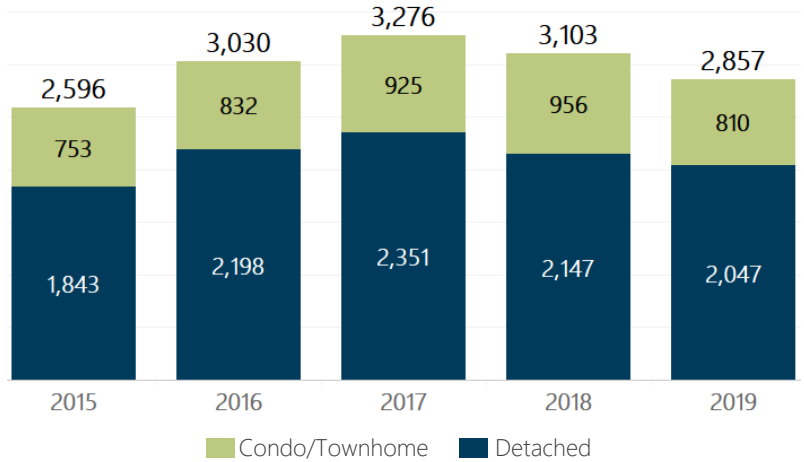


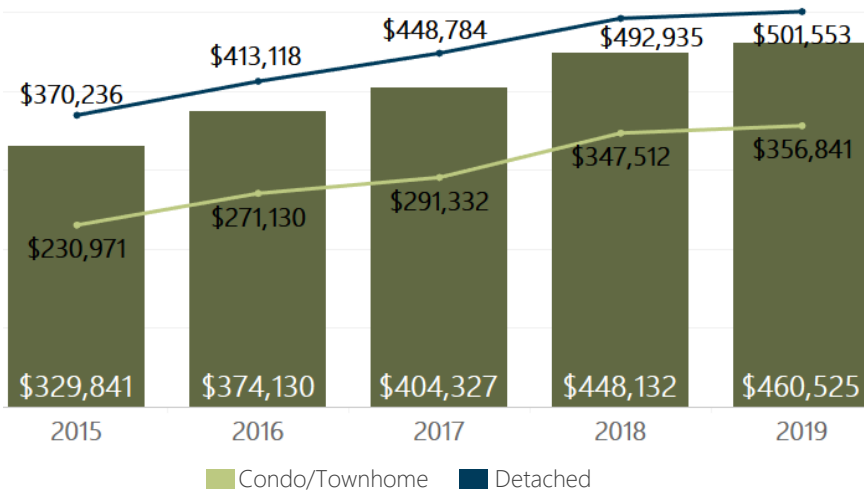
**-8%** HOME SALES

In January, 2,857 homes sold in the 11-county Denver Metro Area, an 8% decrease from last year and a month-over-month decrease of 24%.

The number of homes that moved to Under Contract in January was 8% higher than last year. Throughout the month, contracts were placed on 4,178 homes, a 35% month-over-month increase.



Average Sold Prices



**+3%** PRICES

The rate at which home prices are increasing has continued to moderate in January, with the average price of a single-family home rising to \$460,525, up 3% year over year. Compared to last month, prices are relatively unchanged.

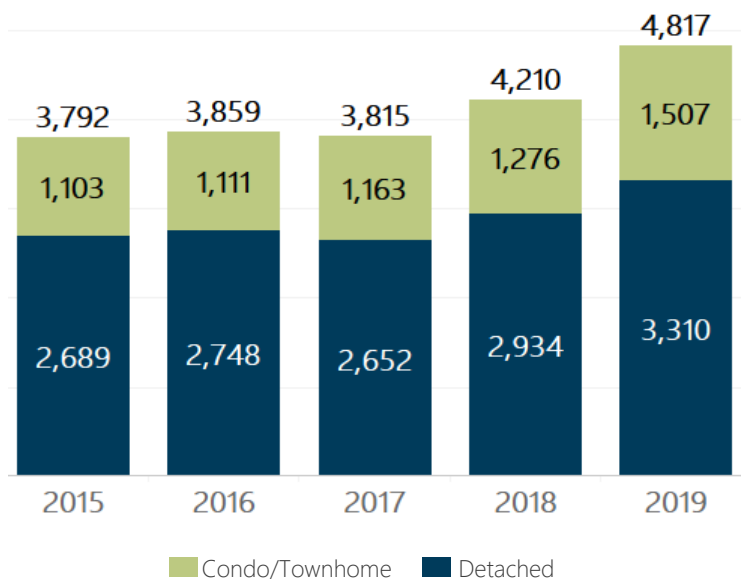
In January, the average price of a single-family detached home was \$501,553, up 1% year over year. The price of condos/townhomes rose 3% year over year to \$356,841.

**+14%** NEW LISTINGS

In January, the number of new listings in the Denver Metro area saw a 14% increase from last year with 4,817 homes for sale brought to the market. Compared to last month, new listings are up a whopping 109%.

The count of active listings of homes for sale at the end of January was 5,587, 42% higher than last year and 4% lower than the end of last month.

We currently have 8 weeks of inventory, 1 week more than last month and 2 weeks more than last year at this time.

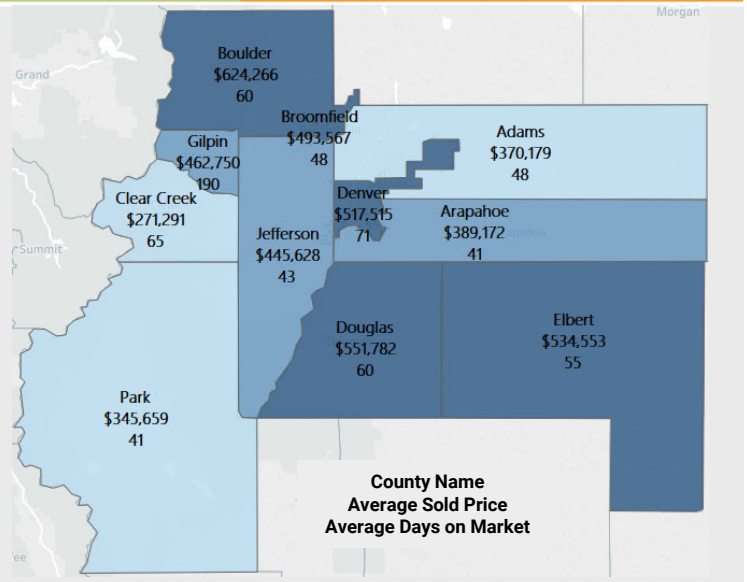


Un-  
changed

### DAYS ON MARKET

In January, homes spent an average of 54 days on the market, 2 days less than last month and unchanged from this time last year. On average, single-family detached homes were on the market for 51 days, while condos/townhomes were on the market for 60 days.

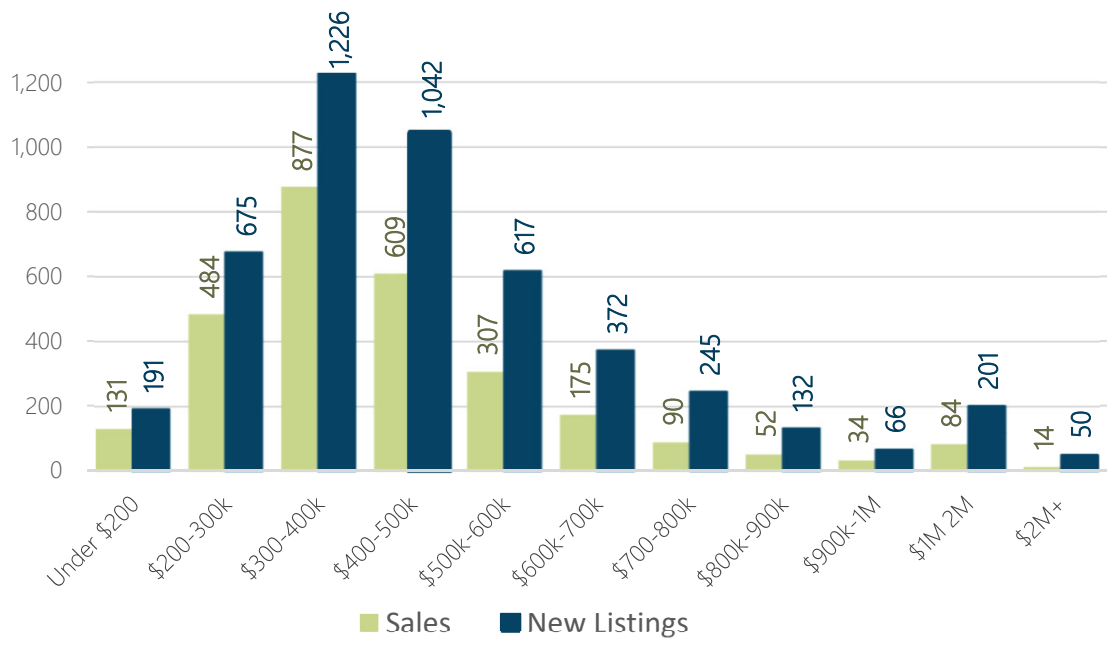
The median amount of time a home spent on the market in January was 30 days, 16 days more than this time last year.



<b>5,587</b> Active Listings	<b>\$460,525</b> Average Sold Price	<b>2,857</b> Listings Sold	<b>54</b> Average Days on Market
<b>4,817</b> New Listings	<b>\$395,000</b> Median Sold Price	<b>4,178</b> Listings Under Contract	<b>8</b> Weeks of Inventory

### Greater Denver Metro Market by Price Range

January brought a welcome increase to inventory levels in the greater Denver Metro area thanks to 4,817 new listings hitting the market, more new listings than we've seen in January since 2013. Of those new listings, 26% were homes priced from \$300-400,000, while 22% were priced \$400-500,000. Compared to last year at this time, there are 17% more listings in these combined price ranges. Sales across most price ranges were flat or saw decreases compared to last year.



Average Days on Market by Price Range	
Under \$200k	32
\$200-300k	33
\$300-400k	39
\$400-500k	64
\$500-600k	57
\$600-700k	103
\$700-800k	73
\$800-900k	85
\$900-1M	77
\$1-2M	115
\$2M+	96

Greater Denver Metro Area Counties: Adams, Arapahoe, Boulder, Broomfield, Clear Creek, Denver, Douglas, Elbert, Gilpin, Jefferson, and Park