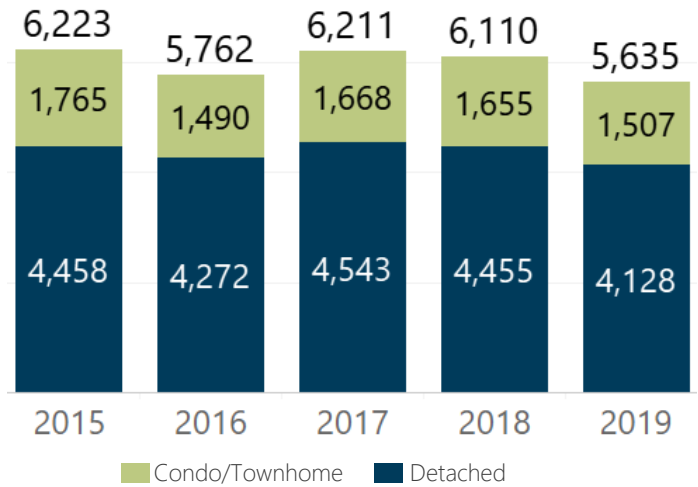




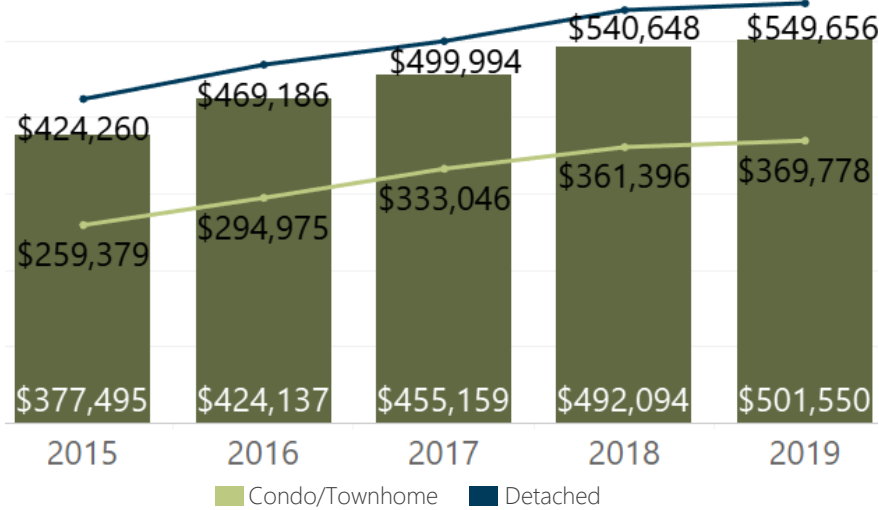
HOME SALES

After four months of positive sales, home sales took a breather in June. With 5,635 homes sold, sales were down 8% both year over year and month over month. Year to date, sales are 1% lower than this time last year.

In June, contracts were put in place on 6,417 homes, up 12% from last year and 5% higher than last month.



Average Sold Prices



PRICES

After reaching an all-time high in May, the average sold price of a home cooled in June, decreasing slightly to \$501,550. Home prices are up 2% year over year.

In June, single-family detached homes sold for an average price of \$549,656, up 2% year over year. The price of condos/townhomes was up 2% from June 2018, at an average of \$369,778.

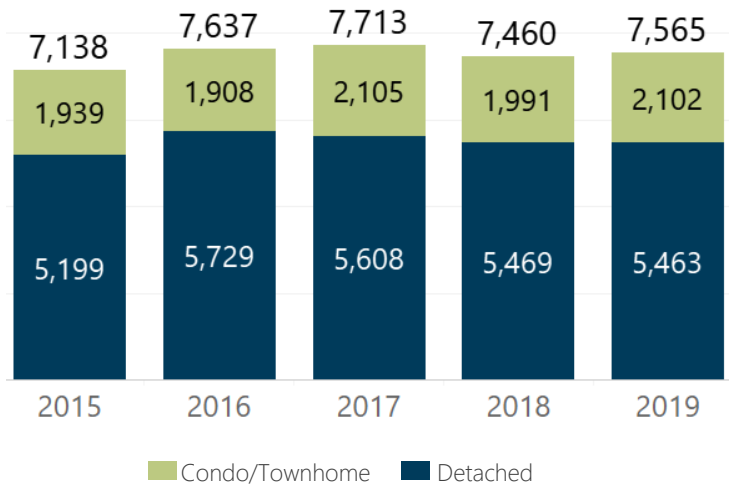


NEW LISTINGS

Throughout the month, the market saw 7,565 new listings of homes for sale, down 14% compared to last month, but 1% more than last year. Year to date, new listings are up 8% compared to last year at this time.

The count of active listings of homes for sale at the end of June was 9,228, 28% higher than last year and 8% higher than the end of last month.

We currently have 7 weeks of inventory, 1 week more than last month, and 2 weeks more than last year at this time.

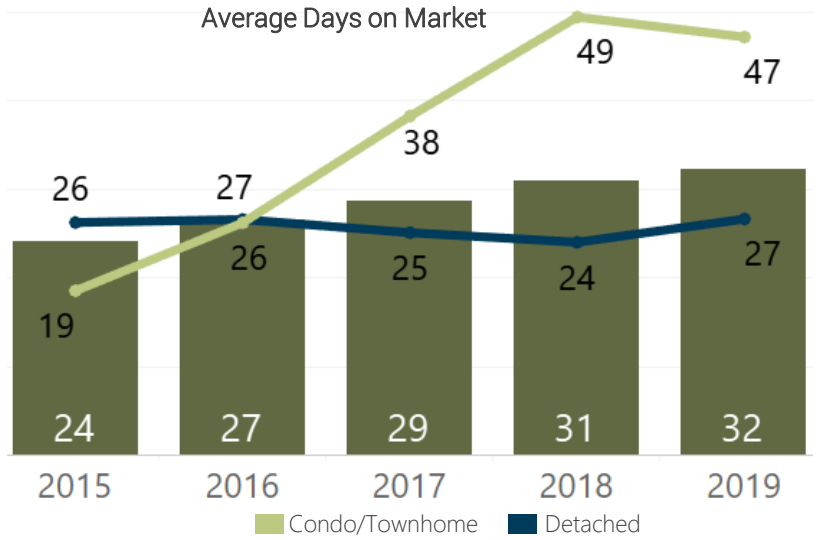




DAYS ON MARKET

In June, homes spent an average of 32 days on the market, 5 days less than last month, but 1 day more than this time last year. On average, single-family detached homes were on the market 27 days, while condos/townhomes were on the market 47 days.

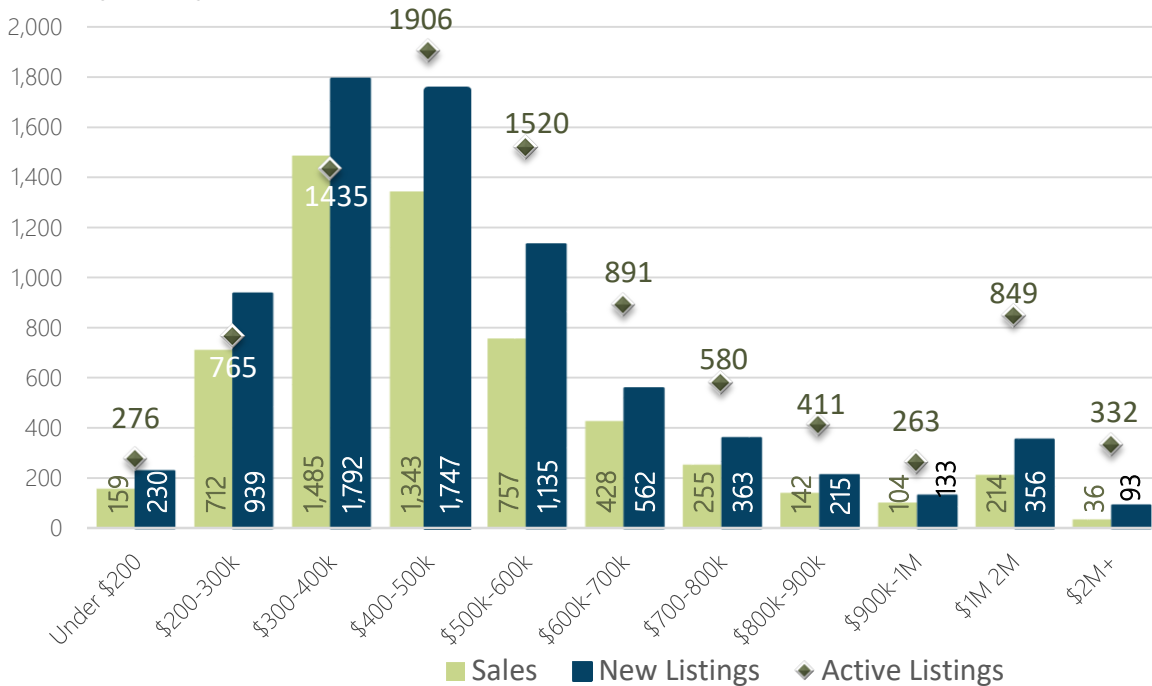
The median amount of time a home spent on the market in June was 9 days, 2 days more than this time last year.



9,228 Active Listings	\$501,550 Average Sold Price	5,635 Listings Sold	32 Average Days on Market
7,565 New Listings	\$429,990 Median Sold Price	6,417 Listings Under Contract	7 Weeks of Inventory

Greater Denver Metro Market by Price Range

In June, the \$300-500,000 price ranges continued to see the most activity. These ranges contained 47% of the new listings that came on the market and 36% of all active listings at month end. In June, 50% of all homes sold were priced between \$300 and 500,000. Homes in these ranges are in high demand, spending an average of only 25 days on the market.



Under \$200k	28
\$200-300k	22
\$300-400k	20
\$400-500k	30
\$500-600k	39
\$600-700k	37
\$700-800k	46
\$800-900k	66
\$900-1M	69
\$1-2M	69
\$2M+	72

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