

Home Sales



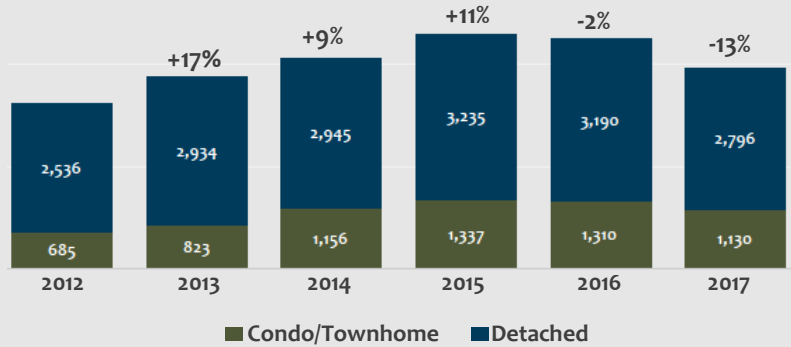
In December, 3,926 homes sold in the Greater Denver Metro area, a decrease of 17% compared to last month and 13% less than December 2016. As compared to last year, sales of single-family detached homes decreased 12% and sales of condos/townhomes decreased 14%. Home sales typically moderate in December as home shoppers focus on the holidays.

Home Sales Monthly Change

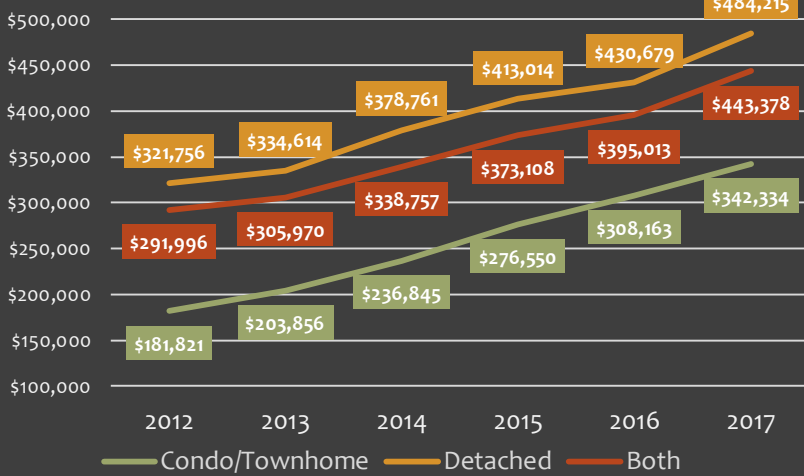
December 2017 3,926
November 2017 4,703

-17%

December Home Sales



December Average Sold Prices



Sold Prices

The price of a Denver home saw a slight month-over-month increase. In December, the average price of a single family home was \$443,378, up 2% from last month, and 12% higher than last year at this time. The average price of a single family detached home is up 12% year over year, and the average sold price of a condo/townhome is 11% higher than this time last year.

Sold Prices Monthly Change

December 2017 \$443,378
November 2017 \$395,013

+2%



New and Active Listings

It is typical for the number of new home listings to fall 25 to 35% in December as thoughts turn to the holiday season. In December, 2,381 new listings came on the market, a seasonal 35% month-over-month decrease and 4% lower than last year at this time. The month ended with 3,838 active listings of homes for sale, 6% lower than November levels.

Active Listings Monthly Change

December 2017 3,838
November 2017 4,090

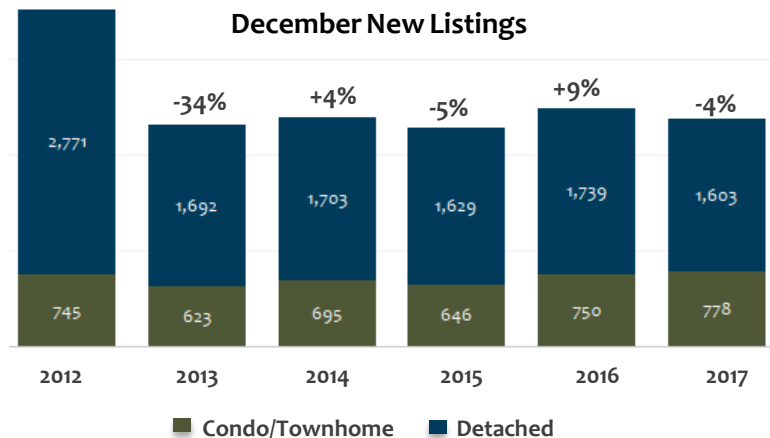
-6%

New Listings Monthly Change

December 2017 2,381
November 2017 3,666

-35%

December New Listings





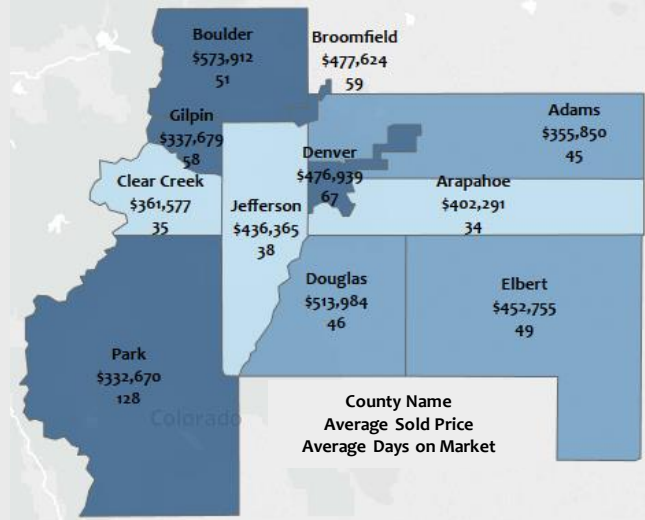
Average Days on Market

On average, homes spent 49 days on the market in December, 8 days longer than this time last month and 4 days longer than this time last year. The median amount of time a home spent on the market was unchanged from last year, at 16 days. Homes sold the quickest in Arapahoe and Clear Creek Counties.

Days On Market

November 2017 41 days

December 2016 45 days

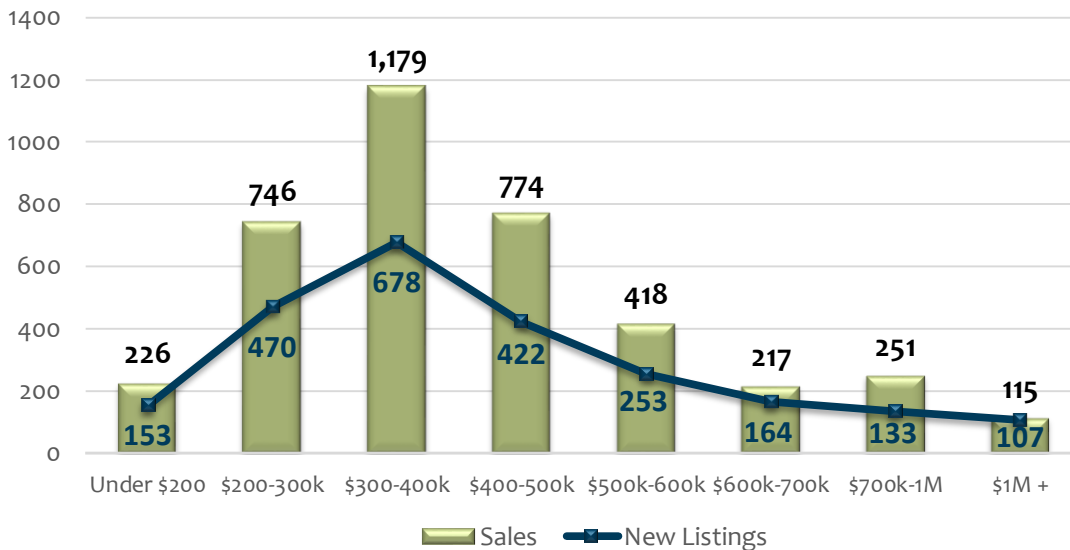


3,838 Total Active Listings	\$443,378 Average Sold Price	3,926 Total Listings Sold	49 Average Days on Market
2,381 Total New Listings	\$385,000 Median Sold Price	3,133 Total Listings Under Contract	4 Weeks of Inventory



The Greater Denver Metro Market by Price Range

In December, homes priced \$300,000 to \$400,000 had the greatest number of sales. In every price range except the \$1M and above, sales are outpacing the number of new listings that are coming on the market, which is leading to the shortage of inventory. Inventory is moving the quickest in the \$200,000 - \$400,000 price range, with days on market below 30 days.



Days on Market by Price Range	
Under \$200k	36
\$200-300k	20
\$300-400k	29
\$400-500k	57
\$500-600k	68
\$600-700k	95
\$700-1M	99
\$1M +	142

Greater Denver Metro Area Counties:

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