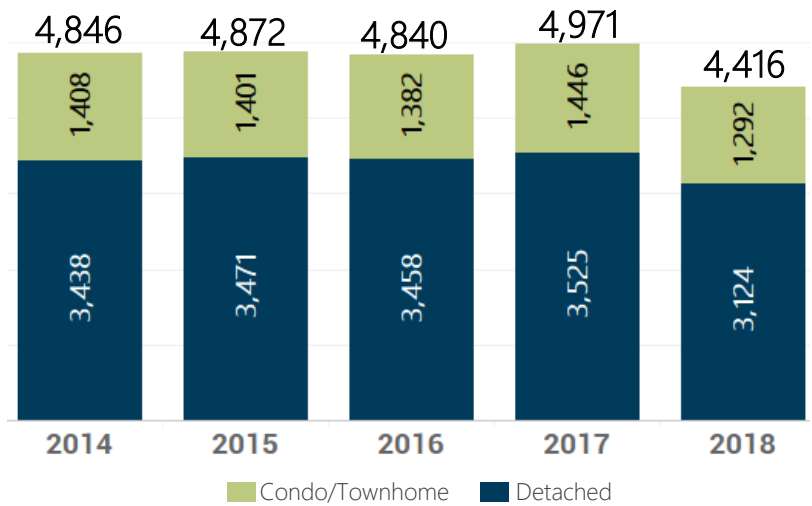


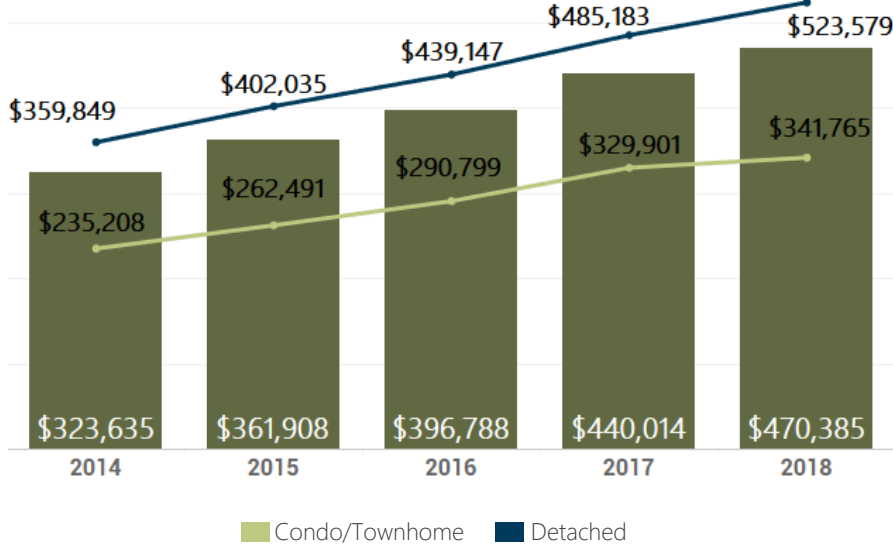
-11% HOME SALES

In October, 4,416 homes sold, 11% less than last year, but 1% more than last month. Year to date, sales are only 3% lower than this time last year.

The number of homes that moved to Under Contract in October was 10% lower than last year. Throughout the month, contracts were placed on 4,625 homes, a 5% increase from last month.



Average Sold Prices



+7% PRICES

After experiencing decreases for three consecutive months, the average price of a single-family home increased in October to \$470,385, 3% higher than last month and 7% higher than last year.

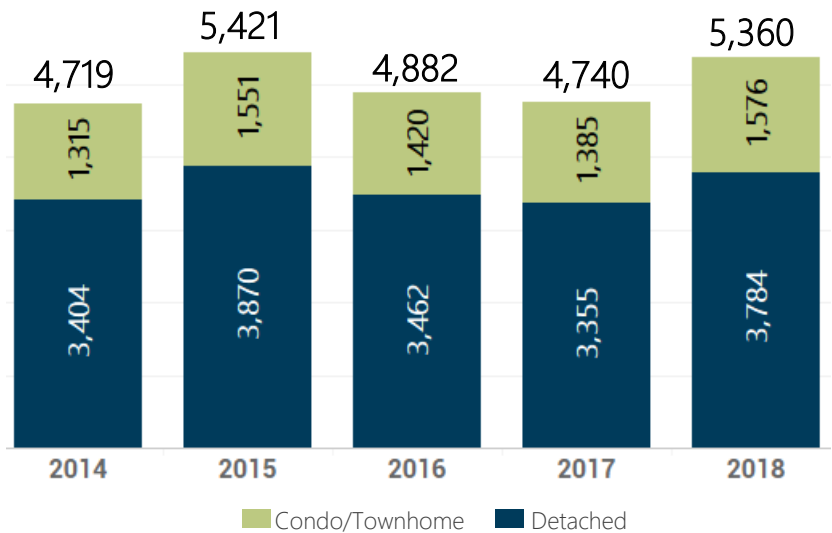
The average price of a single-family detached home was \$523,579 up 8% year over year. Prices of condos/townhomes were up 3% from last year, to \$341,765.

+13% NEW LISTINGS

In October, 5,360 new listings of homes for sale were added to the greater Denver area market, 10% less than last month and 13% more than last year at this time.

The count of active listings of homes for sale continued to increase. At the end of October, there were 8,498 active listings, 2% less than last month and 61% higher than this time last year.

We have 8 weeks of inventory, 1 week less than last month, but 3 weeks more than last year at this time.

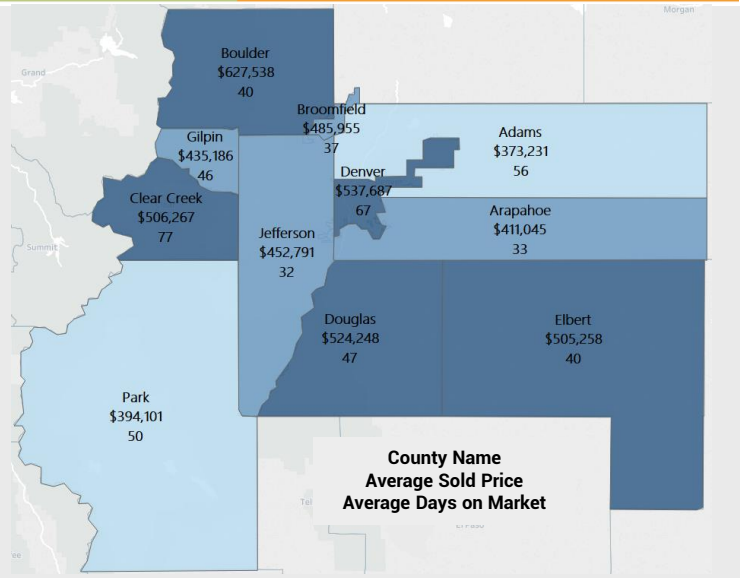


+7
Days

DAYS ON MARKET

In October, homes spent an average of 47 days on the market, 7 days more than both last month and this time last year. On average, single-family detached homes were on the market for 38 days, while condos/ townhomes were on the market for 66 days.

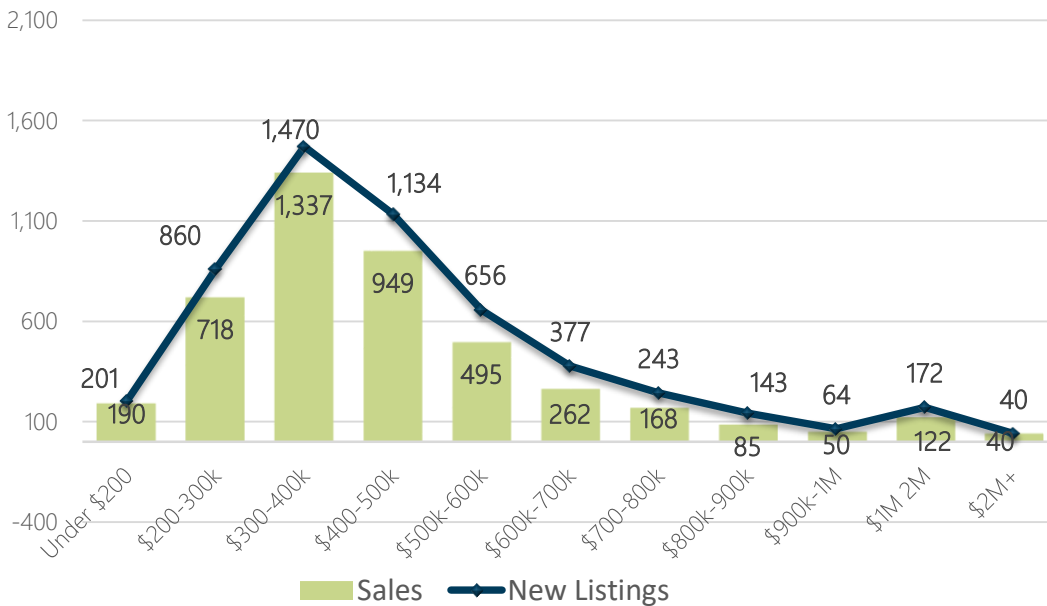
The median amount of time a home spent on the market in October was 17 days, 5 days more than this time last year. More than half of all homes on the market continue to sell in just over 2 weeks.



8,498 Active Listings	\$470,385 Average Sold Price	4,416 Listings Sold	47 Average Days on Market
5,360 New Listings	\$400,000 Median Sold Price	4,625 Listings Under Contract	8 Weeks of Inventory

Greater Denver Metro Market by Price Range

Homes priced in the \$300-500,000 range typically comprise more than half of all Denver Metro sales. In October, 52% of homes sold were priced in this range and they sold in an average of 41 days. Additionally, 49% of all new listings that came on the market were priced \$300-500,000. Compared to last year, home sales in the \$300-500,000 price range were down 7%, which is less than the 11% decrease seen from overall year-over-year home sales. Homes priced below \$400,000 sold the quickest in October, staying on the market an average of 31 days or less.



Average Days on Market by Price Range	
Under \$200k	22
\$200-300k	23
\$300-400k	37
\$400-500k	48
\$500-600k	61
\$600-700k	107
\$700-800k	42
\$800-900k	94
\$900-1M	64
\$1-2M	73
\$2M+	125

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