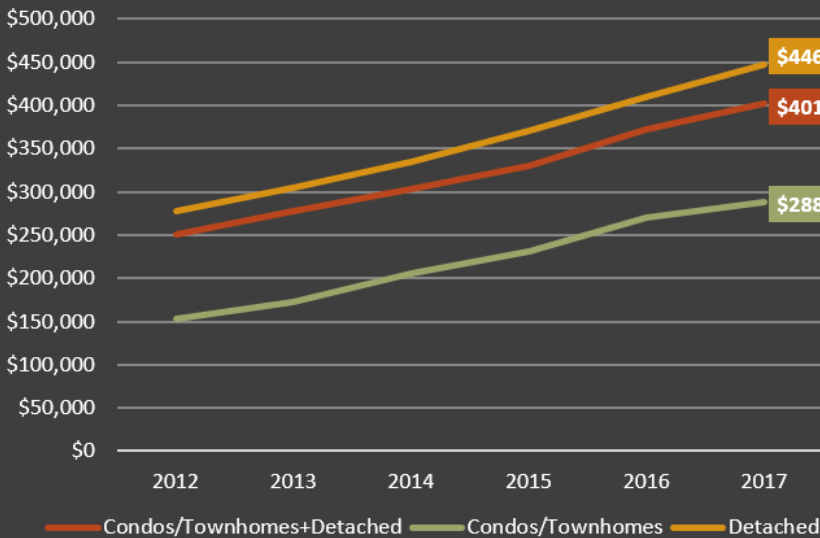
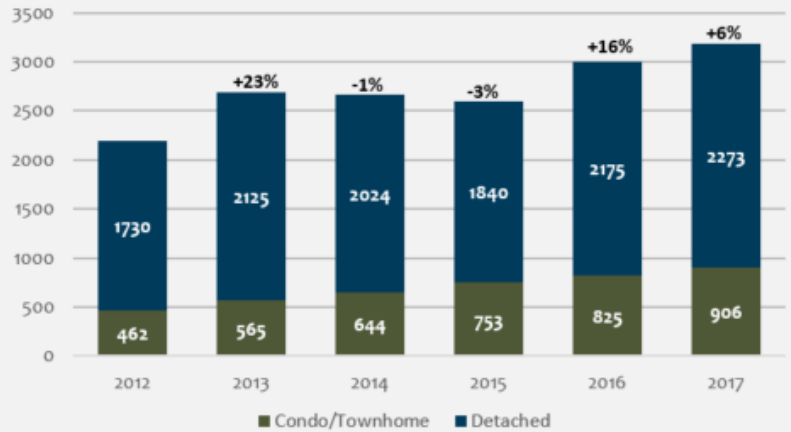




Home Sales

Home sales were strong in January with 3,179 homes sold in the Greater Denver Metro area, a 6% as compared to last year and 45% more than just 5 years ago. Of the homes that sold in January, 2,273 were attached and 906 were condos/townhomes.

Monthly Change
 January 2017 3,179
 December 2016 4,475 **-29%**



Sold Prices

The average sale price for a single family home saw an 8% year-over-year increase, reaching \$401,766. In January, the average price for a single family attached home increased 9% year over year to \$288,615. The average price of a condo/townhome was \$446,798, a year-over-year increase of 7%.

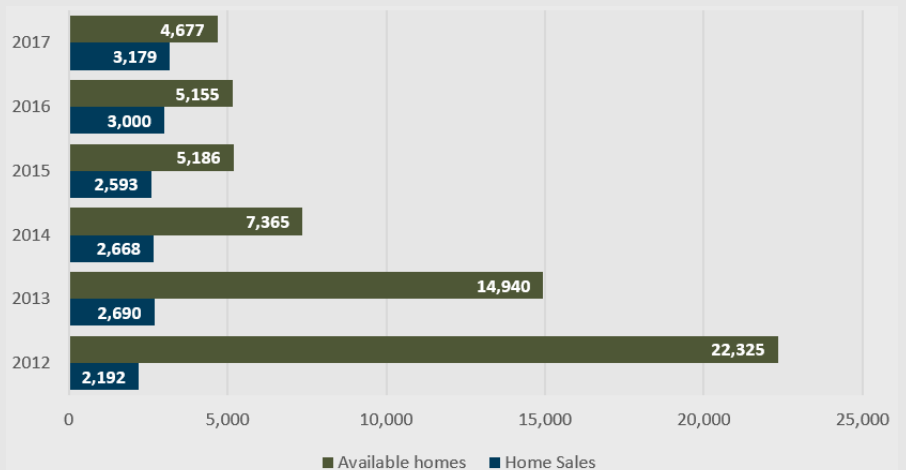
Monthly Change
 January 2017 \$401,766
 December 2016 \$395,204 **+2%**

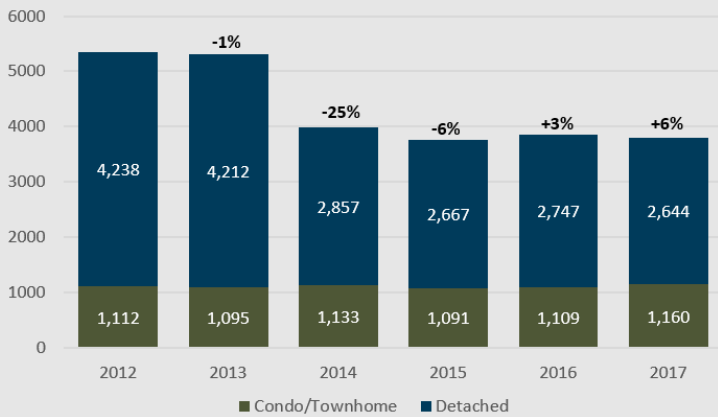


Supply & Demand

January ended with 4,677 active listings of homes for sale in the Greater Denver Metro Area. Compared to just 5 years ago, there are one-fifth the number of homes on the market. At the same time, sales have steadily increased due to continued strong demand.

At the current sales pace, there are enough listings on the market to last 6 weeks.





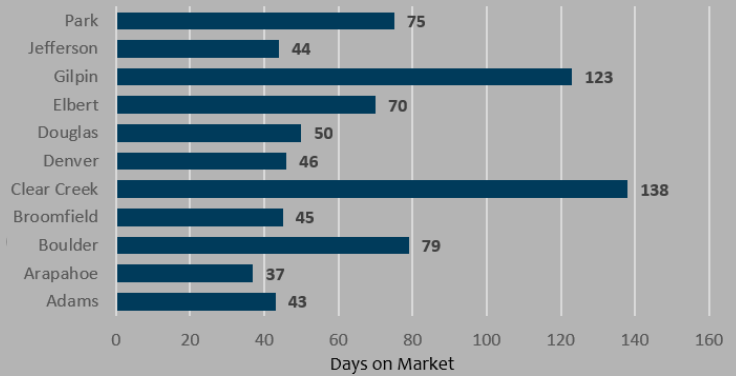
New Listings

In January 3,804 new listings came on the market, 53% more than December and 6% percent more than last year at this time. Still, the number of new homes that came on the market in January is 29% less than just 5 years ago as a result of fewer single family detached homes being listed for sale.



Days on Market

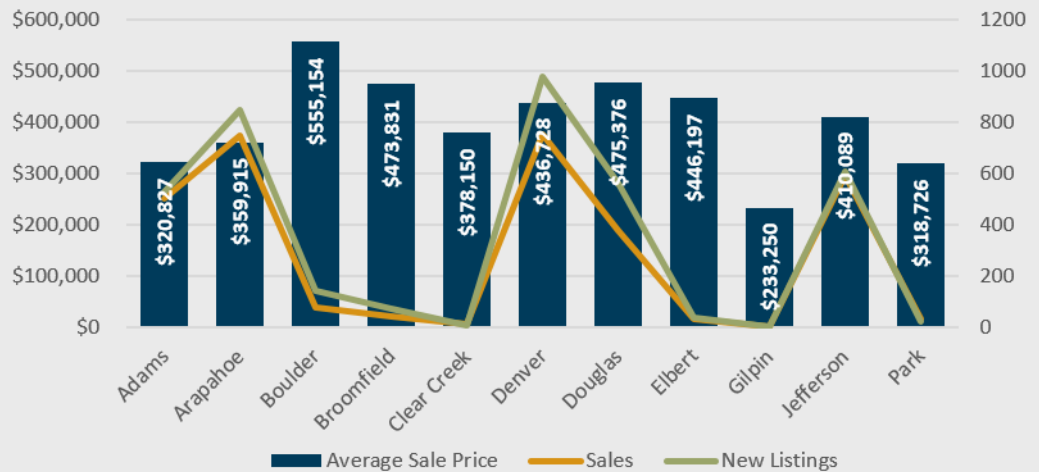
Homes are selling quickly throughout the Denver Metro Area, spending an average of 36 days on the market, 2 days more than this time last year.



4,677 Total Active Listings	\$401,766 Average Sold Price	3,179 Total Listings Sold	34 Average Days on Market
3,804 Total New Listings	\$349,900 Median Sold Price	4,362 Total Listings Under Contract	6 Weeks of Inventory

County by County

In January, home sales were strong across the Greater Denver Metro area. The highest number of sales were seen in counties where the most new listings came on the market - Arapahoe, Denver, and Jefferson Counties.



Greater Denver Metro Area Counties

Adams, Arapahoe, Boulder, Broomfield, Clear Creek, Denver, Douglas, Elbert, Gilpin, Jefferson, and Park