Monthly Indicators



December 2014

A RESEARCH TOOL PROVIDED BY **RECOLORADO®** RESIDENTIAL LISTINGS ONLY – SINGLE-FAMILY AND CONDO.

Quick Facts

+ 0.9%	+ 2.5%	+ 13.3%
Change in New Listings	Change in Sold Listings	Change in Median Sold Price
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Total Days on M	7	
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Percent of Sold I	ce 10	

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Market Overview



Key market metrics for the current month and year-to-date. Residential Listings Only - Single-Family and Condo.

Key Metrics	Historical Sparklines	12-2013	12-2014	+/-	Last Year YTD	This Year YTD	+/-
Active Listings	12-2011 12-2012 12-2013 12-2014	7,347	5,352	- 27.2%			
Under Contract Listings	12-2011 12-2012 12-2013 12-2014	3,334	3,515	+ 5.4%	67,508	70,612	+ 4.6%
New Listings	12-2011 12-2012 12-2013 12-2014	2,427	2,450	+ 0.9%	66,872	65,714	- 1.7%
Sold Listings	12-2011 12-2012 12-2013 12-2014	3,886	3,983	+ 2.5%	55,741	56,407	+ 1.2%
Total Days on Market	12-2011 12-2012 12-2013 12-2014	55	39	- 28.7%	48	35	- 26.8%
Median Sold Price*	12-2011 12-2012 12-2013 12-2014	\$251,700	\$285,250	+ 13.3%	\$254,000	\$274,900	+ 8.2%
Average Sold Price*	12-2011 12-2012 12-2013 12-2014	\$305,775	\$339,636	+ 11.1%	\$305,048	\$324,282	+ 6.3%
Percent of Sold Price to List Price*	12-2011 12-2012 12-2013 12-2014	98.3%	98.9%	+ 0.6%	99.0%	99.2%	+ 0.2%

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

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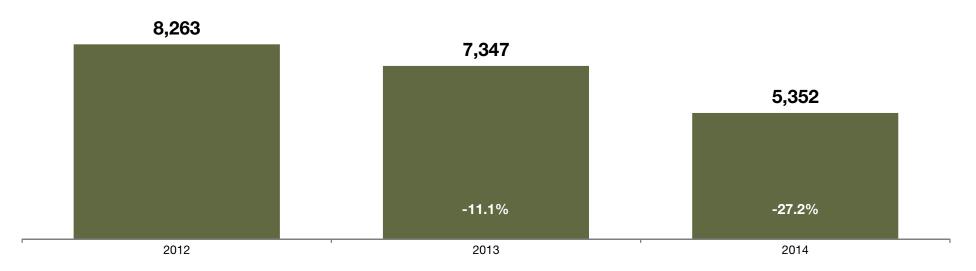
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Active Listings

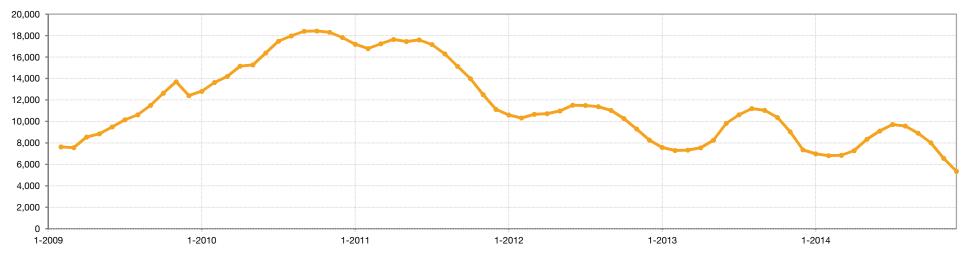
The number of homes that were in "active" status at the end of the month.



December



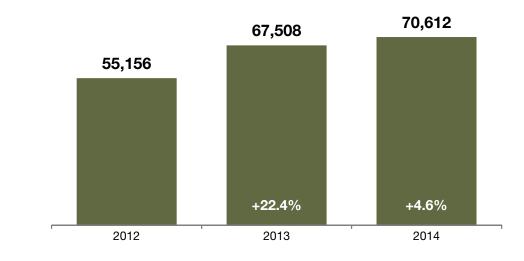
Historical Active Listing Count



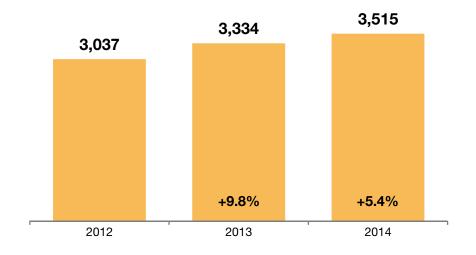
Under Contract Listings

A count of the properties on which offers have been accepted in a given month.





December



Historical Under Contract Count

Year To Date (YTD)

8,000 7,000 6,000 5,000 4,000 2,000 1,000 1-2009 1-2010 1-2011 1-2012 1-2013 1-2014

Note: The method used to calculate the "Under Contract" metric was updated in August 2012 so comparisons to previously reported figures may differ.

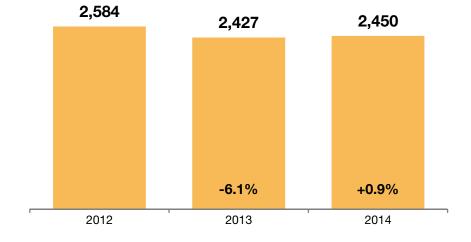
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New Listings

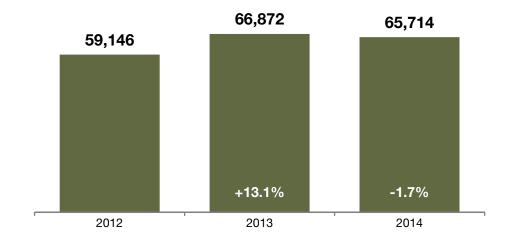
December

A count of the properties that have been newly listed on the market in a given month.





Year To Date (YTD)



Historical New Listing Activity

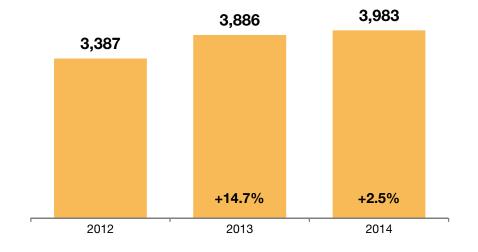


Sold Listings

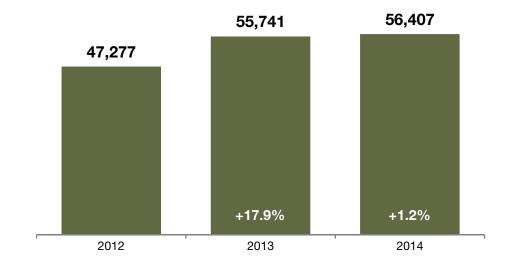
December

A count of the properties that have sold in a given month.

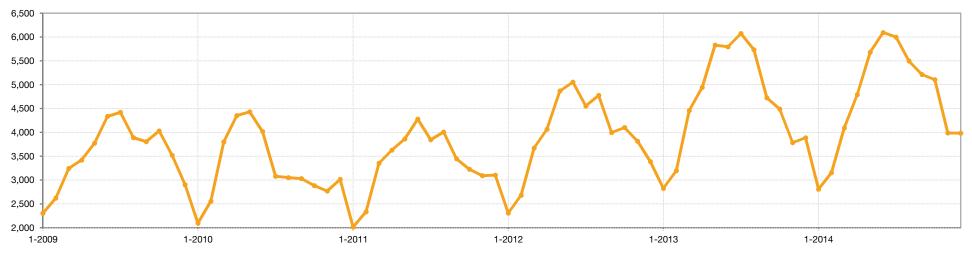




Year To Date (YTD)



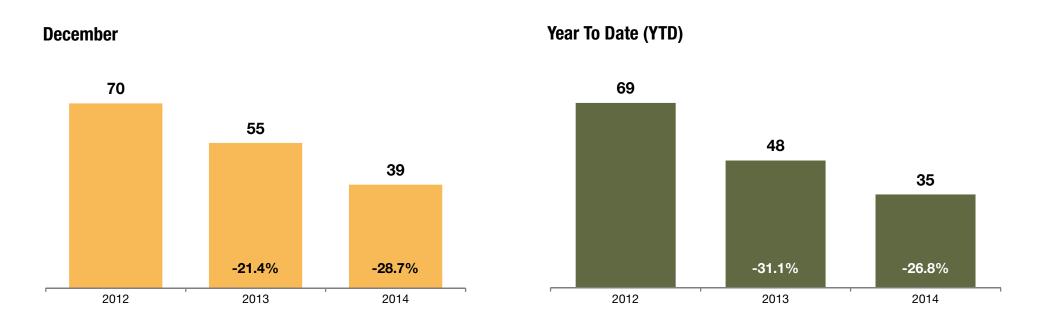
Historical Sold Listing Activity



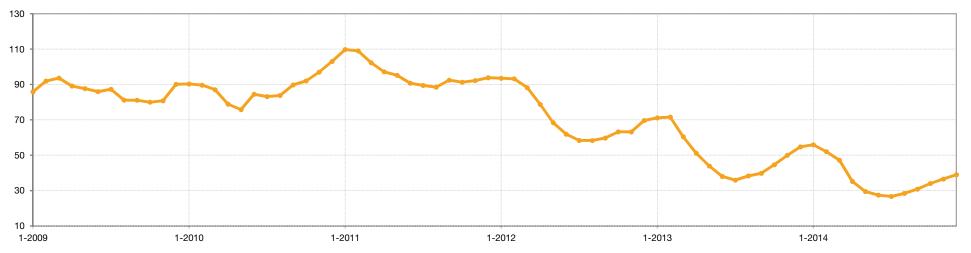
Total Days on Market



The average number of days between when a property is first listed and when an offer is accepted. Sold listings only.



Historical Total Days on Market

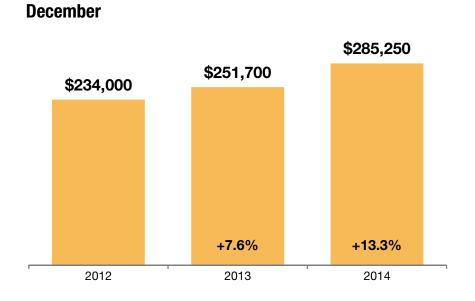


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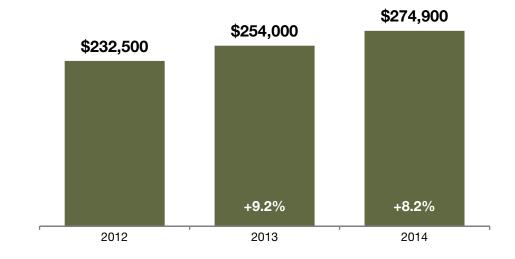
Median Sold Price



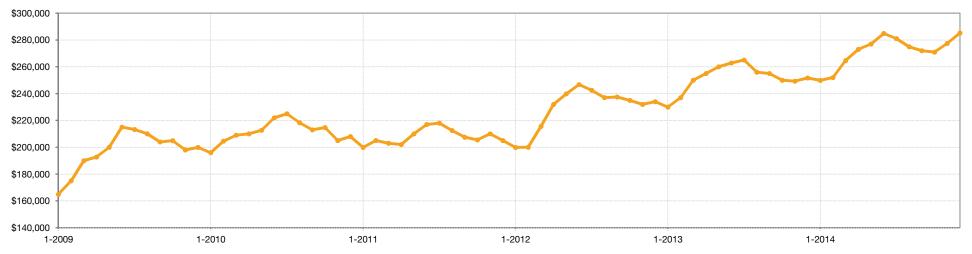
The median sold price for all sold listings in a given month. Does not account for seller concessions and/or down payment assistance.



Year To Date (YTD)



Historical Median Sold Price

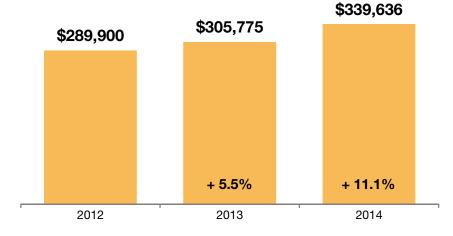


Average Sold Price

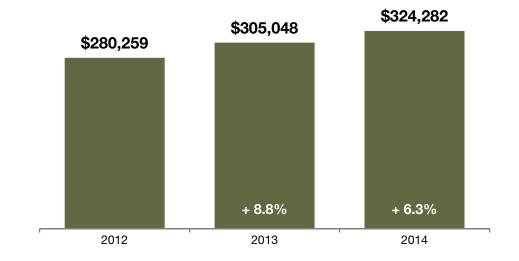


The average sold price for all sold listings in a given month. Does not account for seller concessions and/or down payment assistance.

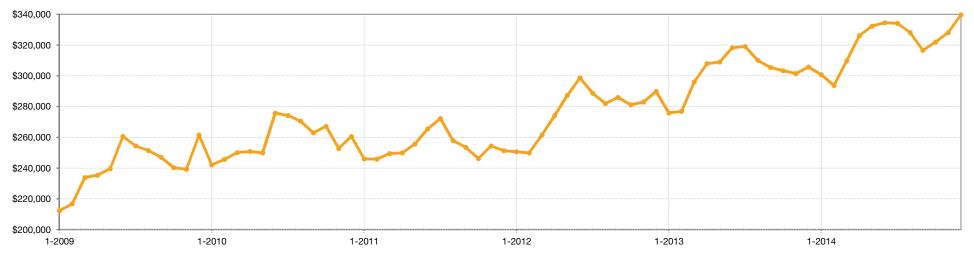




Year To Date (YTD)



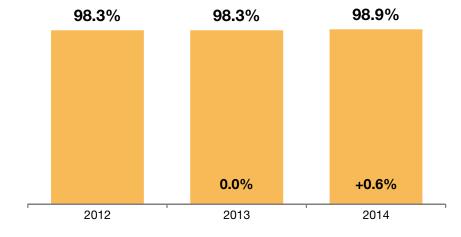
Historical Average Sold Price



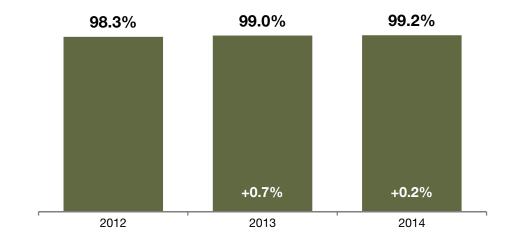
Percent of Sold Price to List Price



Calculated by comparing final sold price to list price for sold listings. Does not account for seller concessions and/or down payment assistance.



Year To Date (YTD)



Historical Percent of Sold Price to List Price

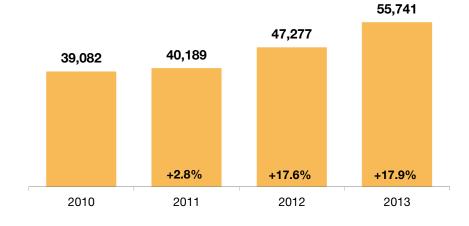
December



Annual Review

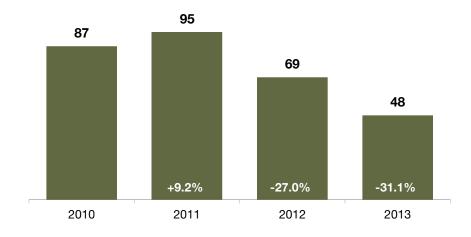
Historical look at key market metrics for the overall region.



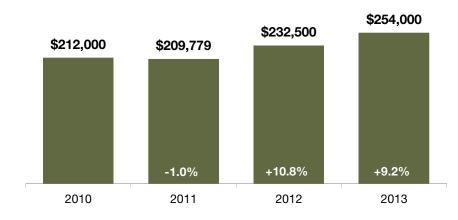


Sold Listings

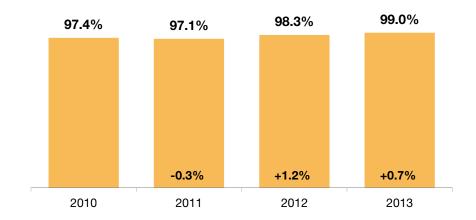




Median Sold Price*



Percent of Sold Price to List Price*



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