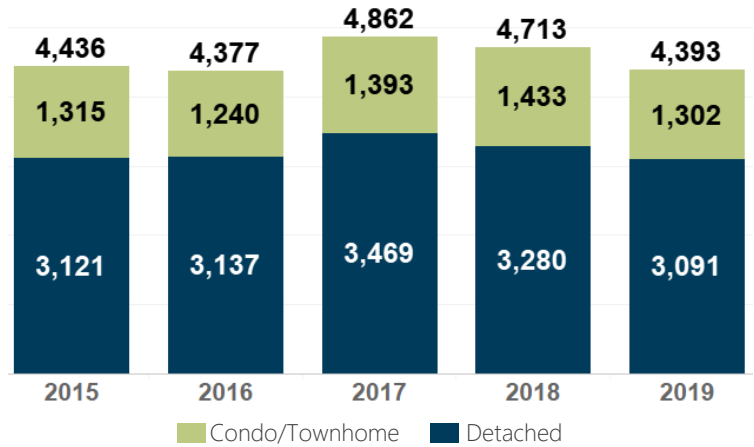


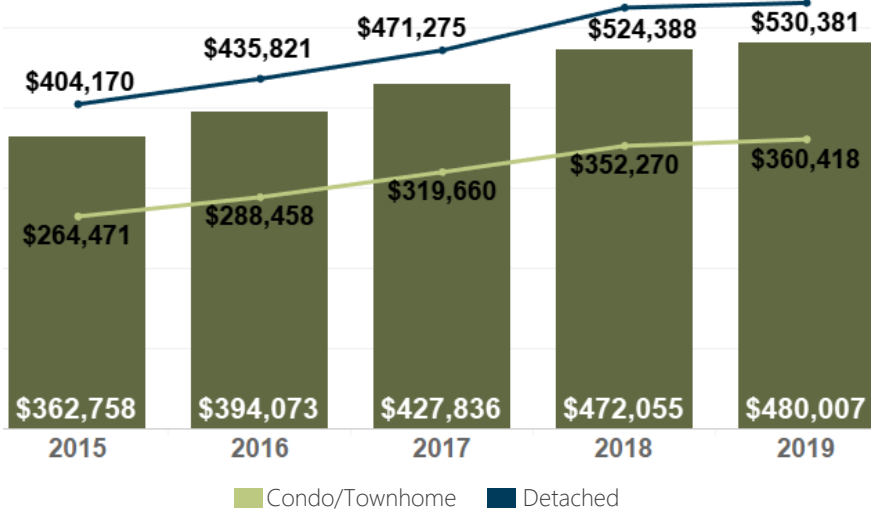
-7% HOME SALES

In March, 4,393 homes sold in the 11-county Denver Metro Area, a 7% decrease from last year, but a month-over-month increase of 27%, signaling the buying and selling season is underway.

Contracts were put in place on 5,736 homes in March, up 6% from last year and 29% higher than last month.



Average Sold Prices



+2% PRICES

The average sold price of a home got a bump up in March to \$480,007, an increase of 2% from last year and a 3% increase compared to last month.

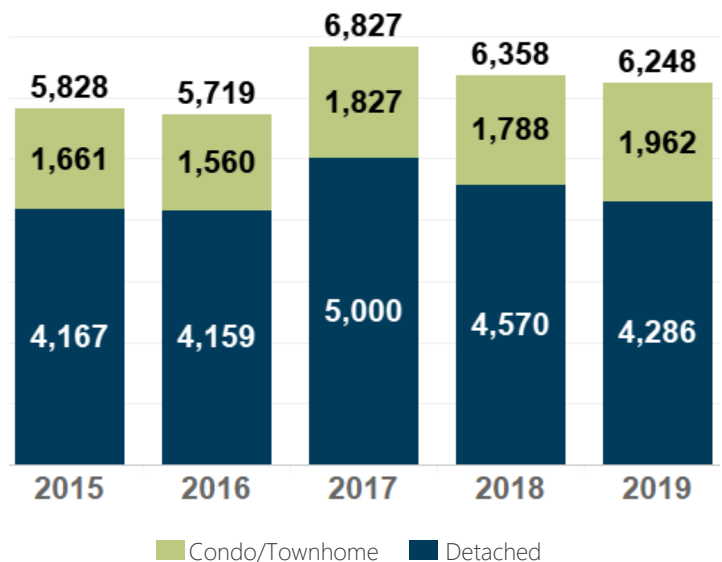
The average price of a single-family detached home was \$530,381, up 1% year over year. The price of condos/townhomes was up 2% from March 2018, at an average of \$360,418.

-2% NEW LISTINGS

Sellers continued to bring more new listings of homes for sale to the market in March. Throughout the month, 6,248 listings hit the market, an increase of 23% compared to last month, but down 2% year over year.

The count of active listings of homes for sale at the end of March was 6,269, 36% higher than last year and 7% higher than the end of last month.

We currently have 6 weeks of inventory, 1 week less than last month, but 2 weeks more than last year at this time.

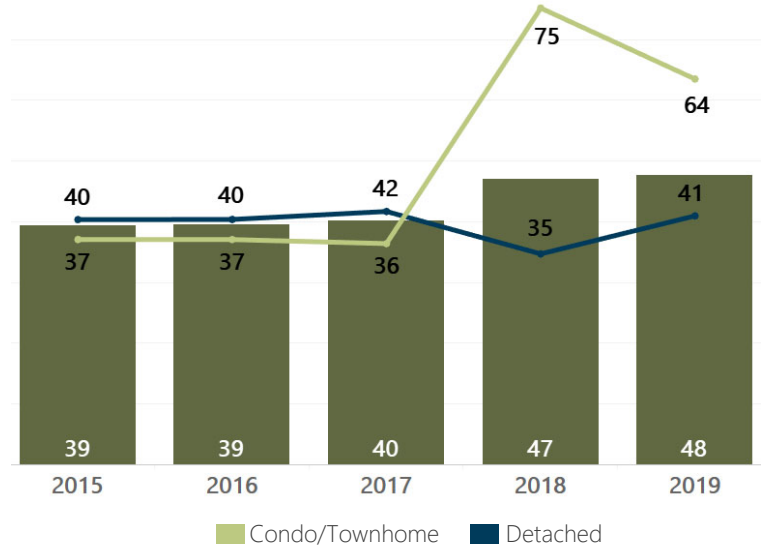




DAYS ON MARKET

In March, homes spent an average of 48 days on the market, 1 day less than last month and 1 day more than this time last year. On average, single-family detached homes were on the market 41 days, while condos/townhomes were on the market 64 days.

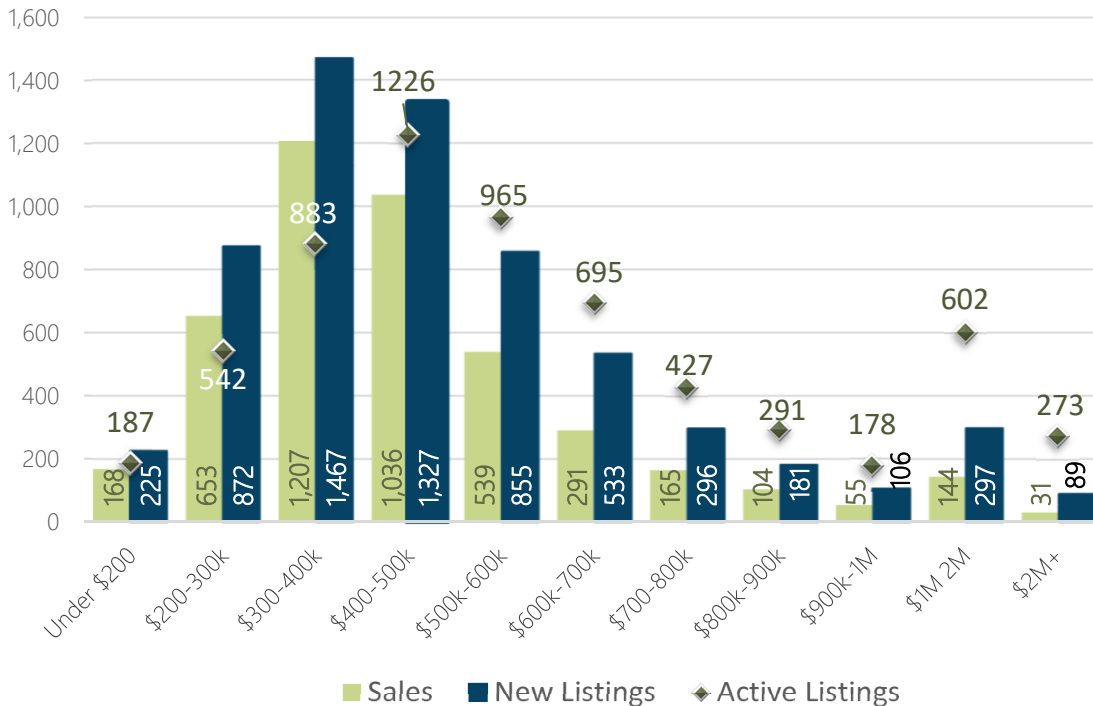
The median amount of time a home spent on the market in March was 11 days, 5 days more than this time last year.



6,269 Active Listings	\$480,007 Average Sold Price	4,393 Listings Sold	48 Average Days on Market
6,248 New Listings	\$415,500 Median Sold Price	5,736 Listings Under Contract	6 Weeks of Inventory

Greater Denver Metro Market by Price Range

The March housing market saw the most activity in the \$300 to 500,000 price ranges, with 45% of all new listings and 51% of sales. At the end of the month, 34% of all active listings were priced between \$300,00 and \$500,000. Homes in these ranges are in high demand, spending an average of only 40 days on the market.



Average Days on Market by Price Range	
Under \$200k	30
\$200-300k	35
\$300-400k	32
\$400-500k	51
\$500-600k	62
\$600-700k	69
\$700-800k	46
\$800-900k	107
\$900-1M	53
\$1-2M	86
\$2M+	92