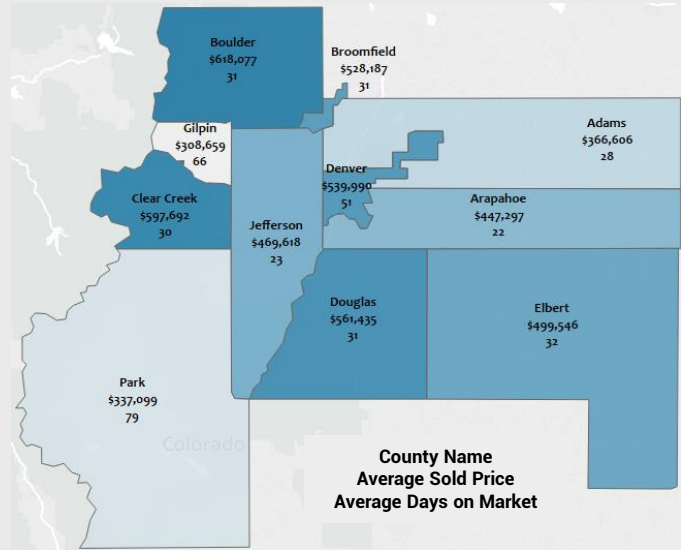
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DAYS ON MARKET



Homes continue to move off the market quickly throughout the Denver metro area.

The average time a home spent on the market in April was 33 days, 1 day less than last year and 13 days less than last month.

The median number of days a home spent on the market in April was just 5, unchanged from last year and one day less than last month.

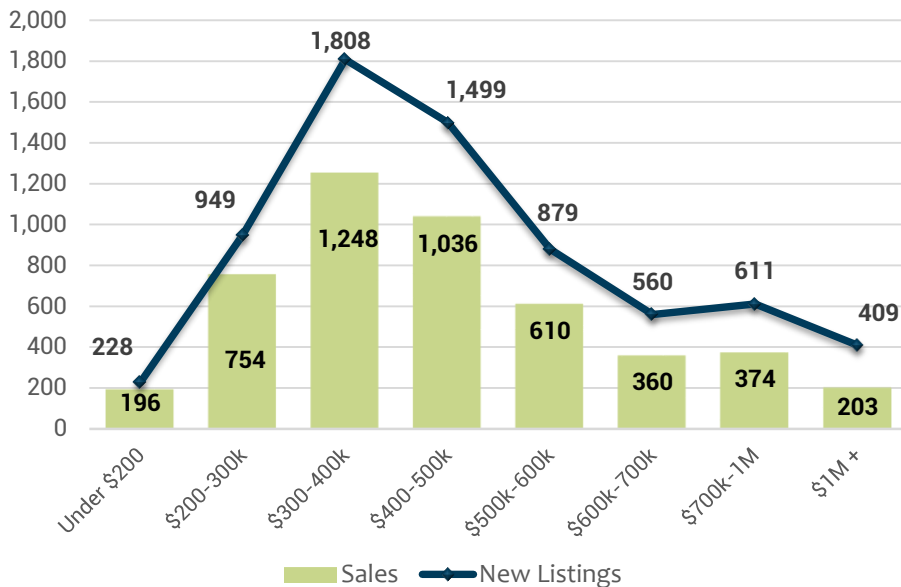


<b>5,640</b> Active Listings	<b>\$486,480</b> Average Sold Price	<b>4,789</b> Listings Sold	<b>33</b> Average Days on Market
<b>6,943</b> New Listings	<b>\$418,000</b> Median Sold Price	<b>6,142</b> Listings Under Contract	<b>5</b> Weeks of Inventory



### Greater Denver Metro Market by Price Range

Demand remained strong across all price ranges in April, with 69% of new listings that came on the market resulting in a sale. The market saw the most activity from homes in the \$300,000 to \$500,000 price ranges, with 48% of new listings coming on the market, 11% more than last month. Sales in this range comprised 48% of all April sales. Homes priced under \$500,000 continue to sell very rapidly, with the majority selling in less than a week.



Median Days on Market by Price Range	
Under \$200k	5
\$200-300k	4
\$300-400k	5
\$400-500k	6
\$500-600k	7
\$600-700k	8
\$700-1M	8
\$1M+	17