

Annual Report on the REcolorado® Housing Market

A RESEARCH TOOL PROVIDED BY RECOLORADO®
RESIDENTIAL LISTINGS – SINGLE FAMILY DETACHED AND ATTACHED

RE  COLORADO®

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2017

There is an ongoing and undeniable national housing shortage. Year-over-year inventory levels have been down in most markets for several years now, and that trend is expected to persist in 2018. Consumers are still purchasing for the first time and relocating to other, presumably more ideal homes. Having the financial ability to make a move clearly seems feasible to many eager buyers amidst a healthy economy, whether life events such as marriage, children, employment change or desirable downsizing is the reason for moving.

There are further positive signs on the horizon, as builder confidence has improved and construction job gains are measurably higher. It will still take more effort than a lone year can provide for building activity to reach a needed level for inventory balance, but a step in the right direction is welcome.

More sellers should feel ready and willing to list in 2018. Economic indicators such as unemployment rates and consumer confidence are in an improved state, and sellers currently hold the keys in the buyer-seller relationship. This does not mean that sellers can set their price and watch the offers roll in. On the contrary, buyers will be poised to test prevailing price points, particularly in markets where home price increases are outpacing wage growth and in light of the fact that mortgage rates are expected to increase further in 2018.

Under Contract Listings: Under Contract sales increased 8.4 percent to 79,153 to close out the year.

Listings: Year-over-year, the number of homes available for sale was higher. There were 5,629 active listings at the end of 2017. New listings increased by 7.0 percent to finish the year at 76,471. Home supply was once again lower than desired in 2017. In the REcolorado marketplace, inventory has not necessarily been on a continuous path of decline, and the recent spate of year-over-year improvements is encouraging. But if you compare the last several years with the active listings count for 2013, it becomes more evident that more listings would be welcome.

Lender-Mediated Properties: The foreclosure market has dwindled from its peak several years ago. In 2017, the percentage of closed sales that were either foreclosure or short sale decreased by 49.6 percent to end the year at 0.6 percent of the market.

Showings: Demand was high throughout 2017. There were 272,797 total showings in the region, culminating in 10 showings before pending, which was unchanged from 2016.

Prices: Home prices were up compared to last year. The overall median sales price increased 7.8 percent to \$371,000 for the year. Prices are expected to rise at a slow rate in 2018.

List Price Received: Sellers received 99.9 percent of their original list price received at sale, a small year-over-year reduction of 0.1 percent. Sales prices are expected to increase further in 2018, which should keep original list price received at sale near the full 100 percent mark for a fourth year in a row.

The historic tax reforms due to make their mark in 2018 will have varying effects across the nation. High-priced coastal markets may feel the changes stronger than the middle of the country. And some potential buyers may see the changes as providing less of an investment benefit for homeowners.

Some observers warn that there might be enough lack of incentives to stifle homeownership, which is already near 50-year lows. Policy makers claim that the reforms will help boost economic activity and profitability. Whichever direction we ultimately turn, the next year appears to offer a dalliance with balance intended to intrigue both sides of the transaction toward a common middle ground.

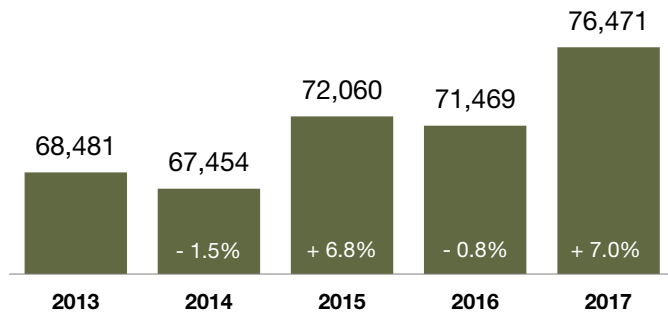
For those who have their minds made up to buy a home in 2018, it will likely be a competitive ride. The trend has widely been toward fewer days on market and fewer months of supply, indicating strong demand despite higher prices and low inventory. This could prove tricky for first-time home buyers, especially for those who are impacted by student loan debt, content to rent or among the more than 15 percent of adult children still living at home. In a landscape rife with new variables, residential real estate is certainly poised to offer an interesting and active year ahead.

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Quick Facts

New Listings



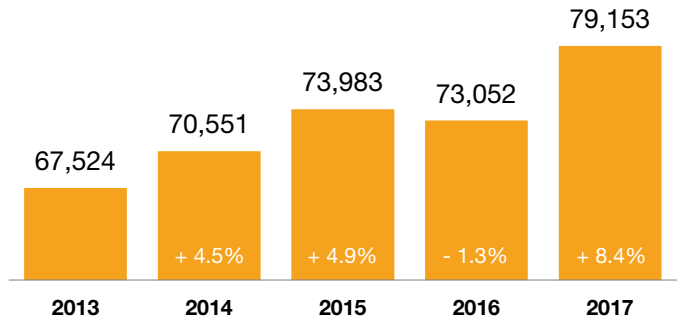
Top 5 Areas: Change in New Listings from 2016

Telluride	+ 600.0%
Steamboat Springs	+ 300.0%
Grand Junction	+ 212.5%
Sheridan	+ 200.0%
Avon	+ 175.0%

Bottom 5 Areas: Change in New Listings from 2016

Winter Park	- 25.5%
Alamosa	- 27.8%
Aspen	- 50.0%
Del Norte	- 50.0%
Eagle	- 60.0%

Under Contract Listings



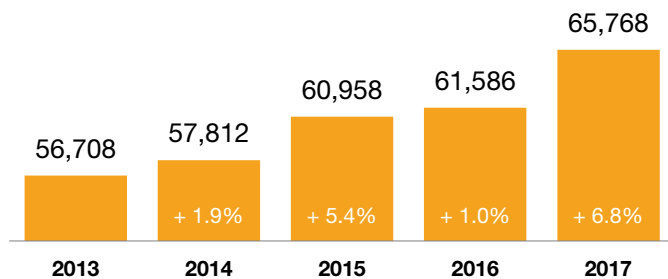
Top 5 Areas: Change in Under Contract Listings from 2016

Salida	+ 1,616.7%
Glenwood Springs	+ 1,000.0%
Monte Vista	+ 700.0%
Telluride	+ 300.0%
Twin Lakes	+ 233.3%

Bottom 5 Areas: Change in Under Contract Listings from 2016

Cherry Hills Village	- 22.2%
Crested Butte	- 25.0%
Franktown	- 31.7%
Del Norte	- 41.7%
Eagle	- 66.7%

Sold Listings



Top 5 Areas: Change in Sold Listings from 2016

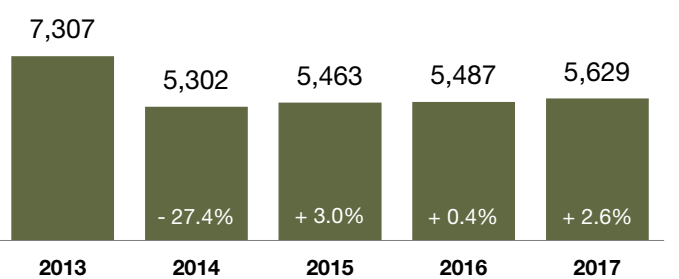
Telluride	+ 400.0%
Avon	+ 200.0%
Sheridan	+ 200.0%
Grand Junction	+ 121.1%
Federal Heights	+ 116.1%

Bottom 5 Areas: Change in Sold Listings from 2016

Edwards	- 33.3%
Alamosa	- 49.0%
Del Norte	- 61.9%
Eagle	- 75.0%
Monte Vista	- 80.0%

Active Listings

At the end of each year.



Top 5 Areas: Change in Active Listings from 2016

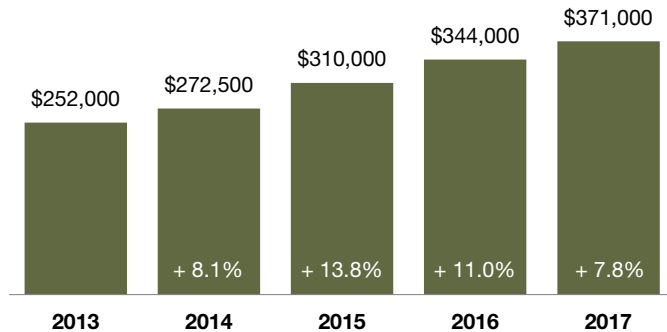
Alamosa	+ 900.0%
Byers	+ 350.0%
Northglenn	+ 220.0%
Aspen	+ 200.0%
Salida	+ 200.0%

Bottom 5 Areas: Change in Active Listings from 2016

Deer Trail	- 70.0%
Idaho Springs	- 70.0%
Frederick	- 76.3%
Avon	- 100.0%
Eagle	- 100.0%

Quick Facts

Median Sold Price*



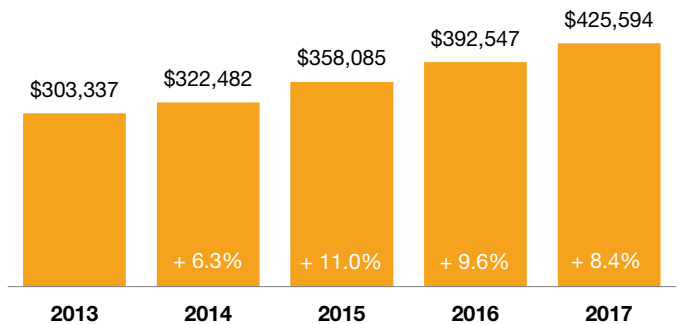
Top 5 Areas: Change in Median Sold Price from 2016

Crested Butte	+ 76.7%
Pueblo	+ 43.6%
Grand Junction	+ 38.9%
Silverthorne	+ 31.9%
Breckenridge	+ 30.6%

Bottom 5 Areas: Change in Median Sold Price from 2016

Alamosa	- 12.6%
Steamboat Springs	- 16.6%
Del Norte	- 25.5%
Eagle	- 45.0%
Telluride	- 60.1%

Average Sold Price*



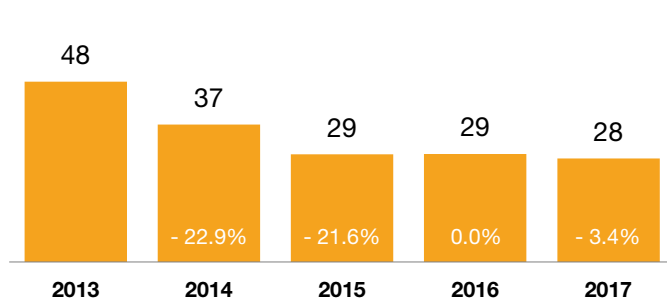
Top 5 Areas: Change in Average Sold Price from 2016

Telluride	+ 108.8%
Crested Butte	+ 76.7%
Grand Junction	+ 56.0%
Pueblo	+ 55.5%
Silverthorne	+ 32.1%

Bottom 5 Areas: Change in Average Sold Price from 2016

Edwards	- 7.6%
Elbert	- 8.0%
Steamboat Springs	- 13.1%
Monte Vista	- 24.8%
Eagle	- 43.9%

Total Days on Market



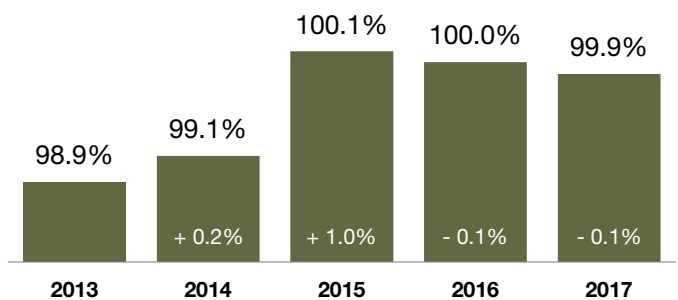
Top 5 Areas: Change in Total Days on Market from 2016

Edwards	+ 63.1%
Avon	+ 60.8%
Lafayette	+ 53.2%
Fort Lupton	+ 46.7%
Telluride	+ 35.9%

Bottom 5 Areas: Change in Total Days on Market from 2016

Indian Hills	- 56.3%
Twin Lakes	- 63.1%
Eagle	- 63.5%
Crested Butte	- 84.3%
Steamboat Springs	- 88.0%

Percent of Sold Price to List Price*



Top 5 Areas: Change in Pct. of Sold to List Price from 2016

Grand Junction	+ 6.9%
Telluride	+ 5.0%
Del Norte	+ 3.3%
Keystone	+ 2.6%
Avon	+ 2.4%

Bottom 5 Areas: Change in Pct. of Sold to List Price from 2016

Edwards	- 2.5%
Steamboat Springs	- 2.8%
Sheridan	- 3.2%
Crested Butte	- 4.2%
Vail	- 9.0%

* Does not account for seller concessions and/or down payment assistance.

Property Type Review

30

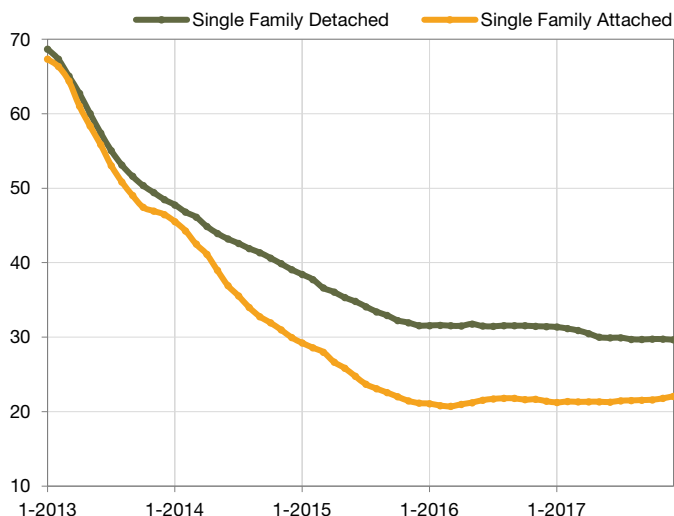
Average Total Days on Market
Single Family Detached

22

Average Total Days on Market
Single Family Attached

Total Days on Market

This chart uses a rolling 12-month average for each data point.



Top Areas: Single Family Attached Market Share in 2017

Aspen	100.0%
Avon	100.0%
Eagle	100.0%
Edwards	100.0%
Keystone	90.4%
Winter Park	88.4%
Telluride	80.0%
Vail	66.7%
Fraser	62.2%
Silverthorne	54.7%
Breckenridge	53.9%
Crested Butte	50.0%
Steamboat Springs	50.0%
Glenwood Springs	45.5%
Denver	42.3%
Lakewood	40.2%
Greenwood Village	39.1%
Federal Heights	37.3%
Aurora	35.0%
Lone Tree	34.2%
Englewood	29.8%
Littleton	29.6%
South Metro Denver REALTOR® Association	29.2%
Denver Metro Association of REALTORS®	28.6%
Aurora Association of REALTORS®	28.2%
Westminster	27.8%

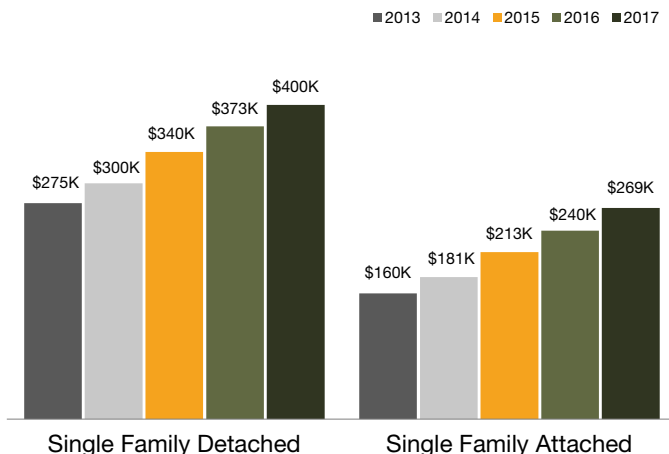
+ 7.4%

One-Year Change in Price
Single Family Detached

+ 12.1%

One-Year Change in Price
Single Family Attached

Median Sold Price*



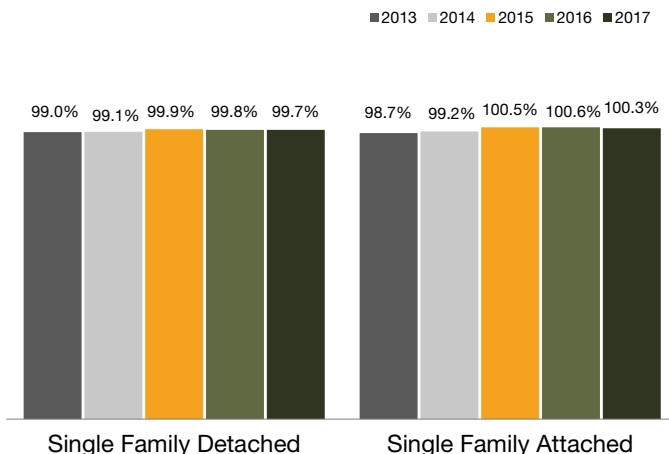
99.7%

Pct. of Sold to List Price
Single Family Detached

100.3%

Pct. of Sold to List Price
Single Family Attached

Percent of Sold Price to List Price*



* Does not account for seller concessions and/or down payment assistance.

Lender-Mediated Review

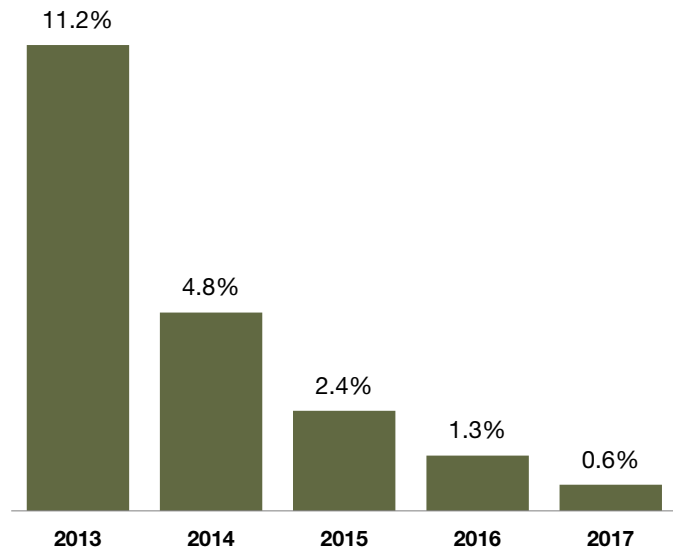
0.6%

Percent of Sales in 2017
That Were Lender-Mediated

- 49.6%

One-Year Change in Sales
That Were Lender-Mediated

Percent of Sales That Were Lender-Mediated



Top Areas: Lender-Mediated Market Share in 2017

Pueblo	18.5%
Alamosa	16.0%
Monte Vista	14.3%
Del Norte	12.5%
Kiowa	4.8%
Grand Junction	4.8%
Sedalia	4.7%
Larkspur	3.8%
Franktown	2.7%
Silverthorne	2.3%
Bennett	2.3%
Conifer	2.1%
REALTORS® of Central Colorado	1.8%
Dacono	1.6%
Fort Lupton	1.4%
Idaho Springs	1.4%
Bailey	1.4%
Fraser	1.4%
Breckenridge	1.3%
Northglenn	1.1%
Salida	1.1%
Greeley	1.1%
Evergreen	1.1%
Frederick	1.1%
Pikes Peak MSA	1.0%
Golden	0.9%

+ 47.2%

Five-Year Change in Price
for All Properties

+ 40.4%

Five-Year Change in Price
for Traditional Properties

+ 75.1%

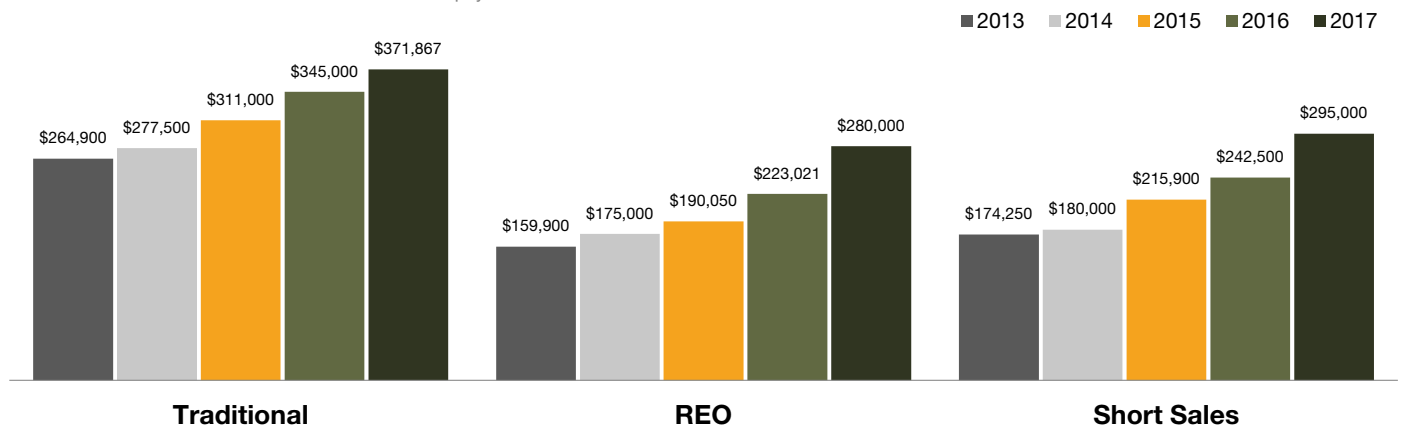
Five-Year Change
in Price for REOs

+ 69.3%

Five-Year Change
in Price for Short Sales

Median Sold Price

Does not account for seller concessions and/or down payment assistance.



Lender-mediated properties are those marked in REcolorado® as "Description: HUD Owned", "Seller Type: Bank/GSE", "Seller Type: Government", "Approval Conditions: Short Sale". Other factors include use of any of the following terms in remarks fields: bank owned, bank-owned, foreclosure, foreclosure, reo, hud acquire, hud-acquire, hud-acquired, among other terms of note. This list may be adjusted at anytime.

Price Range Review

\$200,001 to \$300,000

Price Range with Shortest Average Total Days on Market

\$1,000,001 and Above

Price Range with Longest Average Total Days on Market

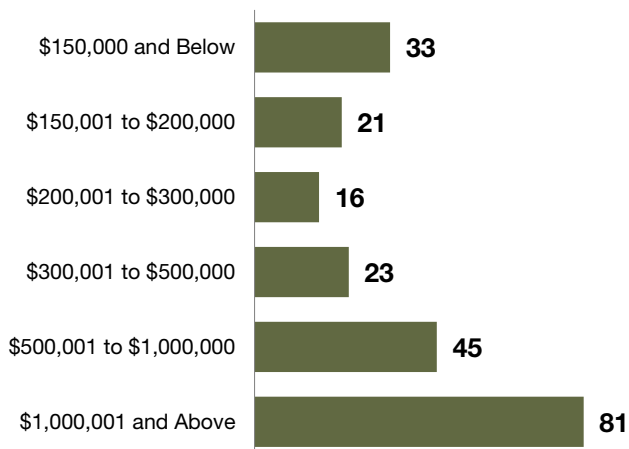
3.4%

of Active Listings at Year End Priced \$150,000 and Below

- 26.8%

One-Year Change in Active Listings Priced \$150,000 and Below

Total Days on Market by Price Range



Share of Active Listings \$150,000 and Below



\$300,001 to \$500,000

Price Range with the Most Sold Listings

+ 31.6%

Price Range with Strongest One-Year Change in Sold Listings: \$1,000,001 and Above

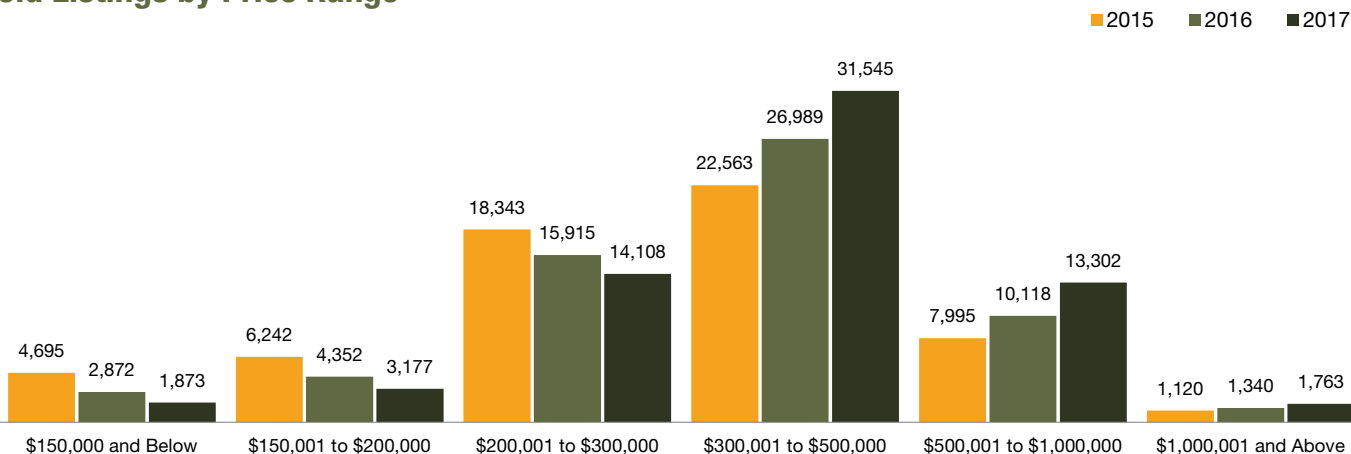
\$1,000,001 and Above

Price Range with the Fewest Sold Listings

- 34.8%

Price Range with Weakest One-Year Change in Sold Listings: \$150,000 and Below

Sold Listings by Price Range



Showings Review

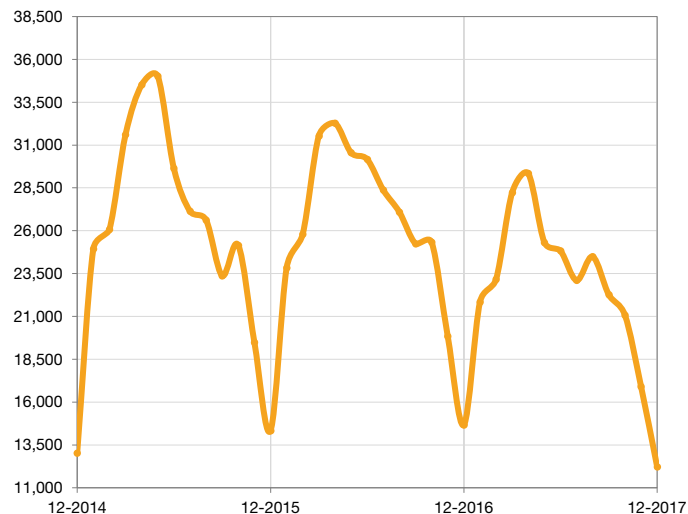
10

Number of Showings Before Pending

0.0%

One-Year Change in Median Showings Before Pending

Monthly Number of Showings



Top 10 Areas: Number of Showings

Denver Metro Association of REALTORS®	261,336
Aurora Association of REALTORS®	261,078
South Metro Denver REALTOR® Association	256,946
Denver	69,910
Mountain Metro Association of REALTORS®	45,165
Aurora	42,128
Littleton	17,337
Centennial	15,193
Parker	12,711
Lakewood	10,977

Top 10 Areas: Median Number of Showings per Listing

Indian Hills	24
Centennial	22
Morrison	21
Federal Heights	21
Conifer	19
Northglenn	18
Littleton	18
Westminster	18
Cherry Hills Village	18
Lakewood	18

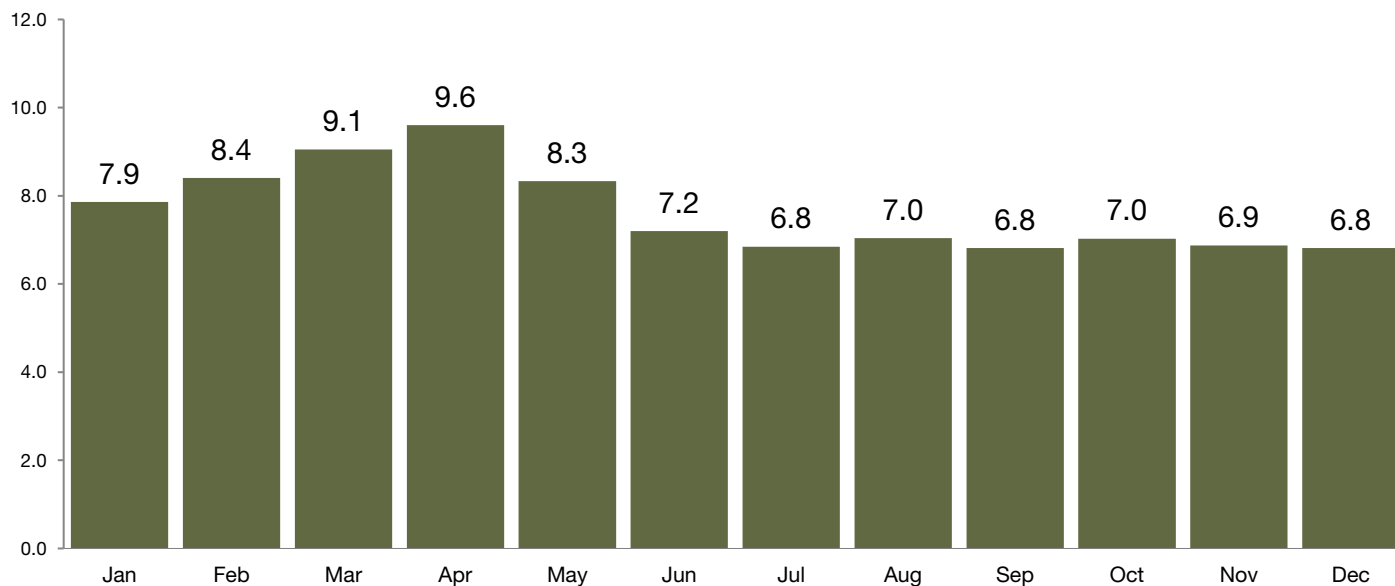
272,797

Total Showings in 2017

April '17

Peak Showing Activity Month

2017 Monthly Showings per Listing



Area Overviews

	Total Sold Listings	Change From 2016	Percent Single Family Detached	Percent Lender-Mediated	Showings per Listing	Under Contract Listings	Total Days on Market	Pct. of Sold to List Price*
Alamosa	25	- 49.0%	0.0%	16.0%	0	38	57	94.9%
Arvada	2,649	+ 3.4%	21.1%	0.1%	16	3,092	25	100.2%
Aspen	1	--	100.0%	0.0%	0	1	36	94.8%
Aurora	8,221	+ 1.1%	35.0%	0.4%	17	10,085	20	100.7%
Avon	6	+ 200.0%	100.0%	0.0%	0	6	41	96.4%
Bailey	293	+ 16.7%	2.7%	1.4%	10	345	34	98.9%
Bennett	87	- 23.0%	1.1%	2.3%	7	111	32	98.5%
Breckenridge	76	+ 24.6%	53.9%	1.3%	4	79	62	97.1%
Brighton	993	- 10.1%	8.3%	0.3%	14	1,197	26	100.2%
Broomfield	1,197	+ 12.8%	18.6%	0.4%	18	1,412	29	99.7%
Byers	36	- 23.4%	0.0%	0.0%	8	55	30	99.1%
Castle Rock	2,058	+ 2.4%	16.7%	0.8%	13	2,426	36	99.3%
Centennial	2,116	+ 5.4%	20.6%	0.4%	22	2,446	20	100.0%
Cherry Hills Village	74	- 5.1%	0.0%	0.0%	18	77	107	96.0%
Colorado Springs	1,968	+ 100.0%	11.9%	0.8%	9	2,535	26	99.7%
Commerce City	1,036	+ 4.6%	11.6%	0.9%	14	1,251	23	100.5%
Conifer	235	- 2.1%	0.4%	2.1%	19	301	41	98.8%
Crested Butte	2	+ 100.0%	50.0%	0.0%	0	3	49	96.0%
Dacono	129	+ 55.4%	3.1%	1.6%	13	159	21	100.0%
Deer Trail	52	+ 15.6%	0.0%	0.0%	3	59	25	100.8%
Del Norte	8	- 61.9%	12.5%	12.5%	0	7	143	94.4%
Denver	14,029	- 1.6%	42.3%	0.4%	17	16,807	25	99.9%
Durango	0	--	0.0%	0.0%	0	0.0%	0	0.0%
Eagle	1	- 75.0%	100.0%	0.0%	0	1	38	99.4%
Edgewater	109	+ 18.5%	8.3%	0.0%	15	134	16	99.8%
Edwards	2	- 33.3%	100.0%	0.0%	1	3	119	95.2%
Elbert	44	+ 7.3%	0.0%	0.0%	9	62	64	96.9%
Elizabeth	348	+ 11.2%	0.6%	0.0%	12	417	41	99.4%
Englewood	1,129	- 3.9%	29.8%	0.7%	17	1,343	21	99.9%
Evergreen	565	- 5.4%	9.7%	1.1%	17	672	48	98.8%
Federal Heights	67	+ 116.1%	37.3%	0.0%	21	74	15	101.0%
Firestone	274	+ 50.5%	1.8%	0.0%	9	347	37	99.5%
Fort Collins	200	+ 62.6%	23.0%	0.0%	17	221	34	99.0%
Fort Lupton	145	+ 0.7%	4.8%	1.4%	12	194	36	99.2%
Franktown	73	- 21.5%	0.0%	2.7%	11	86	63	97.7%
Fraser	74	- 14.0%	62.2%	1.4%	7	79	77	96.7%
Frederick	284	+ 32.1%	1.8%	1.1%	16	332	24	100.2%
Glenwood Springs	11	--	45.5%	0.0%	0	11	47	98.0%
Golden	766	- 6.2%	16.3%	0.9%	17	954	34	99.3%
Grand Junction	42	+ 121.1%	11.9%	4.8%	1	65	47	98.2%
Greeley	185	+ 77.9%	11.4%	1.1%	11	227	22	99.7%
Greenwood Village	253	- 4.9%	39.1%	0.4%	17	290	51	98.6%
Henderson	269	+ 14.0%	19.3%	0.7%	13	320	17	100.3%

* Does not account for seller concessions and/or down payment assistance.

Area Overviews

	Total Sold Listings	Change From 2016	Percent Single Family Detached	Percent Lender-Mediated	Showings per Listing	Under Contract Listings	Total Days on Market	Pct. of Sold to List Price*
Highlands Ranch	1,931	- 4.4%	16.6%	0.3%	16	2,213	21	100.0%
Idaho Springs	73	- 17.0%	6.8%	1.4%	6	86	40	98.1%
Indian Hills	22	- 18.5%	0.0%	0.0%	24	32	17	100.4%
Keenesburg	69	+ 43.8%	2.9%	0.0%	11	75	33	99.8%
Keystone	52	+ 26.8%	90.4%	0.0%	0	63	70	98.5%
Kiowa	62	+ 8.8%	8.1%	4.8%	8	62	31	98.7%
Lafayette	351	+ 70.4%	26.5%	0.0%	12	406	27	100.0%
Lakewood	2,574	- 1.3%	40.2%	0.4%	18	3,064	18	100.5%
Larkspur	156	+ 20.9%	8.3%	3.8%	16	190	59	98.7%
Littleton	3,443	+ 3.1%	29.6%	0.3%	18	4,052	20	100.1%
Lone Tree	237	- 7.1%	34.2%	0.4%	14	289	37	98.6%
Longmont	920	+ 70.4%	17.0%	0.3%	11	1,165	26	100.3%
Louisville	206	+ 57.3%	15.5%	0.0%	11	227	27	100.1%
Monte Vista	7	- 80.0%	0.0%	14.3%	0	8	69	93.0%
Morrison	354	- 4.6%	6.5%	0.3%	21	425	27	99.7%
Northglenn	531	+ 0.6%	23.0%	1.1%	18	630	12	101.2%
Parker	2,456	+ 1.4%	14.0%	0.5%	16	2,890	29	99.7%
Pine	110	- 9.8%	0.0%	0.0%	16	134	51	98.4%
Pueblo	81	+ 6.6%	4.9%	18.5%	9	114	64	98.1%
Salida	181	- 11.3%	22.7%	1.1%	9	206	83	96.5%
Sedalia	85	+ 34.9%	0.0%	4.7%	15	96	78	97.7%
Sheridan	3	+ 200.0%	0.0%	0.0%	10	3	59	97.9%
Silverthorne	86	+ 3.6%	54.7%	2.3%	4	93	56	97.6%
Snowmass Village	0	--	0.0%	0.0%	0	0.0%	0	0.0%
Steamboat Springs	4	+ 100.0%	50.0%	0.0%	0	3	35	93.7%
Strasburg	148	+ 13.0%	0.7%	0.7%	9	186	40	99.1%
Superior	123	+ 38.2%	26.8%	0.0%	8	154	24	99.8%
Telluride	5	+ 400.0%	80.0%	0.0%	0	4	94	94.2%
Thornton	2,722	+ 5.1%	26.4%	0.4%	17	3,422	22	100.6%
Twin Lakes	13	- 7.1%	0.0%	0.0%	6	20	73	96.0%
Vail	3	- 25.0%	66.7%	0.0%	0	6	89	90.8%
Westminster	2,073	+ 12.1%	27.8%	0.4%	18	2,472	19	100.4%
Wheat Ridge	513	- 1.7%	21.6%	0.4%	14	608	21	100.4%
Winter Park	69	- 27.4%	88.4%	0.0%	4	81	66	97.7%
Aurora Association of REALTORS®	56,611	+ 2.4%	28.2%	0.5%	17	67,980	25	100.1%
Denver Metro Association of REALTORS®	57,790	+ 3.0%	28.6%	0.5%	17	69,381	25	100.0%
Mountain Metro Association of REALTORS®	11,358	+ 0.1%	24.0%	0.4%	17	13,517	25	100.0%
Northern Front Range MSA	6,005	+ 64.8%	14.2%	0.5%	11	7,290	32	99.7%
Pikes Peak MSA	2,778	+ 90.5%	10.4%	1.0%	9	3,607	31	99.6%
REALTORS® of Central Colorado	1,607	- 14.4%	6.7%	1.8%	9	1,961	90	96.6%
South Metro Denver REALTOR® Association	54,182	+ 1.1%	29.2%	0.5%	17	64,989	24	100.1%

* Does not account for seller concessions and/or down payment assistance.

Area Median Prices

	2013	2014	2015	2016	2017	Change From 2016	Change From 2013
Alamosa	\$135,000	\$139,000	\$149,000	\$119,000	\$104,000	- 12.6%	- 23.0%
Arvada	\$244,500	\$270,000	\$311,000	\$358,000	\$385,868	+ 7.8%	+ 57.8%
Aspen	\$1,500,000	\$13,500,000	\$7,550,000	\$0	\$2,650,000	--	+ 76.7%
Aurora	\$191,000	\$215,000	\$245,000	\$275,000	\$305,000	+ 10.9%	+ 59.7%
Avon	\$1,226,875	\$363,750	\$264,500	\$368,950	\$397,500	+ 7.7%	- 67.6%
Bailey	\$209,000	\$235,000	\$275,000	\$320,000	\$335,000	+ 4.7%	+ 60.3%
Bennett	\$220,700	\$228,000	\$315,000	\$365,000	\$412,500	+ 13.0%	+ 86.9%
Breckenridge	\$393,000	\$495,000	\$440,000	\$515,000	\$672,500	+ 30.6%	+ 71.1%
Brighton	\$225,400	\$252,000	\$290,000	\$320,000	\$345,000	+ 7.8%	+ 53.1%
Broomfield	\$282,000	\$325,000	\$349,900	\$393,255	\$425,000	+ 8.1%	+ 50.7%
Byers	\$181,648	\$249,973	\$271,500	\$330,000	\$387,450	+ 17.4%	+ 113.3%
Castle Rock	\$312,600	\$333,565	\$372,000	\$402,750	\$430,000	+ 6.8%	+ 37.6%
Centennial	\$282,000	\$315,000	\$350,000	\$380,000	\$413,000	+ 8.7%	+ 46.5%
Cherry Hills Village	\$1,375,000	\$1,725,000	\$1,607,000	\$1,765,000	\$1,950,000	+ 10.5%	+ 41.8%
Colorado Springs	\$221,073	\$227,500	\$242,200	\$263,000	\$280,000	+ 6.5%	+ 26.7%
Commerce City	\$214,000	\$250,000	\$279,700	\$306,750	\$341,000	+ 11.2%	+ 59.3%
Conifer	\$321,500	\$355,000	\$420,000	\$430,000	\$470,000	+ 9.3%	+ 46.2%
Crested Butte	\$1,301,500	\$212,480	\$925,000	\$285,500	\$504,500	+ 76.7%	- 61.2%
Dacono	\$184,650	\$240,000	\$290,000	\$309,900	\$331,000	+ 6.8%	+ 79.3%
Deer Trail	\$131,000	\$144,522	\$172,273	\$215,000	\$236,790	+ 10.1%	+ 80.8%
Del Norte	\$119,750	\$107,000	\$145,000	\$110,000	\$82,000	- 25.5%	- 31.5%
Denver	\$261,500	\$275,000	\$322,000	\$352,000	\$385,000	+ 9.4%	+ 47.2%
Durango	\$0	\$236,799	\$490,000	\$125,699	\$0	- 100.0%	--
Eagle	\$423,863	\$374,450	\$429,794	\$791,250	\$435,000	- 45.0%	+ 2.6%
Edgewater	\$241,000	\$264,500	\$340,000	\$368,500	\$402,907	+ 9.3%	+ 67.2%
Edwards	\$410,000	\$535,000	\$508,000	\$466,000	\$548,000	+ 17.6%	+ 33.7%
Elbert	\$285,000	\$340,000	\$387,450	\$405,000	\$470,000	+ 16.0%	+ 64.9%
Elizabeth	\$340,000	\$370,000	\$391,750	\$449,000	\$455,250	+ 1.4%	+ 33.9%
Englewood	\$231,000	\$248,000	\$285,000	\$320,000	\$350,000	+ 9.4%	+ 51.5%
Evergreen	\$385,000	\$405,000	\$479,000	\$507,000	\$565,000	+ 11.4%	+ 46.8%
Federal Heights	\$160,500	\$182,500	\$200,750	\$228,500	\$282,500	+ 23.6%	+ 76.0%
Firestone	\$255,000	\$295,000	\$315,000	\$348,950	\$375,250	+ 7.5%	+ 47.2%
Fort Collins	\$264,399	\$273,891	\$313,675	\$335,000	\$375,000	+ 11.9%	+ 41.8%
Fort Lupton	\$148,000	\$187,750	\$232,000	\$263,000	\$299,500	+ 13.9%	+ 102.4%
Franktown	\$491,000	\$521,500	\$569,500	\$615,000	\$640,000	+ 4.1%	+ 30.3%
Fraser	\$229,750	\$227,450	\$275,000	\$331,250	\$340,250	+ 2.7%	+ 48.1%
Frederick	\$242,750	\$265,000	\$294,500	\$339,000	\$365,500	+ 7.8%	+ 50.6%
Glenwood Springs	\$0	\$572,500	\$0	\$0	\$351,000	--	--
Golden	\$399,000	\$395,000	\$450,000	\$499,900	\$525,000	+ 5.0%	+ 31.6%
Grand Junction	\$159,900	\$109,000	\$131,969	\$150,500	\$209,000	+ 38.9%	+ 30.7%
Greeley	\$150,000	\$216,400	\$221,250	\$241,500	\$272,000	+ 12.6%	+ 81.3%
Greenwood Village	\$650,000	\$674,625	\$727,450	\$775,000	\$850,000	+ 9.7%	+ 30.8%
Henderson	\$243,500	\$255,000	\$282,500	\$310,000	\$338,750	+ 9.3%	+ 39.1%

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Area Median Prices

	2013	2014	2015	2016	2017	Change From 2016	Change From 2013
Highlands Ranch	\$327,253	\$355,000	\$390,000	\$421,000	\$448,000	+ 6.4%	+ 36.9%
Idaho Springs	\$181,500	\$189,500	\$237,500	\$259,750	\$286,000	+ 10.1%	+ 57.6%
Indian Hills	\$240,000	\$322,500	\$356,000	\$350,000	\$395,500	+ 13.0%	+ 64.8%
Keenesburg	\$189,900	\$226,250	\$322,500	\$340,825	\$425,000	+ 24.7%	+ 123.8%
Keystone	\$300,000	\$241,250	\$350,250	\$384,000	\$462,000	+ 20.3%	+ 54.0%
Kiowa	\$264,500	\$286,000	\$325,000	\$363,000	\$388,750	+ 7.1%	+ 47.0%
Lafayette	\$283,000	\$384,761	\$374,213	\$426,000	\$484,900	+ 13.8%	+ 71.3%
Lakewood	\$236,000	\$249,000	\$277,750	\$326,000	\$355,000	+ 8.9%	+ 50.4%
Larkspur	\$459,839	\$497,475	\$508,500	\$550,000	\$585,000	+ 6.4%	+ 27.2%
Littleton	\$262,248	\$286,658	\$327,212	\$365,000	\$390,000	+ 6.8%	+ 48.7%
Lone Tree	\$390,050	\$467,000	\$545,000	\$581,000	\$595,000	+ 2.4%	+ 52.5%
Longmont	\$258,000	\$275,000	\$310,000	\$355,000	\$385,000	+ 8.5%	+ 49.2%
Louisville	\$416,750	\$416,975	\$512,000	\$575,000	\$587,375	+ 2.2%	+ 40.9%
Monte Vista	\$112,500	\$98,750	\$121,500	\$119,900	\$115,000	- 4.1%	+ 2.2%
Morrison	\$245,500	\$289,975	\$345,000	\$361,000	\$415,000	+ 15.0%	+ 69.0%
Northglenn	\$187,900	\$210,000	\$245,000	\$280,000	\$305,110	+ 9.0%	+ 62.4%
Parker	\$317,500	\$348,000	\$375,000	\$417,500	\$448,308	+ 7.4%	+ 41.2%
Pine	\$300,450	\$308,000	\$336,500	\$390,000	\$430,000	+ 10.3%	+ 43.1%
Pueblo	\$45,839	\$79,700	\$89,357	\$99,574	\$143,000	+ 43.6%	+ 212.0%
Salida	\$254,250	\$280,000	\$299,500	\$348,000	\$376,900	+ 8.3%	+ 48.2%
Sedalia	\$473,000	\$517,395	\$580,000	\$599,900	\$545,000	- 9.2%	+ 15.2%
Sheridan	\$163,500	\$124,000	\$152,000	\$288,000	\$300,000	+ 4.2%	+ 83.5%
Silverthorne	\$282,500	\$304,000	\$427,300	\$430,000	\$567,000	+ 31.9%	+ 100.7%
Snowmass Village	\$0	\$0	\$0	\$0	\$0	--	--
Steamboat Springs	\$342,150	\$548,924	\$442,350	\$655,400	\$546,500	- 16.6%	+ 59.7%
Strasburg	\$210,000	\$222,000	\$277,764	\$313,000	\$355,000	+ 13.4%	+ 69.0%
Superior	\$412,000	\$416,000	\$485,000	\$525,000	\$573,500	+ 9.2%	+ 39.2%
Telluride	\$0	\$0	\$0	\$175,000	\$69,900	- 60.1%	--
Thornton	\$220,000	\$236,500	\$274,457	\$306,000	\$335,000	+ 9.5%	+ 52.3%
Twin Lakes	\$228,902	\$269,500	\$285,000	\$308,600	\$368,000	+ 19.2%	+ 60.8%
Vail	\$290,000	\$560,000	\$450,000	\$1,185,000	\$1,275,000	+ 7.6%	+ 339.7%
Westminster	\$218,900	\$236,000	\$275,000	\$310,000	\$340,500	+ 9.8%	+ 55.6%
Wheat Ridge	\$237,000	\$271,250	\$305,000	\$364,950	\$386,000	+ 5.8%	+ 62.9%
Winter Park	\$251,500	\$253,000	\$243,000	\$280,000	\$310,000	+ 10.7%	+ 23.3%
Aurora Association of REALTORS®	\$252,525	\$274,000	\$310,000	\$345,000	\$375,000	+ 8.7%	+ 48.5%
Denver Metro Association of REALTORS®	\$255,000	\$275,000	\$314,000	\$349,350	\$378,500	+ 8.3%	+ 48.4%
Mountain Metro Association of REALTORS®	\$252,000	\$273,000	\$315,000	\$355,500	\$385,000	+ 8.3%	+ 52.8%
Northern Front Range MSA	\$270,000	\$298,900	\$320,000	\$351,000	\$390,000	+ 11.1%	+ 44.4%
Pikes Peak MSA	\$229,808	\$255,100	\$274,640	\$287,500	\$297,000	+ 3.3%	+ 29.2%
REALTORS® of Central Colorado	\$185,000	\$197,000	\$220,000	\$250,000	\$282,250	+ 12.9%	+ 52.6%
South Metro Denver REALTOR® Association	\$253,500	\$274,900	\$312,000	\$347,500	\$375,000	+ 7.9%	+ 47.9%

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