

DENVER METRO
ASSOCIATION OF REALTORS®
The Voice of Real Estate® in the Denver Metro Area



Denver Metro Real Estate Market Trends Report

May 2018

DMAR Statistics
COMPLIMENTS OF



ANTHONY RAE
RE/MAX ALLIANCE
303.520.3179



ANTHONYRAEL.COM


RESIDENTIAL REAL ESTATE BROKER | DENVER COLORADO | RELOCATION





MARKET OVERVIEW

The May report, according to recent data provided by the Denver Metro Association of REALTORS® Market Trends Committee, showcases the April market transactions encompassing the 11 counties of the Denver Metro Area (Adams, Arapahoe, Boulder, Broomfield, Clear Creek, Denver, Douglas, Elbert, Gilpin, Jefferson and Park).

Here are the highlights:

		Prior Month	Year-Over-Year
 Residential (Single Family plus Condo)			
Active Inventory	5,160	11.71%	-3.75%
Sold Homes	4,384	-4.88%	-8.97%
Average Sold Price	\$487,082	3.91%	11.38%
Median Sold Price	\$417,000	2.75%	9.46%
Average Days on Market	20	-23.08%	-9.09%

 Single Family (aka Detached Single Family)			
Active Inventory	3,851	12.73%	-6.71%
Sold Homes	3,102	-3.51%	-9.14%
Average Sold Price	\$543,058	4.40%	11.79%
Median Sold Price	\$455,000	3.41%	8.85%
Average Days on Market	21	-22.22%	-8.70%

 Condo (aka Attached Single Family)			
Active Inventory	1,309	8.81%	6.16%
Sold Homes	1,281	-8.04%	-8.57%
Average Sold Price	\$351,488	0.40%	10.09%
Median Sold Price	\$297,000	0.68%	10.08%
Average Days on Market	18	-21.74%	-10.08%

DENVER METRO
ASSOCIATION OF REALTORS®

DMAR MARKET TRENDS | MAY 2018

© 2018 COPYRIGHT | All rights reserved to Denver Metro Association of REALTORS®, The Voice of Real Estate® in the Denver Metro Area.



DMAR Statistics
COMPLIMENTS OF

ANTHONY RAE
RE/MAX ALLIANCE
303.520.3179

ANTHONYRAEL.COM

RESIDENTIAL REAL ESTATE BROKER | DENVER COLORADO | RELOCATION

MARKET INSIGHTS

- ✓ Denver is no longer on the 'top 20' list of metropolitan centers where homes get the most listing views on Realtor.com, and spend the fewest days on the market. In March, it ranked number 11. In April, Colorado Springs came in at number six and Midland, Texas was number one.
- ✓ Denver ranked number eight on WalletHub's list of *2018's Best Places to Be a Real Estate Agent*. The cities were ranked based on a variety of factors under two categories: job opportunity/competition and real estate market health.
- ✓ Denver rents are expected to increase 3.6 percent next year, according to Zillow. If Amazon picks Denver for its HQ2, rents could increase an additional 2.3 percent at 5.9 percent.
- ✓ In yet another likely change by Consumer Financial Protection Bureau (CFPB) Director Mick Mulvaney, the CFPB may no longer publish public complaints filed with the bureau.
- ✓ The amount of equity that homeowners can tap into is now at the highest level on record, according to a mortgage and finance industry solution provider.
- ✓ Denver ranks second in the nation for per-capita new multifamily construction spending, according to a report from Apartment List. From 2000 to 2016, Denver metro spent \$12 billion on new multifamily construction. Denver's spending on new residential, in specifically the multifamily sector, increased 12 percent from 2000 to 2016.
- ✓ According to a new report from California-based CoreLogic, homes in the Denver-area are generally overvalued. Values in Colorado were up 8.4 percent over February 2017, tied (with California) for the seventh biggest boost over that period. Washington's 12.5 percent increase topped that list. The national average was a 6.7 percent rise, and it has continued to go up for seven months in a row.
- ✓ Denver is one of 28 major U.S. areas that's growing by at least 1 percent a year. Denver's rate is a hearty 1.77 percent.
- ✓ Activity is on the rise, but Denver continues to be a neighborhood-specific market. Certain neighborhoods within the Luxury Market have standing inventory, while others at similar price points are selling through inventory at a rapid pace.
- ✓ The metro-Denver market is still competitive with many offers coming in at 10 percent over list price, all the way up to \$1 million. Properties under \$500,000 are still selling quickly if priced appropriately. ✓ Buyers are savvy and aren't willing to write offers on homes that are overpriced; however, when a property is priced appropriately, many are more willing to jump into bidding wars. Point being: it's never been more important to price properties correctly.
- ✓ Anecdotal evidence supports trend to list on Thursday, begin showings Friday, host open houses or showings on Saturday and/or Sunday and review offers Monday morning. If the property is priced and marketed correctly, that's all the time it takes to get a contract.
- ✓ Mortgage applications continue to decrease with refinance activity hitting levels at 37.2 percent of total applications. This level of activity has not been seen since September 2008 according to the Mortgage Bankers Association.
- ✓ Concerns arise over the Greenroof Initiative's unintended consequences including increased construction costs leading to pricier homes in a market already lacking affordable housing.
- ✓ **Quick Stats:**
 - Average active listings for April are 15,710 (1985-2017).
 - Record-high April was 2006 with 29,045 listings, and 2015 represented the record-low with 5,025 listings.
 - The 20-year average change in active listings from March to April is a 5.41 percent increase. 2018 represents an increase of 11.71 percent.

DMAR MARKET TRENDS | MAY 2018

© 2018 COPYRIGHT | All rights reserved to Denver Metro Association of REALTORS®, *The Voice of Real Estate® in the Denver Metro Area.*



DMAR Statistics
 COMPLIMENTS OF

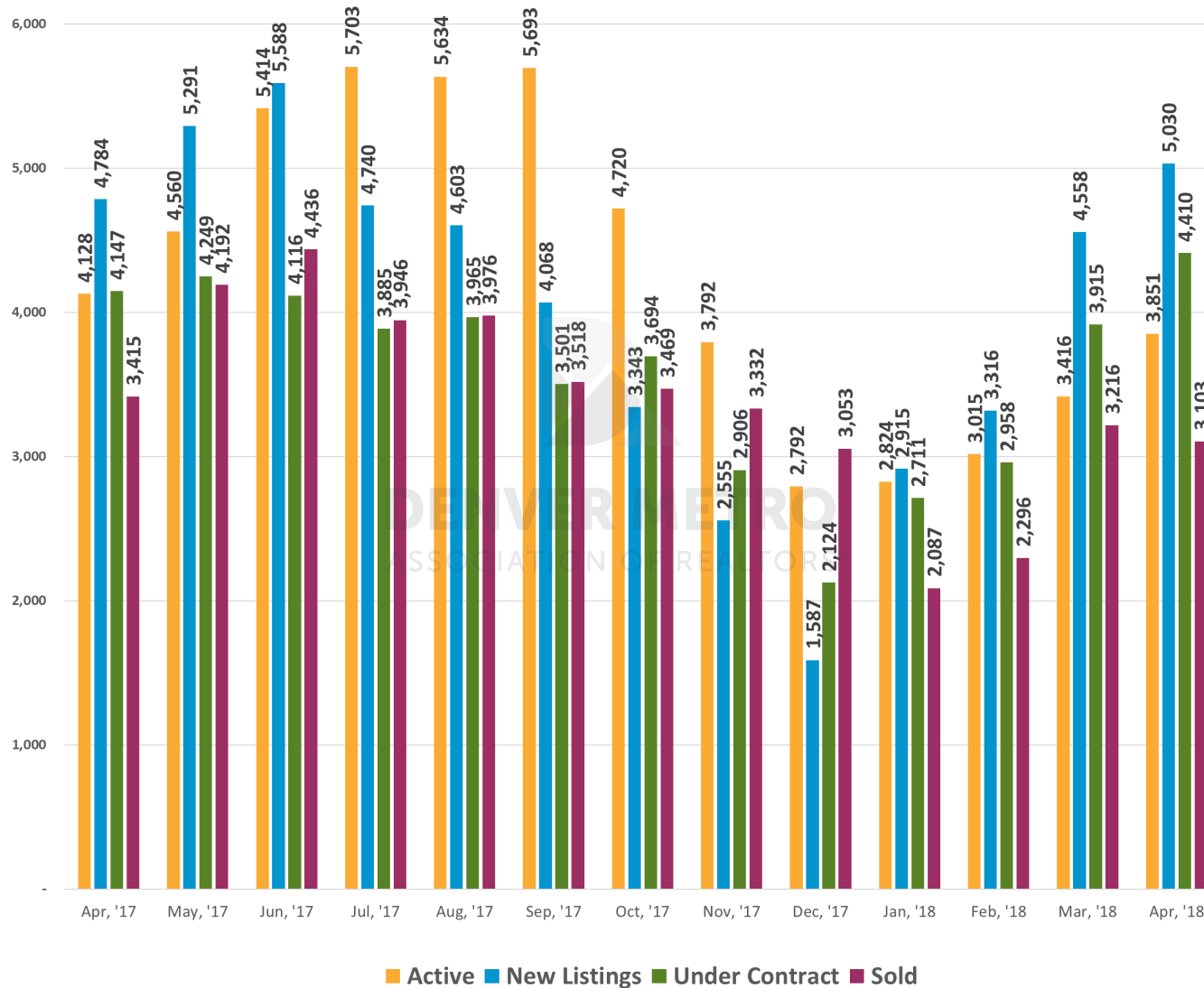
ANTHONY RAE
 RE/MAX ALLIANCE
 303.520.3179

ANTHONYRAEL.COM

RESIDENTIAL REAL ESTATE BROKER | DENVER, COLORADO | RELOCATION

Single Family (aka Detached Single Family)

DMAR Market Trends | April 2018 Data
 Denver Metro Association of REALTORS®
 Source of MLS Data: REcolorado.com



DMAR MARKET TRENDS | MAY 2018

© 2018 COPYRIGHT | All rights reserved to Denver Metro Association of REALTORS®, The Voice of Real Estate® in the Denver Metro Area.

DMAR Statistics
 COMPLIMENTS OF



ANTHONY RAEI
 RE/MAX ALLIANCE
 303.520.3179

ANTHONYRAEL.COM

RESIDENTIAL REAL ESTATE BROKER | DENVER, COLORADO | RELOCATION

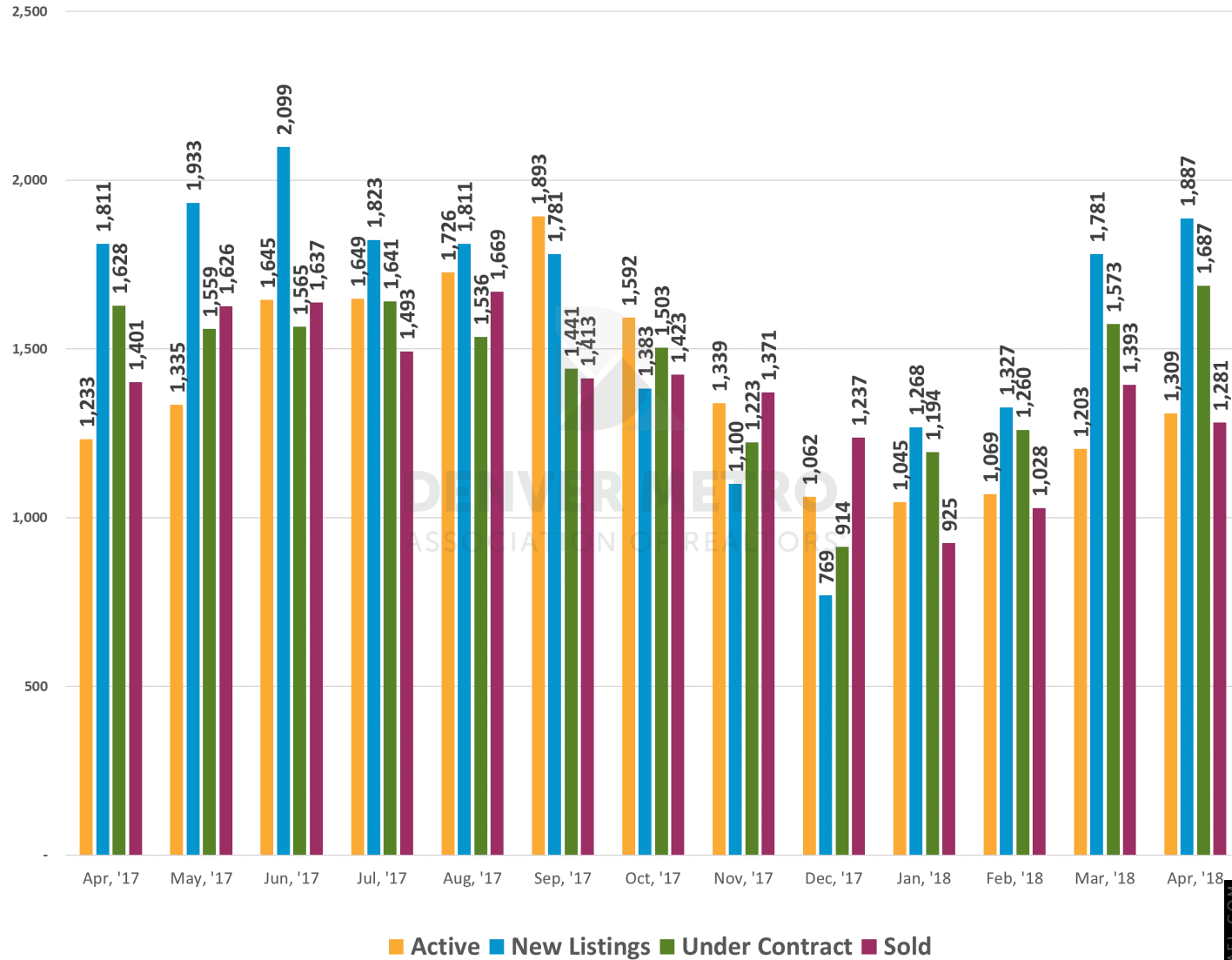


Condo (aka Attached Single Family)

DMAR Market Trends | April 2018 Data

Denver Metro Association of REALTORS®

Source of MLS Data: REcolorado.com



DMAR MARKET TRENDS | MAY 2018

© 2018 COPYRIGHT | All rights reserved to Denver Metro Association of REALTORS®, The Voice of Real Estate® in the Denver Metro Area.

DMAR Statistics
COMPLIMENTS OF



ANTHONY RAE
RE/MAX ALLIANCE
303.520.3179

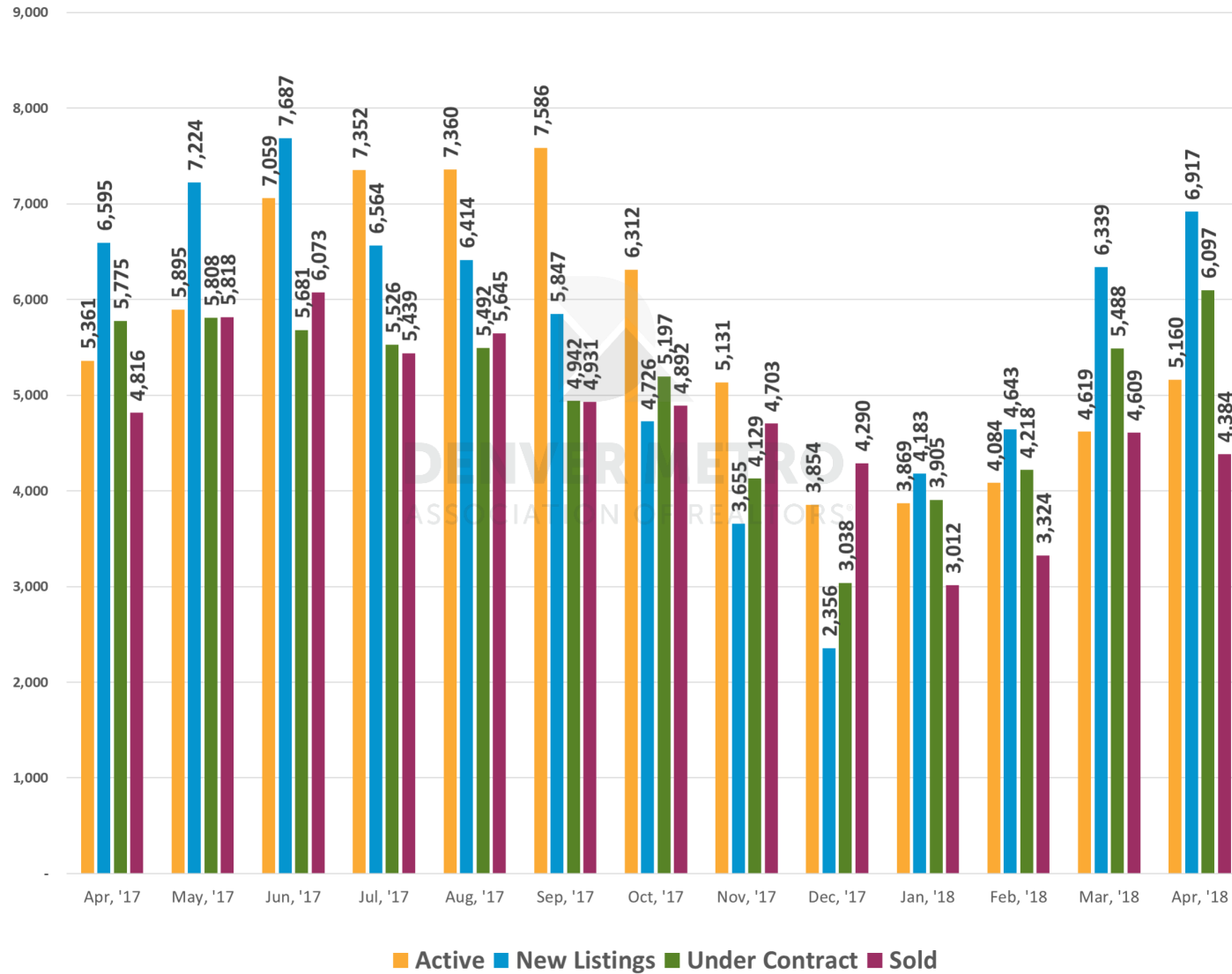
ANTHONYRAEL.COM



RESIDENTIAL REAL ESTATE BROKER | DENVER, COLORADO | RELOCATION

Residential (Single Family + Condo)

DMAR Market Trends | April 2018 Data
 Denver Metro Association of REALTORS®
 Source of MLS Data: REcolorado.com



DMAR MARKET TRENDS | MAY 2018

© 2018 COPYRIGHT | All rights reserved to Denver Metro Association of REALTORS®, The Voice of Real Estate® in the Denver Metro Area.

DMAR Statistics
 COMPLIMENTS OF



ANTHONY RAEI
 RE/MAX ALLIANCE
 303.520.3179



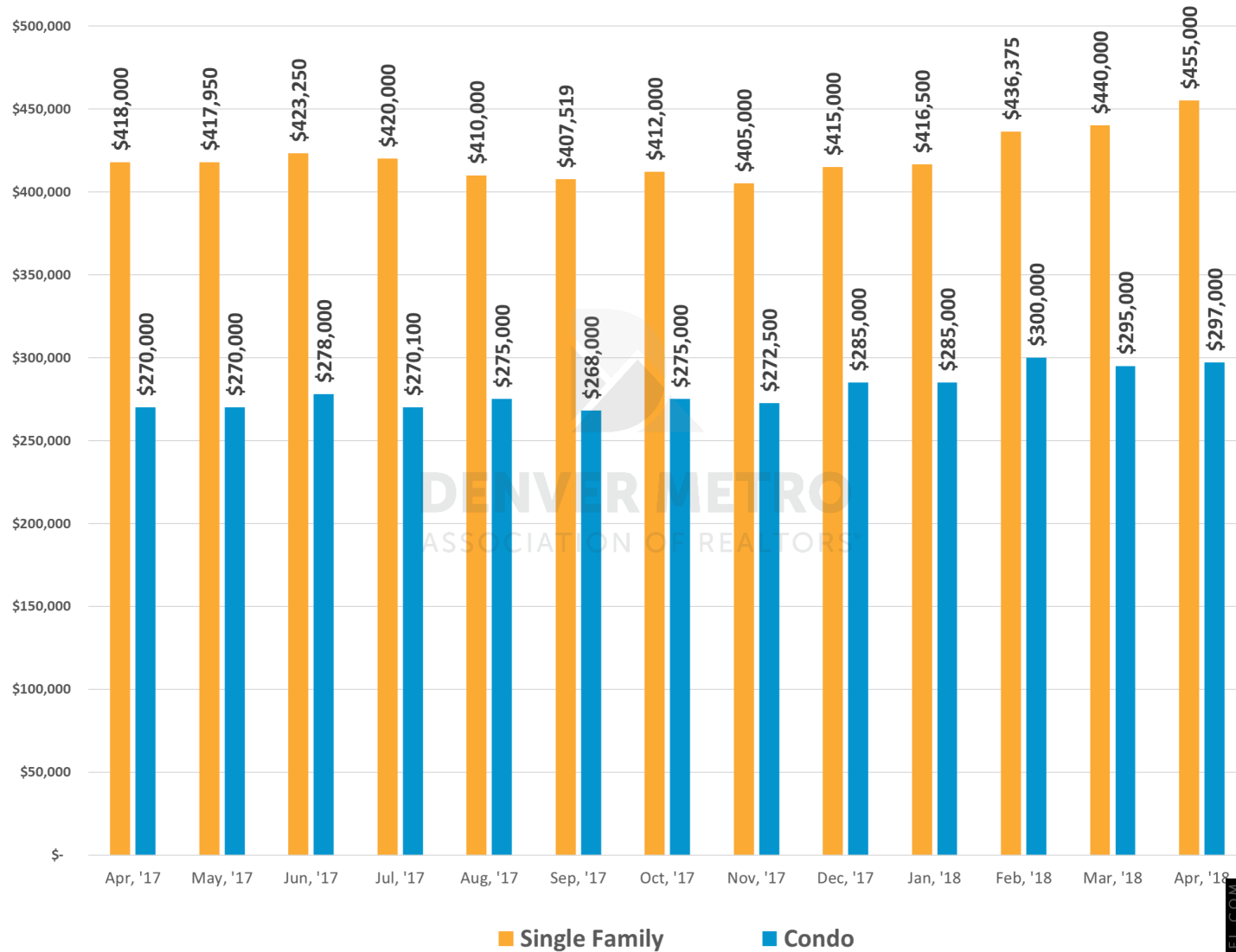
ANTHONYRAEL.COM

RESIDENTIAL REAL ESTATE BROKER | DENVER, COLORADO | RELOCATION



Median Sales Price

DMAR Market Trends | April 2018 Data
Denver Metro Association of REALTORS®
Source of MLS Data: REcolorado.com



DMAR MARKET TRENDS | MAY 2018

© 2018 COPYRIGHT | All rights reserved to Denver Metro Association of REALTORS®, *The Voice of Real Estate® in the Denver Metro Area.*

DMAR Statistics
COMPLIMENTS OF



ANTHONY RAE
RE/MAX ALLIANCE
303.520.3179

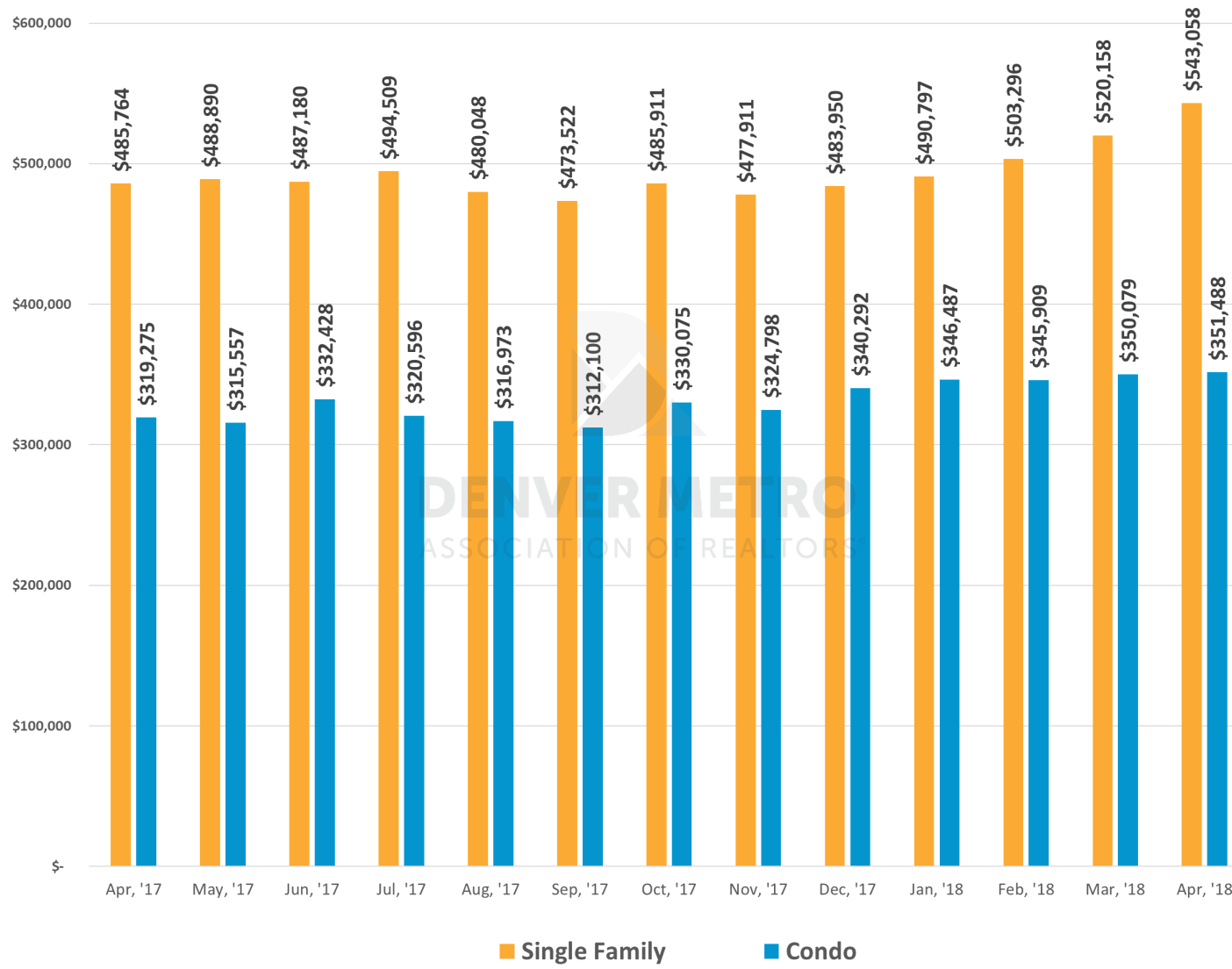


ANTHONYRAEL.COM

RESIDENTIAL REAL ESTATE BROKER | DENVER, COLORADO | RELOCATION

Average Sales Price

DMAR Market Trends | April 2018 Data
Denver Metro Association of REALTORS®
Source of MLS Data: REcolorado.com



DMAR MARKET TRENDS | MAY 2018

© 2018 COPYRIGHT | All rights reserved to Denver Metro Association of REALTORS®, The Voice of Real Estate® in the Denver Metro Area.

DMAR Statistics
COMPLIMENTS OF

ANTHONY RAEI
RE/MAX ALLIANCE
303.520.3179

ANTHONYRAEL.COM

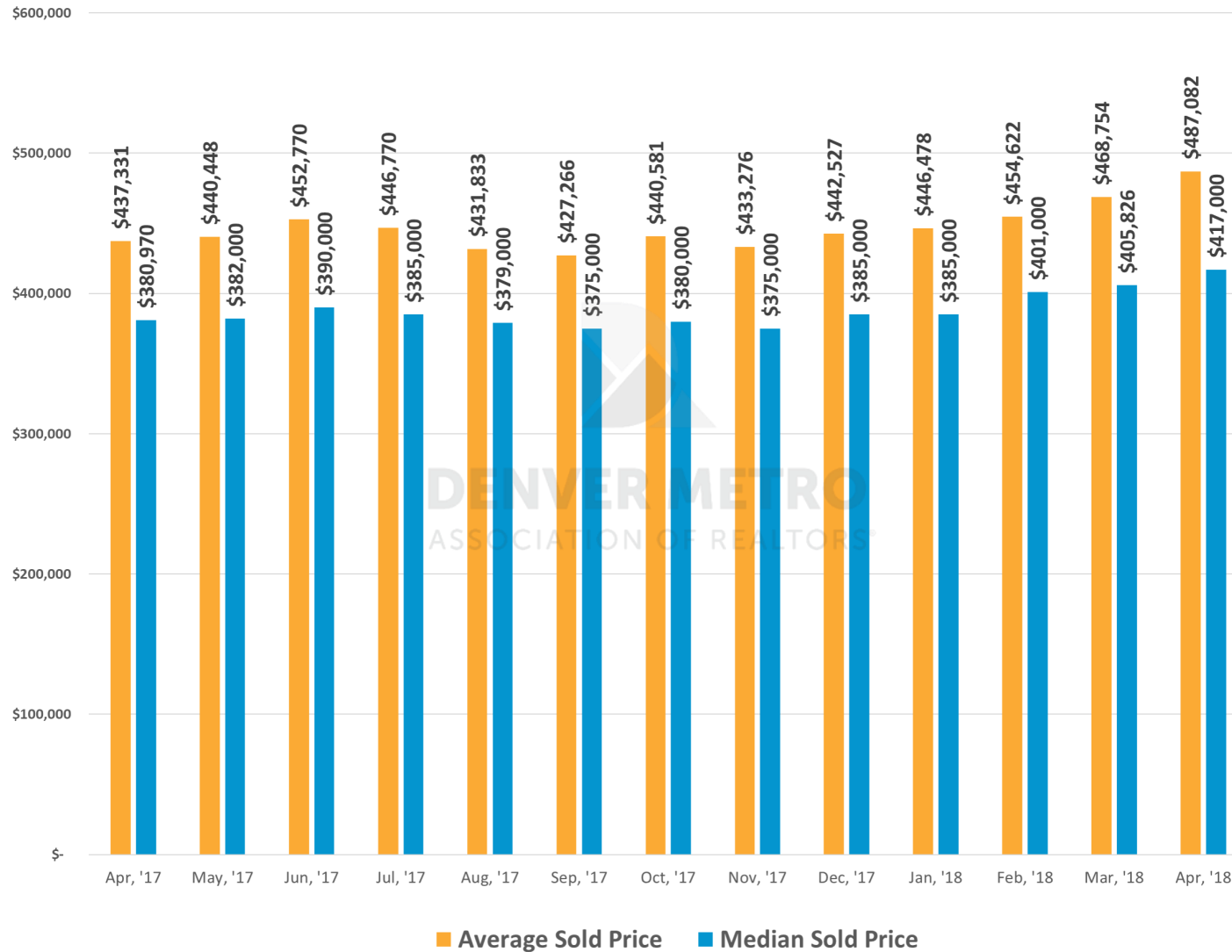
RESIDENTIAL REAL ESTATE BROKER | DENVER COLORADO | RELOCATION

Residential Sold Price

DMAR Market Trends | April 2018 Data

Denver Metro Association of REALTORS®

Source of MLS Data: REcolorado.com



DMAR MARKET TRENDS | MAY 2018

© 2018 COPYRIGHT | All rights reserved to Denver Metro Association of REALTORS®, The Voice of Real Estate® in the Denver Metro Area.



DMAR Statistics
COMPLIMENTS OF

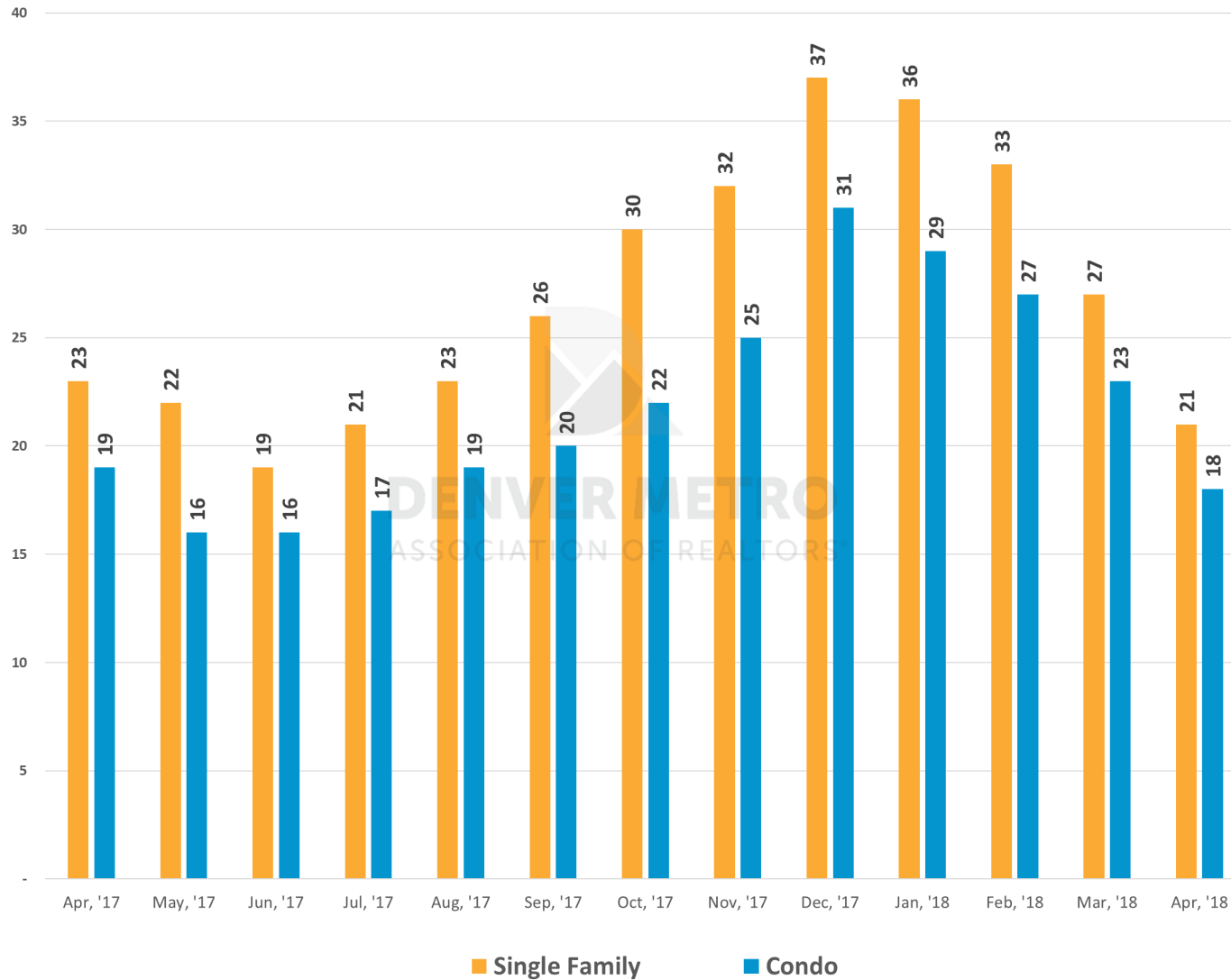
ANTHONY RAE
RE/MAX ALLIANCE
303.520.3179

ANTHONYRAEL.COM

RESIDENTIAL REAL ESTATE BROKER | DENVER, COLORADO | RELOCATION

Days on Market - Average

DMAR Market Trends | April 2018 Data
Denver Metro Association of REALTORS®
Source of MLS Data: REcolorado.com



DMAR MARKET TRENDS | MAY 2018

© 2018 COPYRIGHT | All rights reserved to Denver Metro Association of REALTORS®, *The Voice of Real Estate® in the Denver Metro Area.*

DMAR Statistics
COMPLIMENTS OF



ANTHONY RAEI
RE/MAX ALLIANCE
303.520.3179

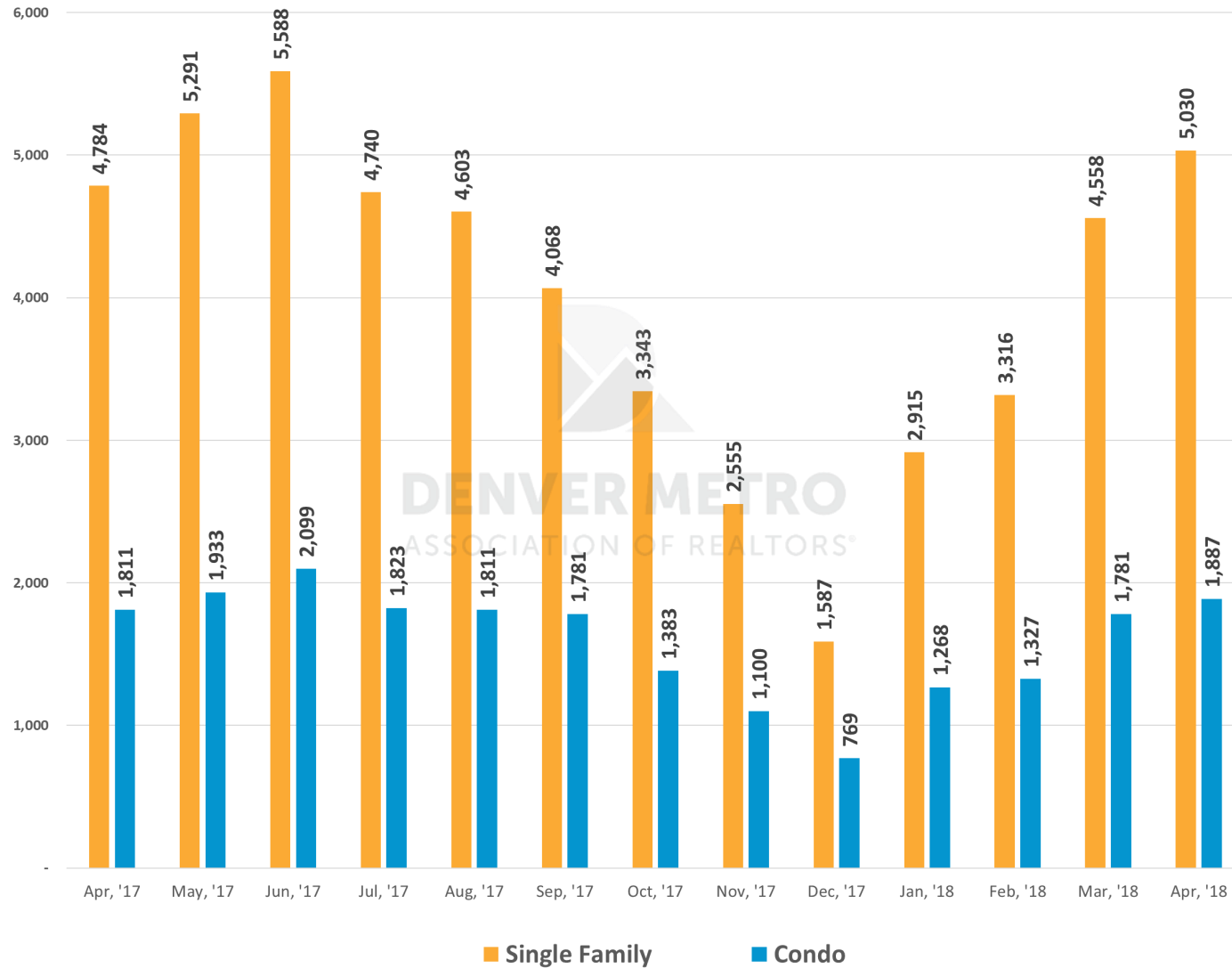
ANTHONYRAEL.COM

RESIDENTIAL REAL ESTATE BROKER | DENVER, COLORADO | RELOCATION



New Listings

DMAR Market Trends | April 2018 Data
Denver Metro Association of REALTORS®
Source of MLS Data: REcolorado.com



DMAR MARKET TRENDS | MAY 2018

© 2018 COPYRIGHT | All rights reserved to Denver Metro Association of REALTORS®, *The Voice of Real Estate® in the Denver Metro Area.*

DMAR Statistics
COMPLIMENTS OF



ANTHONY RAE
RE/MAX ALLIANCE
303.520.3179

ANTHONYRAEL.COM

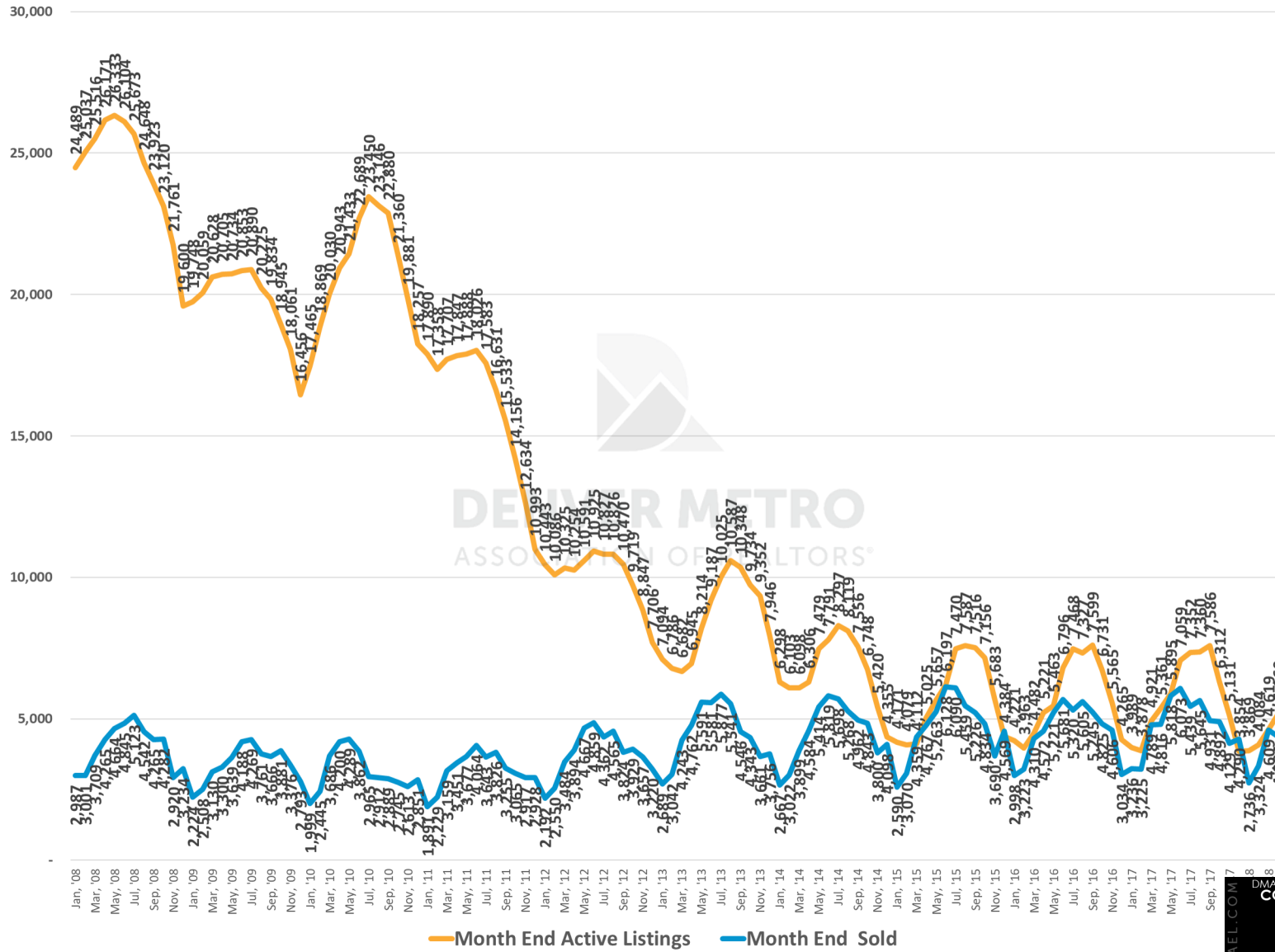


RESIDENTIAL REAL ESTATE BROKER | DENVER, COLORADO | RELOCATION



Month End Active Listings and Month End Sold Homes

DMAR Market Trends | April 2018 Data
Denver Metro Association of REALTORS®
Source of MLS Data: REcolorado.com



DMAR MARKET TRENDS | MAY 2018

© 2018 COPYRIGHT | All rights reserved to Denver Metro Association of REALTORS®, The Voice of Real Estate® in the Denver Metro Area.

DMAR Statistics
COMPLIMENTS OF



ANTHONY RAEI
RE/MAX ALLIANCE
303.520.3179



ANTHONYRAEL.COM | 788

RESIDENTIAL REAL ESTATE BROKER | DENVER, COLORADO | RELOCATION



DATA SNAPSHOT

Snapshot Month-Over-Month and Year-Over-Year Comparisons

	Apr, '18	Prior Month	Year Ago	Prior Month	Year Ago
Residential (Single Family + Condo)					
Active	5,160	4,619	5,361	11.71%	-3.75%
New Listings	6,917	6,339	6,595	9.12%	4.88%
Under Contract	6,097	5,488	5,775	11.10%	5.58%
Days on Market - Average	20	26	22	-23.08%	-9.09%
Days on Market - Median	5	5	5	0.00%	0.00%
Sold	4,384	4,609	4,816	-4.88%	-8.97%
Average Sold Price	\$ 487,082	\$ 468,754	\$ 437,331	3.91%	11.38%
Median Sold Price	\$ 417,000	\$ 405,826	\$ 380,970	2.75%	9.46%
Sales Volume	\$ 2,135,367,488	\$ 2,160,487,186	\$ 2,106,186,096	-1.16%	1.39%
Close Price/List Price	100.88%	100.62%	100.69%	0.26%	0.19%
Single Family (aka Detached Single Family)					
Active	3,851	3,416	4,128	12.73%	-6.71%
New Listings	5,030	4,558	4,784	10.36%	5.14%
Under Contract	4,410	3,915	4,147	12.64%	6.34%
Days on Market - Average	21	27	23	-22.22%	-8.70%
Days on Market - Median	5	6	5	-16.67%	0.00%
Sold	3,103	3,216	3,415	-3.51%	-9.14%
Average Sold Price	\$ 543,058	\$ 520,158	\$ 485,764	4.40%	11.79%
Median Sold Price	\$ 455,000	\$ 440,000	\$ 418,000	3.41%	8.85%
Sales Volume	\$ 1,685,108,974	\$ 1,672,828,128	\$ 1,658,884,060	0.73%	1.58%
Close Price/List Price	100.70%	100.56%	100.54%	0.14%	0.16%
Condo (aka Attached Single Family)					
Active	1,309	1,203	1,233	8.81%	6.16%
New Listings	1,887	1,781	1,811	5.95%	4.20%
Under Contract	1,687	1,573	1,628	7.25%	3.62%
Days on Market - Average	18	23	19	-21.74%	-5.26%
Days on Market - Median	5	5	5	0.00%	0.00%
Sold	1,281	1,393	1,401	-8.04%	-8.57%
Average Sold Price	\$ 351,488	\$ 350,079	\$ 319,275	0.40%	10.09%
Median Sold Price	\$ 297,000	\$ 295,000	\$ 270,000	0.68%	10.00%
Sales Volume	\$ 450,256,128	\$ 487,660,047	\$ 447,304,275	-7.67%	0.66%
Close Price/List Price	101.30%	100.76%	101.06%	0.54%	0.24%

DMAR MARKET TRENDS | MAY 2018

© 2018 COPYRIGHT | All rights reserved to Denver Metro Association of REALTORS®, The Voice of Real Estate® in the Denver Metro Area.



DMAR Statistics
COMPLIMENTS OF

ANTHONY RAE
RE/MAX ALLIANCE
303.520.3179

ANTHONYRAEL.COM

RESIDENTIAL REAL ESTATE BROKER | DENVER, COLORADO | RELOCATION

APRIL DATA YTD 2018 to 2014

	YTD 2018	YTD 2017	YTD 2016	YTD 2015	YTD 2014	'18 vs. '17	'17 vs. '16	'16 vs. '15	'15 vs. '14
Residential (Single Family + Condo)									
Active Listings at month end	5,160	5,361	5,221	5,025	6,306	-3.75%	2.68%	3.90%	-20.31%
New Listings	22,103	21,827	20,239	20,899	20,490	1.26%	7.85%	-3.16%	2.00%
Days on Market - Average	27	29	30	30	45	-6.90%	-3.33%	0.00%	-33.33%
Days on Market - Median	6	7	7	6	16	-14.29%	0.00%	16.67%	-62.50%
Sold	15,387	16,074	15,116	14,793	14,182	-4.27%	6.34%	2.18%	4.31%
Average Sold Price	\$ 466,545	\$ 419,417	\$ 385,566	\$ 352,051	\$ 311,496	11.24%	8.78%	9.52%	13.02%
Median Sold Price	\$ 405,000	\$ 368,000	\$ 335,225	\$ 305,000	\$ 264,000	10.05%	9.78%	9.91%	15.53%
Sales Volume	\$ 7,178,727,915	\$ 6,741,708,858	\$ 5,828,215,656	\$ 5,207,890,443	\$ 4,417,636,272	6.48%	15.67%	11.91%	17.89%
Close Price/List Price	100.33%	100.12%	100.16%	100.29%	98.95%	0.21%	-0.04%	-0.13%	1.35%
Single Family (aka Detached Single Family)									
Active Listings at month end	3,851	4,128	4,100	4,075	5,088	-6.71%	0.68%	0.61%	-19.91%
New Listings	15,829	15,704	14,667	15,103	15,089	0.80%	7.07%	-2.89%	0.09%
Days on Market - Average	29	31	33	33	47	-6.45%	-6.06%	0.00%	-29.79%
Days on Market - Median	6	7	8	7	17	-14.29%	-12.50%	14.29%	-58.82%
Sold	10,742	11,405	10,794	10,526	10,460	-5.81%	5.66%	2.55%	0.63%
Average Sold Price	\$ 517,395	\$ 465,279	\$ 426,996	\$ 393,310	\$ 345,259	11.20%	8.97%	8.56%	13.92%
Median Sold Price	\$ 439,828	\$ 400,000	\$ 369,250	\$ 339,900	\$ 290,000	9.96%	8.33%	8.63%	17.21%
Sales Volume	\$ 5,557,857,090	\$ 5,306,506,995	\$ 4,608,994,824	\$ 4,139,981,060	\$ 3,611,409,140	4.74%	15.13%	11.33%	14.64%
Close Price/List Price	100.22%	99.97%	99.94%	100.17%	98.99%	0.25%	0.03%	-0.23%	1.19%
Condo (aka Attached Single Family)									
Active Listings at month end	1,309	1,233	1,121	950	1,218	6.16%	9.99%	18.00%	-22.00%
New Listings	6,274	6,123	5,572	5,796	5,401	2.47%	9.89%	-3.86%	7.31%
Days on Market - Average	24	23	21	24	38	4.35%	9.52%	-12.50%	-36.84%
Days on Market - Median	5	5	5	5	12	0.00%	0.00%	0.00%	-58.33%
Sold	4,645	4,669	4,322	4,267	3,722	-0.51%	8.03%	1.29%	14.64%
Average Sold Price	\$ 348,951	\$ 307,389	\$ 282,094	\$ 250,271	\$ 216,611	13.52%	8.97%	12.72%	15.54%
Median Sold Price	\$ 295,000	\$ 258,000	\$ 231,000	\$ 200,000	\$ 171,750	14.34%	11.69%	15.50%	16.45%
Sales Volume	\$ 1,620,877,395	\$ 1,435,199,241	\$ 1,219,210,268	\$ 1,067,906,357	\$ 806,226,142	12.94%	17.72%	14.17%	32.46%
Close Price/List Price	100.57%	100.47%	100.71%	100.57%	98.84%	0.10%	-0.24%	0.14%	1.75%

DMAR MARKET TRENDS | MAY 2018

© 2018 COPYRIGHT | All rights reserved to Denver Metro Association of REALTORS®, The Voice of Real Estate® in the Denver Metro Area.



DMAR Statistics
 COMPLIMENTS OF
ANTHONY RAE
 RE/MAX ALLIANCE
 303.520.3179

ANTHONYRAEL.COM

RESIDENTIAL REAL ESTATE BROKER | DENVER, COLORADO | RELOCATION

MARKET TRENDS

Price Range	Single Family			Condo		
	Sold	Active	MOI	Sold	Active	MOI
\$0 to \$99,999	3	5	1.67	4	7	1.75
\$100,000 to \$199,999	12	18	1.50	158	71	0.45
\$200,000 to \$299,999	179	76	0.42	488	226	0.46
\$300,000 to \$399,999	851	393	0.46	289	256	0.89
\$400,000 to \$499,999	788	752	0.95	166	247	1.49
\$500,000 to \$749,999	871	1,263	1.45	129	277	2.15
\$750,000 to \$999,999	215	511	2.38	35	125	3.57
\$1,000,000 and over	184	833	4.53	12	100	8.33
TOTALS	3,103	3,851	1.24	1,281	1,309	1.02

Price Range	Single Family	Sold	% change	Condo	Sold	% change
	Apr, '18	Mar, '18		Apr, '18	Mar, '18	
\$0 to \$99,999	3	5	-40.00%	4	4	0.00%
\$100,000 to \$199,999	12	15	-20.00%	158	183	-13.66%
\$200,000 to \$299,999	179	209	-14.35%	488	525	-7.05%
\$300,000 to \$399,999	851	946	-10.04%	289	301	-3.99%
\$400,000 to \$499,999	788	841	-6.30%	166	166	0.00%
\$500,000 to \$749,999	871	841	3.57%	129	168	-23.21%
\$750,000 to \$999,999	215	199	8.04%	35	35	0.00%
\$1,000,000 and over	184	160	15.00%	12	11	9.09%
TOTALS	3,103	3,216	-3.51%	1,281	1,393	-8.04%

Price Range	Single Family	Sold	% change	Condo	Sold	% change
	YTD Apr, '18	YTD Apr, '17		YTD Apr, '18	YTD Apr, '17	
\$0 to \$99,999	14	13	7.69%	23	67	-65.67%
\$100,000 to \$199,999	53	137	-61.31%	648	1,072	-39.55%
\$200,000 to \$299,999	772	1,771	-56.41%	1,728	1,805	-4.27%
\$300,000 to \$399,999	3,205	3,711	-13.64%	1,013	815	24.29%
\$400,000 to \$499,999	2,771	2,581	7.36%	551	421	30.88%
\$500,000 to \$749,999	2,751	2,289	20.18%	499	358	39.39%
\$750,000 to \$999,999	639	523	22.18%	134	81	65.43%
\$1,000,000 and over	537	380	41.32%	49	50	-2.00%
TOTALS	10,742	11,405	-5.81%	4,645	4,669	-0.51%

DMAR MARKET TRENDS | MAY 2018

© 2018 COPYRIGHT | All rights reserved to Denver Metro Association of REALTORS®, The Voice of Real Estate® in the Denver Metro Area.

DMAR Statistics
COMPLIMENTS OF



ANTHONY RAEI
RE/MAX ALLIANCE
303.520.3179

ANTHONYRAEL.COM

RESIDENTIAL REAL ESTATE BROKER | DENVER COLORADO | RELOCATION




LUXURY MARKET | Properties Sold for \$1 Million or More

Snapshot Month-Over-Month and Year-Over-Year Comparisons

	Apr, '18	Prior Month	Last Year	Prior Month	Last Year
Residential (Single Family + Condo)					
Sold	196	171	147	14.62%	33.33%
Average Price	\$ 1,547,235	\$ 1,532,953	\$ 1,509,732	0.93%	2.48%
Sales Volume	\$ 303,258,060	\$ 262,134,963	\$ 221,930,604	15.69%	36.65%
Days on Market - Average	60	76	94	-21.05%	-36.17%
Days on Market - Median	16	24	29	-33.33%	-44.83%
Close Price/List Price	97.79%	97.76%	97.06%	0.03%	0.75%
PSF Total	\$ 294	\$ 298	\$ 296	-1.34%	-0.68%
Single Family (aka Detached Single Family)					
Sold	184	160	131	15.00%	40.46%
Average Price	\$ 1,530,334	\$ 1,507,181	\$ 1,523,016	1.54%	0.48%
Sales Volume	\$ 281,581,456	\$ 241,148,960	\$ 199,515,096	16.77%	41.13%
Days on Market - Average	60	76	97	-21.05%	-38.14%
Days on Market - Median	14	24	29	-41.67%	-51.72%
Close Price/List Price	97.89%	97.93%	96.98%	-0.04%	0.94%
PSF Total	\$ 279	\$ 281	\$ 280	-0.71%	-0.36%
Condo (aka Attached Single Family)					
Sold	12	11	16	9.09%	-25.00%
Average Price	\$ 1,806,378	\$ 1,907,818	\$ 1,400,972	-5.32%	28.94%
Sales Volume	\$ 21,676,536	\$ 20,985,998	\$ 22,415,552	3.29%	-3.30%
Days on Market - Average	63	75	69	-16.00%	-8.70%
Days on Market - Median	33	17	11	94.12%	200.00%
Close Price/List Price	96.26%	95.29%	97.74%	1.02%	-1.51%
PSF Total	\$ 514	\$ 536	\$ 423	-4.10%	21.51%

DMAR MARKET TRENDS | MAY 2018

© 2018 COPYRIGHT | All rights reserved to Denver Metro Association of REALTORS®, The Voice of Real Estate® in the Denver Metro Area.



DMAR Statistics
 COMPLIMENTS OF

ANTHONY RAE
 RE/MAX ALLIANCE
 303.520.3179

ANTHONYRAEL.COM

RESIDENTIAL REAL ESTATE BROKER | DENVER, COLORADO | RELOCATION

LUXURY MARKET | Properties Sold for \$1 Million or More

Snapshot Year-to-Date and Year-Over-Year Comparisons

	YTD 2018	YTD 2017	YTD 2016	YTD 2015	YTD 2014	'18 vs '17	'17 vs '16	'16 vs '15	15 vs '14
Residential (Single Family + Condo)									
Sold	586	430	321	246	200	36.28%	33.96%	30.49%	23.00%
Average Sold Price	\$ 1,521,726	\$ 1,513,556	\$ 1,559,500	\$ 1,503,178	\$ 1,534,414	0.54%	-2.95%	3.75%	-2.04%
Sales Volume	\$ 891,731,436	\$ 650,829,080	\$ 500,599,500	\$ 369,781,788	\$ 306,882,800	37.01%	30.01%	35.38%	20.50%
Median Sold Price	\$ 1,300,000	\$ 1,262,538	\$ 1,350,000	\$ 1,301,895	\$ 1,300,000	2.97%	-6.48%	3.69%	0.15%
Days on Market - Average	79	100	98	104	110	-21.00%	2.04%	-5.77%	-5.45%
Days on Market - Median	29	41	52	48	56	-29.27%	-21.15%	8.33%	-14.29%
Close Price/List Price	97.32%	96.85%	96.45%	96.29%	95.93%	0.49%	0.41%	0.17%	0.38%
PSF Total	\$ 297	\$ 300	\$ 296	\$ 275	\$ 264	-1.00%	1.35%	7.64%	4.17%
Single Family (aka Detached Single Family)									
Sold	537	380	290	228	182	41.32%	31.03%	27.19%	25.27%
Average Sold Price	\$ 1,511,289	\$ 1,537,952	\$ 1,539,025	\$ 1,501,170	\$ 1,515,545	-1.73%	-0.07%	2.52%	-0.95%
Sales Volume	\$ 811,562,193	\$ 584,421,760	\$ 446,317,250	\$ 342,266,760	\$ 275,829,190	38.87%	30.94%	30.40%	24.09%
Median Sold Price	\$ 1,300,000	\$ 1,272,500	\$ 1,345,000	\$ 1,309,850	\$ 1,281,000	2.16%	-5.39%	2.68%	2.25%
Days on Market - Average	79	102	103	100	111	-22.55%	-0.97%	3.00%	-9.91%
Days on Market - Median	28	40	54	47	56	-30.00%	-25.93%	14.89%	-16.07%
Close Price/List Price	97.39%	96.80%	96.32%	96.10%	96.09%	0.61%	0.50%	0.23%	0.01%
PSF Total	\$ 278	\$ 282	\$ 265	\$ 257	\$ 245	-1.42%	6.42%	3.11%	4.90%
Condo (aka Attached Single Family)									
Sold	49	50	31	18	18	-2.00%	61.29%	72.22%	0.00%
Average Sold Price	\$ 1,636,101	\$ 1,328,154	\$ 1,751,040	\$ 1,528,611	\$ 1,725,199	23.19%	-24.15%	14.55%	-11.40%
Sales Volume	\$ 80,168,949	\$ 66,407,700	\$ 54,282,240	\$ 27,514,998	\$ 31,053,582	20.72%	22.34%	97.28%	-11.40%
Median Sold Price	\$ 1,318,000	\$ 1,180,000	\$ 1,350,000	\$ 1,257,500	\$ 1,515,000	11.69%	-12.59%	7.36%	-17.00%
Days on Market - Average	76	82	52	167	100	-7.32%	57.69%	-68.86%	67.00%
Days on Market - Median	32	42	21	95	63	-23.81%	100.00%	-77.89%	50.79%
Close Price/List Price	96.54%	97.27%	97.68%	98.75%	94.29%	-0.75%	-0.42%	-1.08%	4.73%
PSF Total	\$ 502	\$ 434	\$ 580	\$ 508	\$ 459	15.67%	-25.17%	14.17%	10.68%

DMAR MARKET TRENDS | MAY 2018

© 2018 COPYRIGHT | All rights reserved to Denver Metro Association of REALTORS®, The Voice of Real Estate® in the Denver Metro Area.



DMAR Statistics
 COMPLIMENTS OF
ANTHONY RAE
 RE/MAX ALLIANCE
 303.520.3179

ANTHONYRAEL.COM

RESIDENTIAL REAL ESTATE BROKER | DENVER, COLORADO | RELOCATION

SIGNATURE MARKET | Properties Sold Between \$750,000 and \$999,999

Snapshot Month-Over-Month and Year-Over-Year Comparisons

	Apr, '18	Prior Month	Last Year	Prior Month	Last Year
Residential (Single Family + Condo)					
Sold	250	234	211	6.84%	18.48%
Average Price	\$ 856,606	\$ 845,185	\$ 847,660	1.35%	1.06%
Sales Volume	\$ 214,151,500	\$ 197,773,290	\$ 178,856,260	8.28%	19.73%
Days on Market - Average	37	59	48	-37.29%	-22.92%
Days on Market - Median	7	16	14	-56.25%	-50.00%
Close Price/List Price	99.63%	98.85%	98.76%	0.79%	0.88%
PSF Total	\$ 234	\$ 223	\$ 222	4.93%	5.41%
Single Family (aka Detached Single Family)					
Sold	215	199	184	8.04%	16.85%
Average Price	\$ 856,173	\$ 847,225	\$ 851,330	1.06%	0.57%
Sales Volume	\$ 184,077,195	\$ 168,597,775	\$ 156,644,720	9.18%	17.51%
Days on Market - Average	39	59	48	-33.90%	-18.75%
Days on Market - Median	7	17	14	-58.82%	-50.00%
Close Price/List Price	99.57%	98.89%	98.69%	0.69%	0.89%
PSF Total	\$ 216	\$ 206	\$ 209	4.85%	3.35%
Condo (aka Attached Single Family)					
Sold	35	35	27	0.00%	29.63%
Average Price	\$ 859,267	\$ 833,589	\$ 822,644	3.08%	4.45%
Sales Volume	\$ 30,074,345	\$ 29,175,615	\$ 22,211,388	3.08%	35.40%
Days on Market - Average	24	62	46	-61.29%	-47.83%
Days on Market - Median	7	13	14	-46.15%	-50.00%
Close Price/List Price	99.98%	98.67%	99.23%	1.33%	0.76%
PSF Total	\$ 345	\$ 317	\$ 309	8.83%	11.65%

DMAR MARKET TRENDS | MAY 2018

© 2018 COPYRIGHT | All rights reserved to Denver Metro Association of REALTORS®, The Voice of Real Estate® in the Denver Metro Area.

DMAR Statistics
COMPLIMENTS OF



ANTHONY RAE
RE/MAX ALLIANCE
303.520.3179

ANTHONYRAEL.COM

RESIDENTIAL REAL ESTATE BROKER | DENVER, COLORADO | RELOCATION




SIGNATURE MARKET | Properties Sold Between \$750,000 and \$999,999

Snapshot Year-to-Date and Year-Over-Year Comparisons

	YTD 2018	YTD 2017	YTD 2016	YTD 2015	YTD 2014	'18 vs '17	'17 vs '16	'16 vs '15	15 vs '14
Residential (Single Family + Condo)									
Sold	773	604	462	400	256	27.98%	30.74%	15.50%	56.25%
Average Sold Price	\$ 850,275	\$ 844,322	\$ 842,764	\$ 849,387	\$ 843,728	0.71%	0.18%	-0.78%	0.67%
Sales Volume	\$ 657,262,575	\$ 509,970,488	\$ 389,356,968	\$ 339,754,800	\$ 215,994,368	28.88%	30.98%	14.60%	57.30%
Median Sold Price	\$ 840,000	\$ 832,250	\$ 834,750	\$ 841,000	\$ 835,000	0.93%	-0.30%	-0.74%	0.72%
Days on Market - Average	55	64	69	79	114	-14.06%	-7.25%	-12.66%	-30.70%
Days on Market - Median	14	28	31	36	52	-50.00%	-9.68%	-13.89%	-30.77%
Close Price/List Price	99.10%	98.41%	98.52%	97.93%	97.53%	0.70%	-0.11%	0.60%	0.41%
PSF Total	\$ 238	\$ 223	\$ 216	\$ 208	\$ 198	6.73%	3.24%	3.85%	5.05%
Single Family (aka Detached Single Family)									
Sold	639	523	381	345	226	22.18%	37.27%	10.43%	52.65%
Average Sold Price	\$ 851,541	\$ 847,158	\$ 844,721	\$ 846,636	\$ 841,747	0.52%	0.29%	-0.23%	0.58%
Sales Volume	\$ 544,134,699	\$ 443,063,634	\$ 321,838,701	\$ 292,089,420	\$ 190,234,822	22.81%	37.67%	10.18%	53.54%
Median Sold Price	\$ 847,500	\$ 840,000	\$ 838,000	\$ 837,782	\$ 830,000	0.89%	0.24%	0.03%	0.94%
Days on Market - Average	55	66	74	82	113	-16.67%	-10.81%	-9.76%	-27.43%
Days on Market - Median	16	28	37	39	52	-42.86%	-24.32%	-5.13%	-25.00%
Close Price/List Price	99.06%	98.30%	98.37%	97.73%	97.58%	0.77%	-0.07%	0.65%	0.15%
PSF Total	\$ 217	\$ 209	\$ 193	\$ 190	\$ 180	3.83%	8.29%	1.58%	5.56%
Condo (aka Attached Single Family)									
Sold	134	81	81	55	30	65.43%	0.00%	47.27%	83.33%
Average Sold Price	\$ 844,240	\$ 826,011	\$ 833,561	\$ 866,646	\$ 858,658	2.21%	-0.91%	-3.82%	0.93%
Sales Volume	\$ 113,128,160	\$ 66,906,891	\$ 67,518,441	\$ 47,665,530	\$ 25,759,740	69.08%	-0.91%	41.65%	85.04%
Median Sold Price	\$ 831,875	\$ 810,000	\$ 809,000	\$ 878,000	\$ 855,000	2.70%	0.12%	-7.86%	2.69%
Days on Market - Average	53	52	45	58	118	1.92%	15.56%	-22.41%	-50.85%
Days on Market - Median	14	15	14	23	43	-6.67%	7.14%	-39.13%	-46.51%
Close Price/List Price	99.29%	99.11%	99.19%	99.18%	97.22%	0.18%	-0.08%	0.01%	2.02%
PSF Total	\$ 338	\$ 311	\$ 323	\$ 319	\$ 335	8.68%	-3.72%	1.25%	-4.78%

DMAR MARKET TRENDS | MAY 2018

© 2018 COPYRIGHT | All rights reserved to Denver Metro Association of REALTORS®, The Voice of Real Estate® in the Denver Metro Area.



DMAR Statistics
 COMPLIMENTS OF
ANTHONY RAEI
 RE/MAX ALLIANCE
 303.520.3179

ANTHONYRAEL.COM

RESIDENTIAL REAL ESTATE BROKER | DENVER, COLORADO | RELOCATION

PREMIER MARKET | Properties Sold Between \$500,000 and \$749,999

Snapshot Month-Over-Month and Year-Over-Year Comparisons

	Apr, '18	Prior Month	Last Year	Prior Month	Last Year
Residential (Single Family + Condo)					
Sold	1,000	1,009	875	-0.89%	14.29%
Average Price	\$ 595,865	\$ 591,709	\$ 591,406	0.70%	0.75%
Sales Volume	\$ 595,865,000	\$ 597,034,381	\$ 517,480,250	-0.20%	15.15%
Days on Market - Average	28	40	35	-30.00%	-20.00%
Days on Market - Median	7	9	9	-22.22%	-22.22%
Close Price/List Price	100.16%	100.11%	99.60%	0.05%	0.56%
PSF Total	\$ 209	\$ 215	\$ 197	-2.79%	6.09%
Single Family (aka Detached Single Family)					
Sold	871	841	776	3.57%	12.24%
Average Price	\$ 594,831	\$ 592,378	\$ 591,907	0.41%	0.49%
Sales Volume	\$ 518,097,801	\$ 498,189,898	\$ 459,319,832	4.00%	12.80%
Days on Market - Average	26	35	32	-25.71%	-18.75%
Days on Market - Median	6	8	9	-25.00%	-33.33%
Close Price/List Price	100.24%	100.18%	99.64%	0.06%	0.60%
PSF Total	\$ 191	\$ 192	\$ 184	-0.52%	3.80%
Condo (aka Attached Single Family)					
Sold	129	168	99	-23.21%	30.30%
Average Price	\$ 602,852	\$ 588,361	\$ 587,482	2.46%	2.62%
Sales Volume	\$ 77,767,908	\$ 98,844,648	\$ 58,160,718	-21.32%	33.71%
Days on Market - Average	45	63	56	-28.57%	-19.64%
Days on Market - Median	14	18	11	-22.22%	27.27%
Close Price/List Price	99.60%	99.76%	99.30%	-0.16%	0.30%
PSF Total	\$ 334	\$ 330	\$ 302	1.21%	10.60%

DMAR MARKET TRENDS | MAY 2018

© 2018 COPYRIGHT | All rights reserved to Denver Metro Association of REALTORS®, The Voice of Real Estate® in the Denver Metro Area.



DMAR Statistics
 COMPLIMENTS OF

ANTHONY RAE
 RE/MAX ALLIANCE
 303.520.3179

ANTHONYRAEL.COM

RESIDENTIAL REAL ESTATE BROKER | DENVER, COLORADO | RELOCATION

PREMIER MARKET | Properties Sold Between \$500,000 and \$749,999

Snapshot Year-to-Date and Year-Over-Year Comparisons

	YTD 2018	YTD 2017	YTD 2016	YTD 2015	YTD 2014	'18 vs '17	'17 vs '16	'16 vs '15	15 vs '14
Residential (Single Family + Condo)									
Sold	3,250	2,647	1,938	1,622	1,129	22.78%	36.58%	19.48%	43.67%
Average Sold Price	\$ 591,775	\$ 589,504	\$ 592,426	\$ 592,403	\$ 593,113	0.39%	-0.49%	0.00%	-0.12%
Sales Volume	\$ 1,923,268,750	\$ 1,560,417,088	\$ 1,148,121,588	\$ 960,877,666	\$ 669,624,577	23.25%	35.91%	19.49%	43.49%
Median Sold Price	\$ 579,000	\$ 575,000	\$ 580,000	\$ 578,000	\$ 580,000	0.70%	-0.86%	0.35%	-0.34%
Current Days on Market - Average	40	47	54	62	70	-14.89%	-12.96%	-12.90%	-11.43%
Current Days on Market - Median	11	18	22	28	34	-38.89%	-18.18%	-21.43%	-17.65%
Close Price/List Price	99.80%	99.29%	99.01%	98.73%	98.32%	0.51%	0.28%	0.28%	0.42%
PSF Total	\$ 212	\$ 195	\$ 186	\$ 181	\$ 171	8.72%	4.84%	2.76%	5.85%
Single Family (aka Detached Single Family)									
Sold	2,751	2,289	1,668	1,380	990	20.18%	37.23%	20.87%	39.39%
Average Sold Price	\$ 591,802	\$ 588,524	\$ 591,159	\$ 592,223	\$ 590,646	0.56%	-0.45%	-0.18%	0.27%
Sales Volume	\$ 1,628,047,302	\$ 1,347,131,436	\$ 986,053,212	\$ 817,267,740	\$ 584,739,540	20.85%	36.62%	20.65%	39.77%
Median Sold Price	\$ 579,800	\$ 574,900	\$ 580,000	\$ 577,950	\$ 575,000	0.85%	-0.88%	0.35%	0.51%
Current Days on Market - Average	37	45	53	59	67	-17.78%	-15.09%	-10.17%	-11.94%
Current Days on Market - Median	10	17	21	24	34	-41.18%	-19.05%	-12.50%	-29.41%
Close Price/List Price	99.84%	99.32%	99.00%	98.73%	98.36%	0.52%	0.32%	0.27%	0.38%
PSF Total	\$ 190	\$ 178	\$ 167	\$ 164	\$ 155	6.74%	6.59%	1.83%	5.81%
Condo (aka Attached Single Family)									
Sold	499	358	270	242	139	39.39%	32.59%	11.57%	74.10%
Average Sold Price	\$ 591,628	\$ 595,769	\$ 600,254	\$ 593,426	\$ 610,687	-0.70%	-0.75%	1.15%	-2.83%
Sales Volume	\$ 295,222,372	\$ 213,285,302	\$ 162,068,580	\$ 143,609,092	\$ 84,885,493	38.42%	31.60%	12.85%	69.18%
Median Sold Price	\$ 575,000	\$ 587,277	\$ 590,000	\$ 578,350	\$ 621,000	-2.09%	-0.46%	2.01%	-6.87%
Current Days on Market - Average	56	55	56	78	94	1.82%	-1.79%	-28.21%	-17.02%
Current Days on Market - Median	18	25	27	49	31	-28.00%	-7.41%	-44.90%	58.06%
Close Price/List Price	99.62%	99.15%	99.02%	98.76%	98.03%	0.47%	0.13%	0.26%	0.74%
PSF Total	\$ 331	\$ 309	\$ 298	\$ 277	\$ 282	7.12%	3.69%	7.58%	-1.77%

DMAR MARKET TRENDS | MAY 2018

© 2018 COPYRIGHT | All rights reserved to Denver Metro Association of REALTORS®, The Voice of Real Estate® in the Denver Metro Area.



DMAR Statistics
COMPLIMENTS OF

ANTHONY RAE
RE/MAX ALLIANCE
303.520.3179

ANTHONYRAEL.COM

RESIDENTIAL REAL ESTATE BROKER | DENVER, COLORADO | RELOCATION