

DENVER METRO

ASSOCIATION OF REALTORS®

The Voice of Real Estate® in the Denver Metro Area



Denver Metro Real Estate Market Trends Report

December 2017

DMAR Statistics
COMPLIMENTS OF



ANTHONY RAE
RE/MAX ALLIANCE
303.520.3179



ANTHONYRAEL.COM

RESIDENTIAL REAL ESTATE BROKER | DENVER COLORADO | RELOCATION



MARKET OVERVIEW

The December report, according to recent data provided by the Denver Metro Association of REALTORS® Market Trends Committee, showcases the November 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:

Residential (Single Family plus Condo)

		Prior Month	Year-Over-Year
Active Inventory	5,131	-18.71%	-7.80%
Sold Homes	4,231	-13.51%	-8.14%
Average Sold Price	\$433,848	-1.53%	8.31%
Median Sold Price	\$375,000	-1.32%	7.57%
Average Days on Market	40	0.00%	5.26%

Single Family (aka Detached Single Family)

Active Inventory	3,792	-19.66%	-11.90%
Sold Homes	2,990	-13.81%	-10.16%
Average Sold Price	\$479,192	-1.38%	8.68%
Median Sold Price	\$405,000	-1.70%	8.00%
Average Days on Market	38	2.70%	-7.32%

Condo (aka Attached Single Family)

Active Inventory	1,339	-15.89%	6.19%
Sold Homes	1,272	-15.37%	7.80%
Average Sold Price	\$324,599	-1.66%	9.84%
Median Sold Price	\$272,000	-1.09%	0.47%
Average Days on Market	44	-8.33%	

DMAR MARKET TRENDS | DECEMBER 2017

© 2017 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

- ✓ December is a great time of year to buy. While the inventory is lower than during the spring months, buyers are able to avoid frenzied bidding wars while taking their time to find the right home.
- ✓ Builders have inventory homes around the city ready for purchase and would love to sell by year-end. This is a great option for those buyers who don't have time to wait for a home to be built.
- ✓ Inspections are getting more difficult. Sellers want top dollar for their homes and buyers are stepping up and coming in close to or at full price, but want the home in tiptop condition.
- ✓ With the conventional loan limits increasing in 2018, this may help your on-the-fence buyers start getting more serious about purchasing - or it may give your current buyers more purchasing power. To see the loan limits in your neighborhood visit bit.ly/LoanLimitsMap.
- ✓ New home builders report that demand for new homes in the Denver area exceeds 16,000 units. New construction for 2018 is estimated at 13,000 units, leaving a gap in demand versus supply.
- ✓ Mortgage applications decreased around Thanksgiving by nearly three percent, although purchase applications are on the rise according to the Mortgage Bankers Association.
- ✓ Director of the Consumer Financial Protection Bureau Richard Cordray is considered "America's financial watch-

dog." He officially stepped down leaving questions as to the future direction of the bureau.

- ✓ If you are living in a condo complex over 25,000 sq. feet, expect to have an assessment larger than normal if you need roof repair. The Denver Green Roof initiative passed, which means that all existing and new buildings over 25,000 sq. feet will need rooftop gardens and/or solar panels on top of their roofs.
- ✓ Some buyers are losing patience with limited housing inventory and are choosing to wait until inventory goes up.
- ✓ Fraudsters continue targeting real estate transactions by emailing fraudulent wire instructions to consumers to divert their closing proceeds. Remain vigilant and always require your clients to obtain wire information from a trusted source and confirm the information verbally before sending funds.
- ✓ **Quick Stats:**
 - Average active listings for November is 15,232 (1985-2016).
 - Record-high November was 2006 with 27,530 listings and 2017 represents a new record-low with 5,131 listings.
 - The 20-year average change in active listings from October to November is an 8.83 percent decrease. 2017 represents a much larger decrease of 18.71 percent.

DMAR MARKET TRENDS | DECEMBER 2017

© 2017 COPYRIGHT | All rights reserved to Denver Metro Association of REALTORS®, *The Voice of Real Estate® in the Denver Metro Area.*



DMAR Statistics
 COMPLIMENTS OF

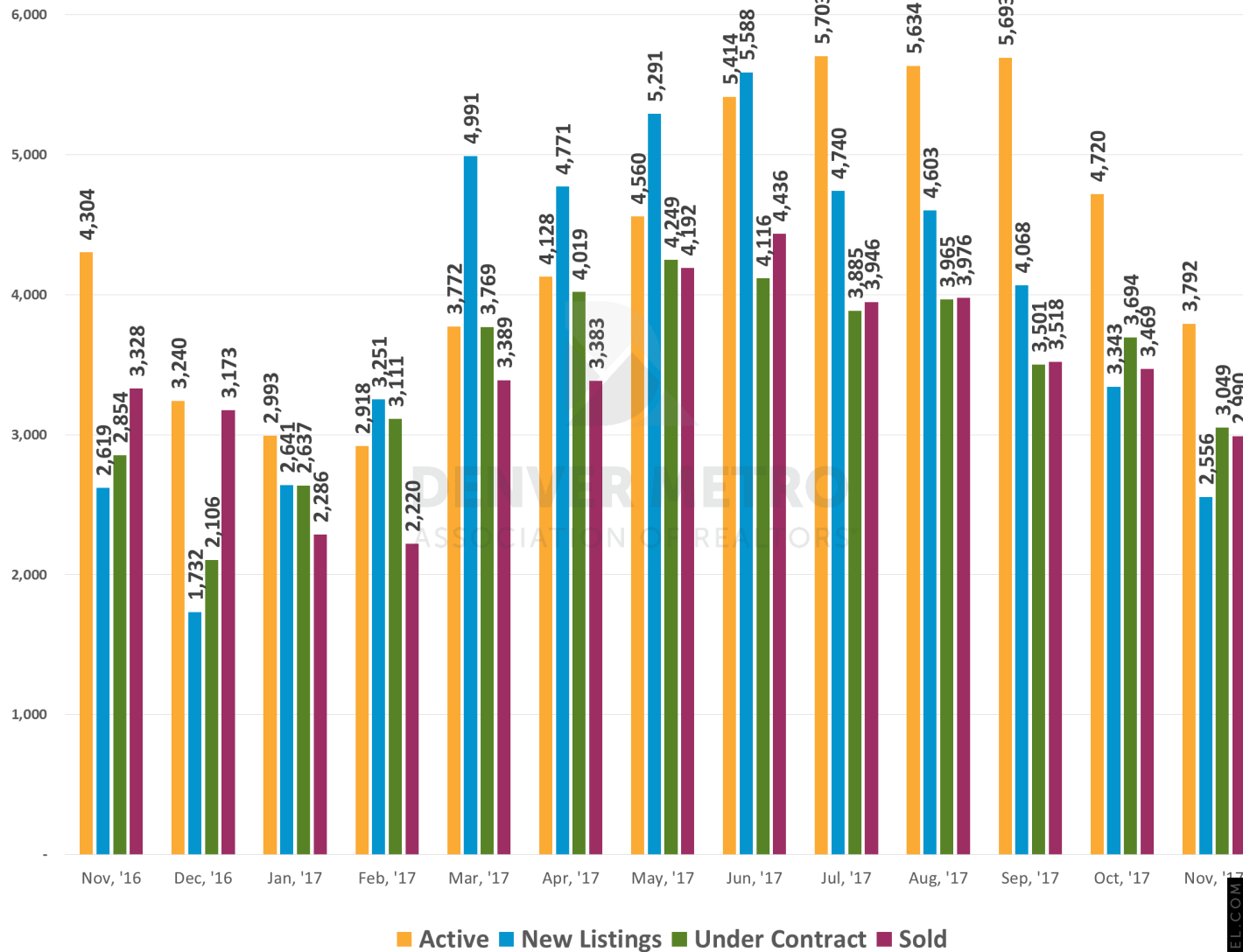
ANTHONY RAE
 RE/MAX ALLIANCE
 303.520.3179

ANTHONYRAEL.COM

RESIDENTIAL REAL ESTATE BROKER | DENVER, COLORADO | RELOCATION

Single Family (aka Detached Single Family)

DMAR Market Trends | November 2017 Data
Denver Metro Association of REALTORS®
Source of MLS Data: REcolorado.com



DMAR MARKET TRENDS | DECEMBER 2017

© 2017 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

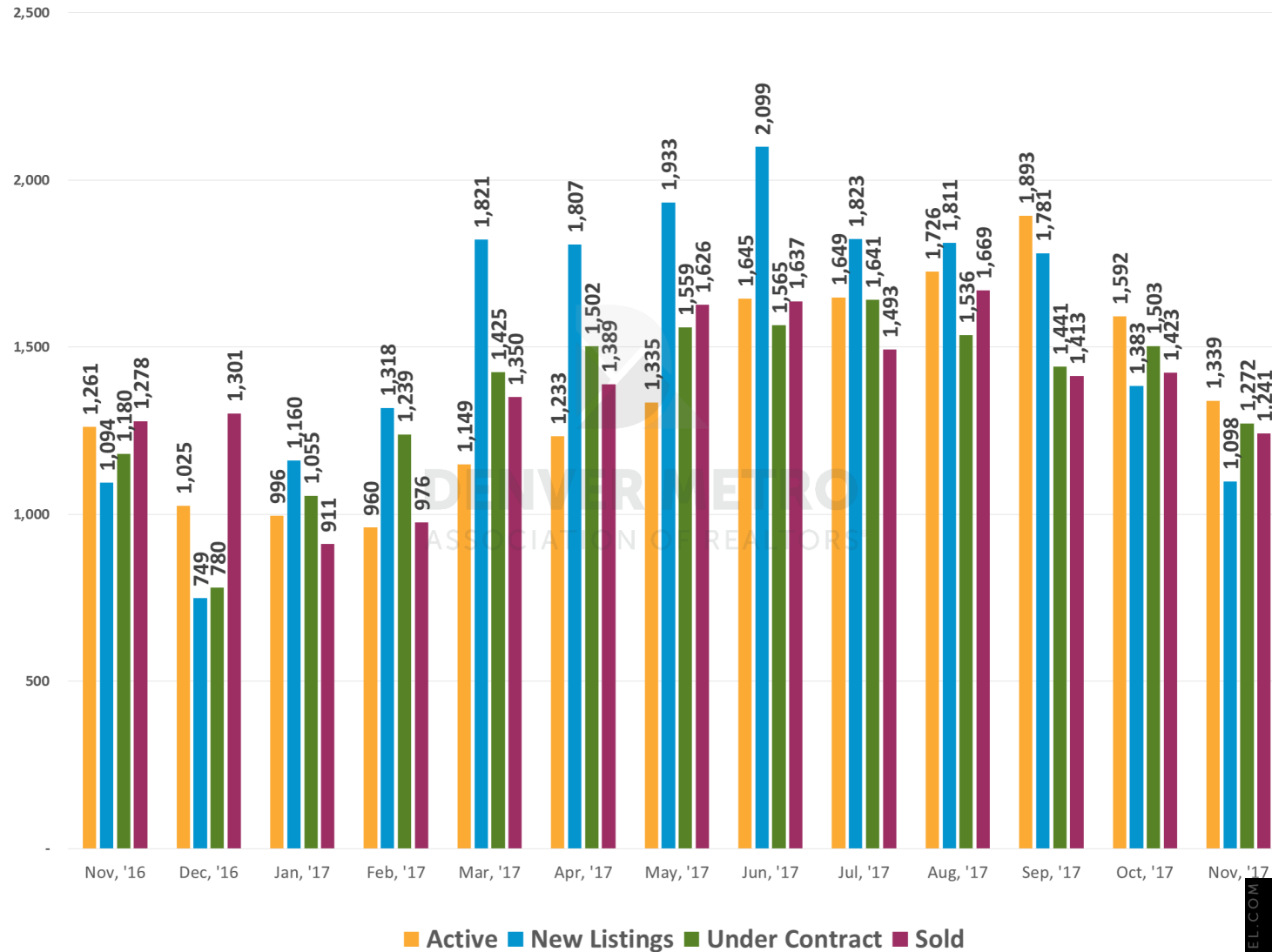
RESIDENTIAL REAL ESTATE BROKER | DENVER, COLORADO | RELOCATION

Condo (aka Attached Single Family)

DMAR Market Trends | November 2017 Data

Denver Metro Association of REALTORS®

Source of MLS Data: REcolorado.com


DMAR MARKET TRENDS | DECEMBER 2017

© 2017 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

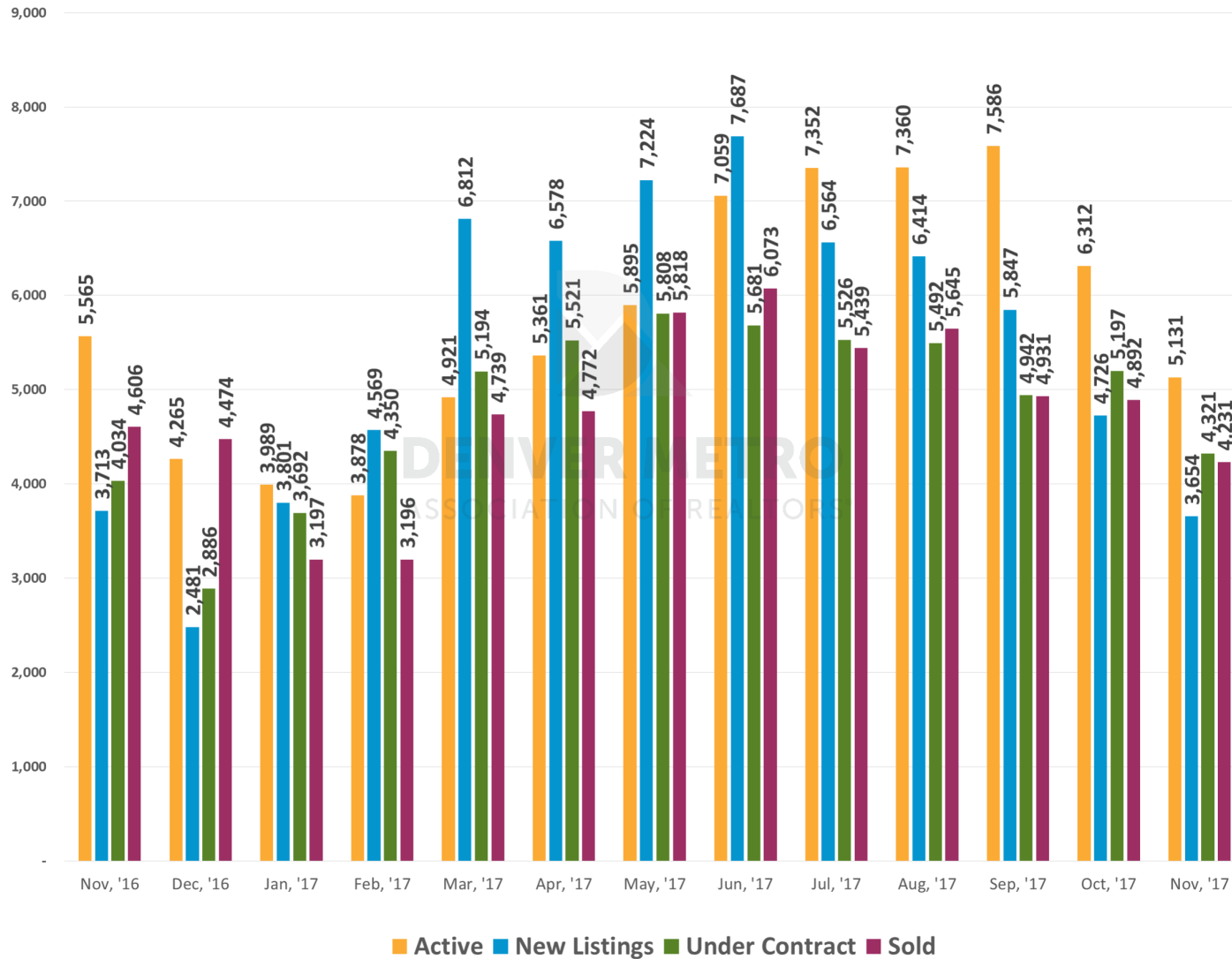


Residential (Single Family + Condo)

DMAR Market Trends | November 2017 Data

Denver Metro Association of REALTORS®

Source of MLS Data: REcolorado.com


DMAR MARKET TRENDS | DECEMBER 2017

© 2017 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

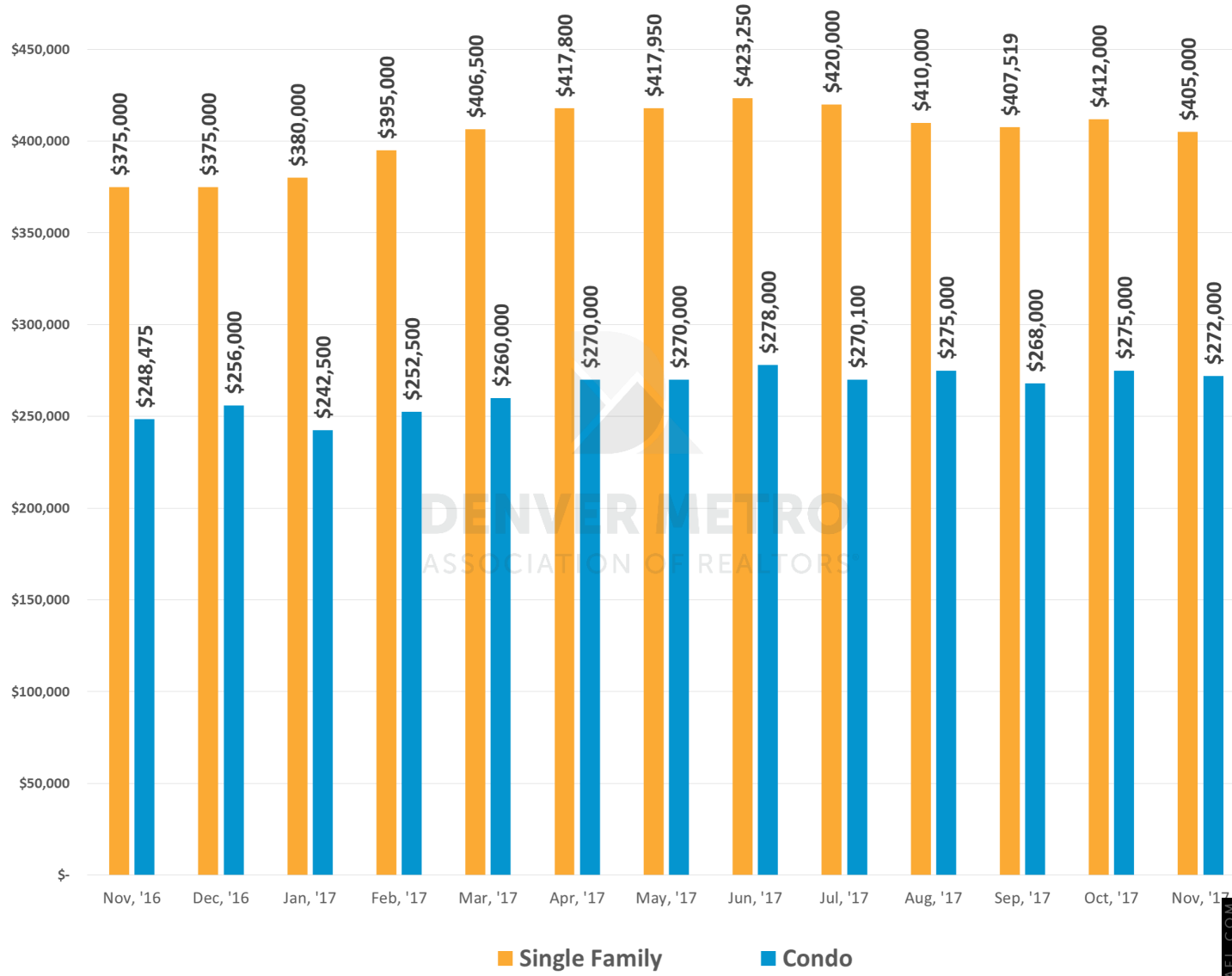
RESIDENTIAL REAL ESTATE BROKER | DENVER, COLORADO | RELOCATION

Median Sales Price

DMAR Market Trends | November 2017 Data

Denver Metro Association of REALTORS®

Source of MLS Data: REcolorado.com



DMAR MARKET TRENDS | DECEMBER 2017

© 2017 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

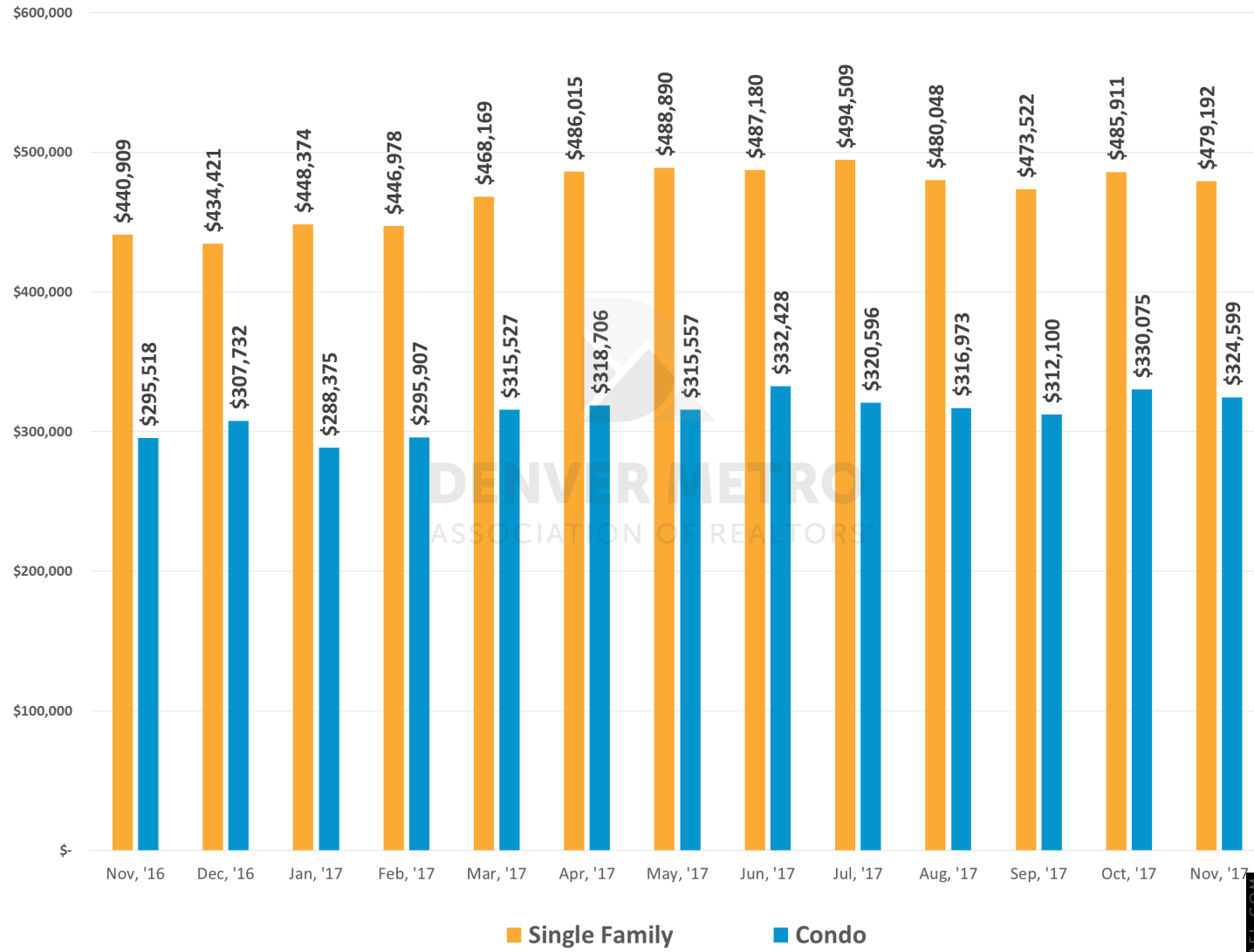
RESIDENTIAL REAL ESTATE BROKER | DENVER, COLORADO | RELOCATION

Average Sales Price

DMAR Market Trends | November 2017 Data

Denver Metro Association of REALTORS®

Source of MLS Data: REcolorado.com



DMAR MARKET TRENDS | DECEMBER 2017

© 2017 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

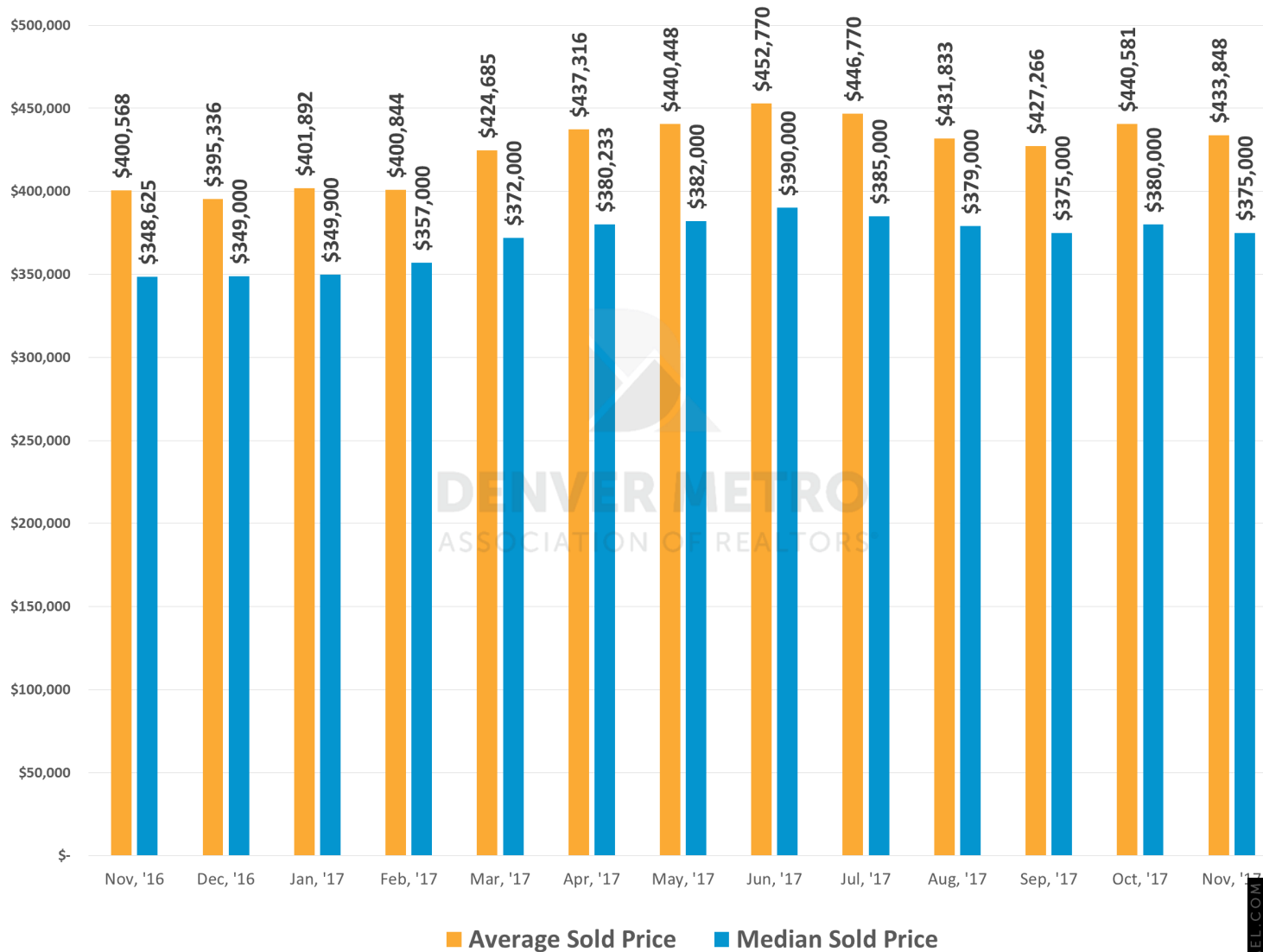
RESIDENTIAL REAL ESTATE BROKER | DENVER, COLORADO | RELOCATION

Residential Sold Price

DMAR Market Trends | November 2017 Data

Denver Metro Association of REALTORS®

Source of MLS Data: REcolorado.com



DMAR MARKET TRENDS | DECEMBER 2017

© 2017 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

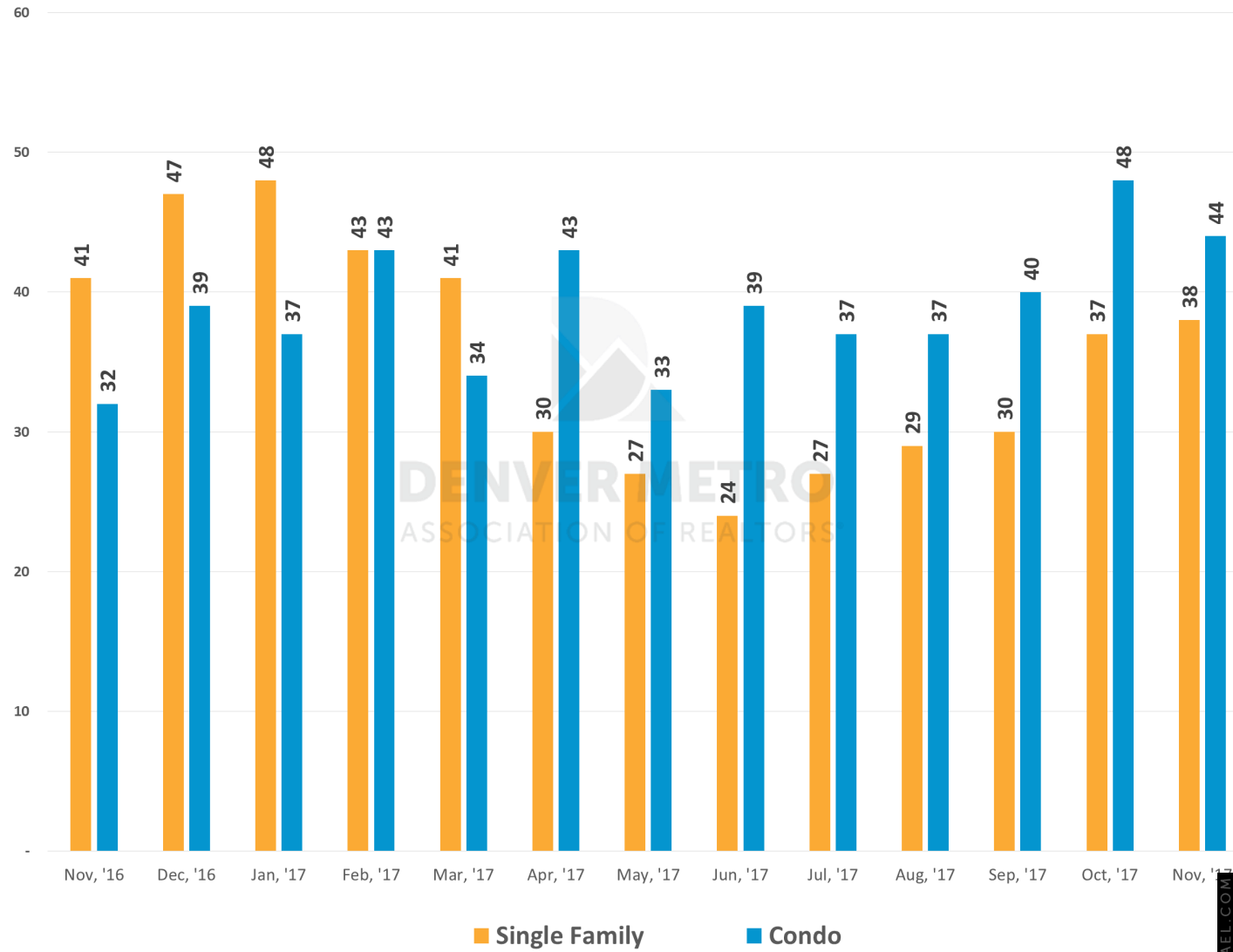


ANTHONYRAEL.COM

RESIDENTIAL REAL ESTATE BROKER | DENVER, COLORADO | RELOCATION

Current Days on Market

DMAR Market Trends | November 2017 Data
Denver Metro Association of REALTORS®
Source of MLS Data: REcolorado.com



DMAR MARKET TRENDS | DECEMBER 2017

© 2017 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

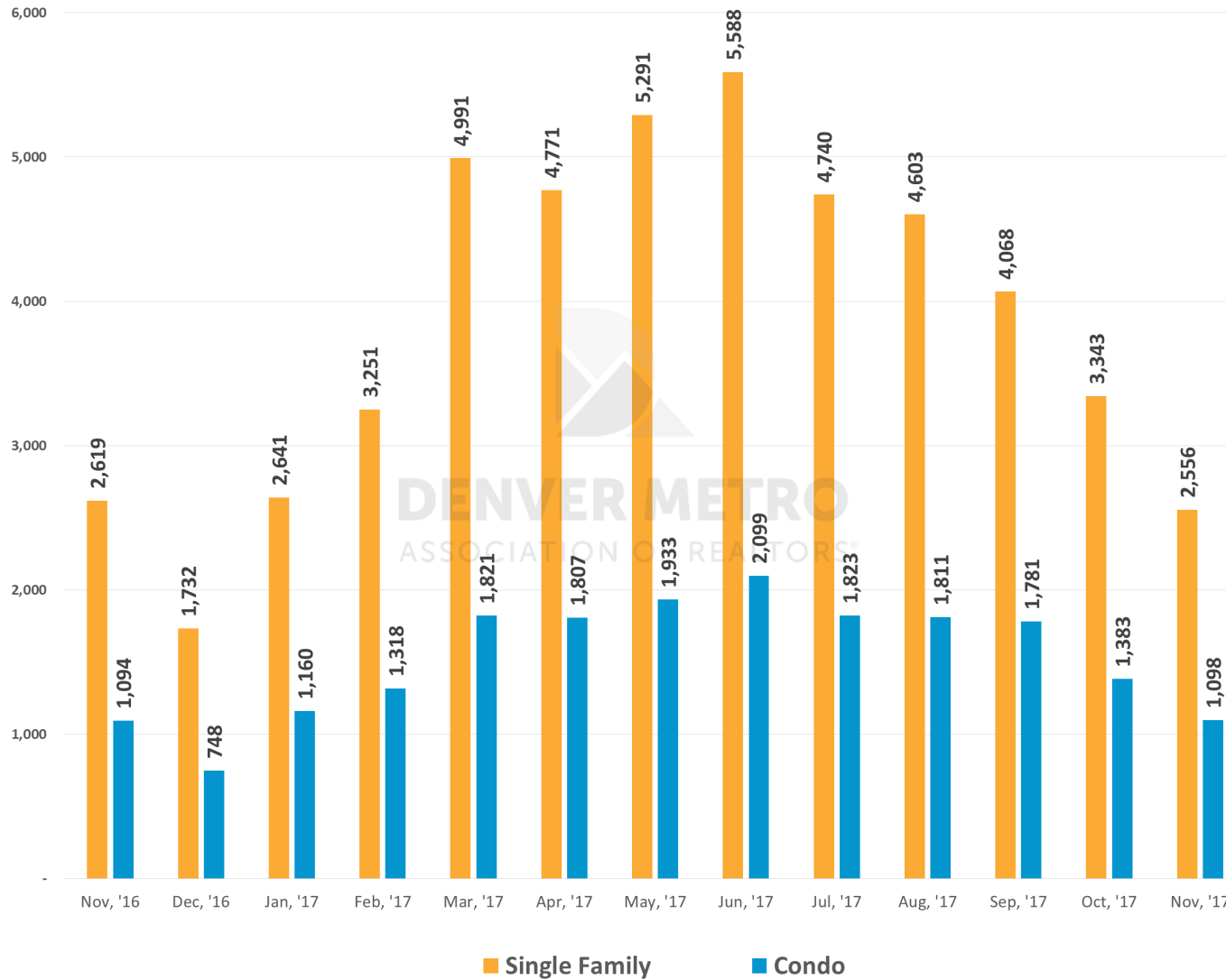


New Listings

DMAR Market Trends | November 2017 Data

Denver Metro Association of REALTORS®

Source of MLS Data: REcolorado.com



DMAR MARKET TRENDS | DECEMBER 2017

© 2017 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



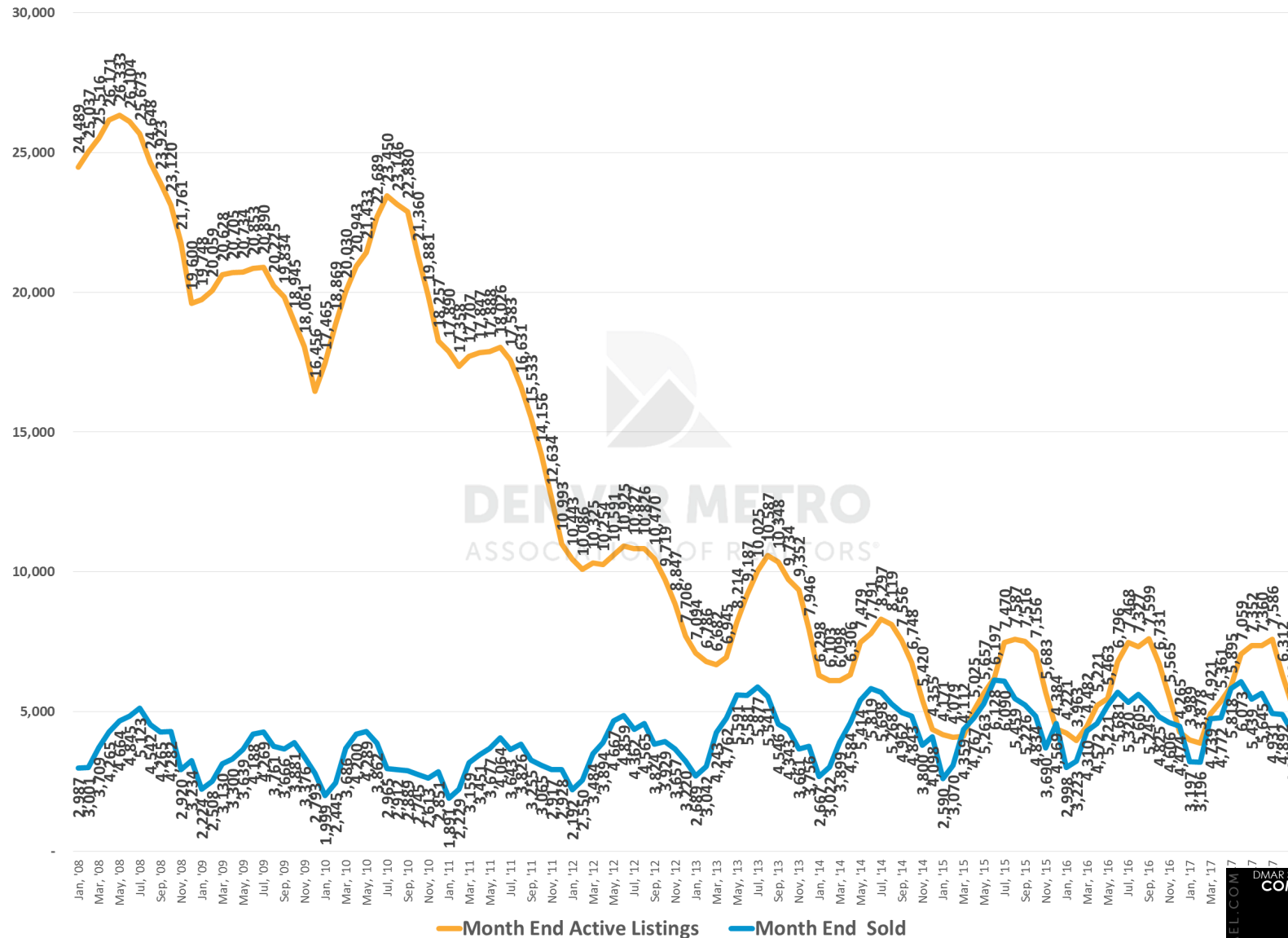
ANTHONYRAEL.COM

RESIDENTIAL REAL ESTATE BROKER | DENVER, COLORADO | RELOCATION



Month End Active Listings and Month End Sold Homes

DMAR Market Trends | November 2017 Data
Denver Metro Association of REALTORS®
Source of MLS Data: REColorado.com



DMAR MARKET TRENDS | DECEMBER 2017

© 2017 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 | 7
RESIDENTIAL REAL ESTATE BROKER | DENVER, COLORADO | RELOCATION

DATA SNAPSHOT

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

	Nov, '17	Prior Month	Year Ago	Prior Month	Year Ago
Residential (Single Family + Condo)					
Active	5,131	6,312	5,565	-18.71%	-7.80%
New Listings	3,654	4,726	3,713	-22.68%	-1.59%
Under Contract	4,321	5,197	4,034	-16.86%	7.11%
Current Days on Market	40	40	38	0.00%	5.26%
Sold	4,231	4,892	4,606	-13.51%	-8.14%
Average Sold Price	\$ 433,848	\$ 440,581	\$ 400,568	-1.53%	8.31%
Median Sold Price	\$ 375,000	\$ 380,000	\$ 348,625	-1.32%	7.57%
Sales Volume	\$ 1,835,610,888	\$ 2,155,322,252	\$ 1,845,016,208	-14.83%	-0.51%
Close Price/List Price	99.28%	99.40%	99.27%	-0.12%	0.01%
Single Family (aka Detached Single Family)					
Active	3,792	4,720	4,304	-19.66%	-11.90%
New Listings	2,556	3,343	2,619	-23.54%	-2.41%
Under Contract	3,049	3,694	2,854	-17.46%	6.83%
Current Days on Market	38	37	41	2.70%	-7.32%
Sold	2,990	3,469	3,328	-13.81%	-10.16%
Average Sold Price	\$ 479,192	\$ 485,911	\$ 440,909	-1.38%	8.68%
Median Sold Price	\$ 405,000	\$ 412,000	\$ 375,000	-1.70%	8.00%
Sales Volume	\$ 1,432,784,080	\$ 1,685,625,259	\$ 1,467,345,152	-15.00%	-2.36%
Close Price/List Price	99.15%	99.23%	99.08%	-0.08%	0.07%
Condo (aka Attached Single Family)					
Active	1,339	1,592	1,261	-15.89%	6.19%
New Listings	1,098	1,383	1,094	-20.61%	0.37%
Under Contract	1,272	1,503	1,180	-15.37%	7.80%
Current Days on Market	44	48	32	-8.33%	37.50%
Sold	1,241	1,423	1,278	-12.79%	-2.90%
Average Sold Price	\$ 324,599	\$ 330,075	\$ 295,518	-1.66%	9.84%
Median Sold Price	\$ 272,000	\$ 275,000	\$ 248,475	-1.09%	9.47%
Sales Volume	\$ 402,827,359	\$ 469,696,725	\$ 377,672,004	-14.24%	6.66%
Close Price/List Price	99.57%	99.81%	99.75%	-0.24%	-0.18%

DMAR MARKET TRENDS | DECEMBER 2017

© 2017 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

NOVEMBER DATA YTD 2017 to 2013

	YTD 2017	YTD 2016	YTD 2015	YTD 2014	YTD 2013	'17 vs. '16	'16 vs. '15	'15 vs. '14	'14 vs. '13
Residential (Single Family + Condo)									
Active Listings at month end	5,131	5,565	5,683	5,420	7,707	-7.80%	-2.08%	4.85%	-29.67%
New Listings	63,963	62,544	63,666	60,028	84,495	2.27%	-1.76%	6.06%	-28.96%
Current Days on Market	35	33	30	37	50	6.06%	10.00%	-18.92%	-26.00%
Sold	53,331	51,639	51,538	50,009	49,954	3.28%	0.20%	3.06%	0.11%
Average Sold Price	\$ 433,449	\$ 399,407	\$ 362,006	\$ 324,401	\$ 306,451	8.52%	10.33%	11.59%	5.86%
Median Sold Price	\$ 377,000	\$ 349,500	\$ 313,000	\$ 274,900	\$ 255,000	7.87%	11.66%	13.86%	7.80%
Sales Volume	\$ 23,116,268,619	\$ 20,624,978,073	\$ 18,657,065,228	\$ 16,222,969,609	\$ 15,308,453,254	12.08%	10.55%	15.00%	5.97%
Close Price/List Price	100.09%	100.27%	100.42%	99.30%	99.16%	-0.18%	-0.15%	1.13%	0.14%
Single Family (aka Detached Single Family)									
Active Listings at month end	3,792	4,304	4,563	4,419	7,549	-11.90%	-5.68%	3.26%	-41.46%
New Listings	45,912	45,527	46,047	44,117	67,457	0.85%	-1.13%	4.37%	-34.60%
Current Days on Market	33	34	32	39	50	-2.94%	6.25%	-17.95%	-22.00%
Sold	38,106	37,177	36,637	36,355	39,310	2.50%	1.47%	0.78%	-7.52%
Average Sold Price	\$ 479,954	\$ 442,686	\$ 404,804	\$ 362,152	\$ 335,794	8.42%	9.36%	11.78%	7.85%
Median Sold Price	\$ 410,000	\$ 380,000	\$ 347,000	\$ 305,000	\$ 279,000	7.89%	9.51%	13.77%	9.32%
Sales Volume	\$ 18,289,127,124	\$ 16,457,737,422	\$ 14,830,804,148	\$ 13,166,035,960	\$ 13,200,062,140	11.13%	10.97%	12.64%	-0.26%
Close Price/List Price	99.95%	100.05%	100.23%	99.30%	99.26%	-0.10%	-0.18%	0.94%	0.04%
Condo (aka Attached Single Family)									
Active Listings at month end	1,339	1,261	1,120	1,001	1,803	6.19%	12.59%	11.89%	-44.48%
New Listings	18,051	17,017	17,619	15,911	17,038	6.08%	-3.42%	10.73%	-6.61%
Current Days on Market	40	31	26	32	47	29.03%	19.23%	-18.75%	-31.91%
Sold	15,225	14,462	14,901	13,654	10,644	5.28%	-2.95%	9.13%	28.28%
Average Sold Price	\$ 317,055	\$ 288,151	\$ 256,777	\$ 223,884	\$ 198,082	10.03%	12.22%	14.69%	13.03%
Median Sold Price	\$ 269,000	\$ 240,000	\$ 211,000	\$ 180,000	\$ 160,000	12.08%	13.74%	17.22%	12.50%
Sales Volume	\$ 4,827,162,375	\$ 4,167,239,762	\$ 3,826,234,077	\$ 3,056,912,136	\$ 2,108,384,808	15.84%	8.91%	25.17%	44.99%
Close Price/List Price	100.44%	100.83%	100.89%	99.30%	98.77%	-0.39%	-0.06%	1.60%	0.54%

DMAR MARKET TRENDS | DECEMBER 2017

© 2017 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	11	3.67	10	6	0.60
\$100,000 to \$199,999	27	25	0.93	231	97	0.42
\$200,000 to \$299,999	331	131	0.40	508	293	0.58
\$300,000 to \$399,999	1,071	533	0.50	255	231	0.91
\$400,000 to \$499,999	689	649	0.94	101	220	2.18
\$500,000 to \$749,999	595	1,228	2.06	95	301	3.17
\$750,000 to \$999,999	157	472	3.01	23	107	4.65
\$1,000,000 and over	117	743	6.35	18	84	4.67
TOTALS	2,990	3,792	1.27	1,241	1,339	1.08

Price Range	Single Family		% change	Condo		% change
	Sold Nov, '17	Sold Oct, '17		Sold Nov, '17	Sold Oct, '17	
\$0 to \$99,999	3	6	-50.00%	10	11	-9.09%
\$100,000 to \$199,999	27	29	-6.90%	231	207	11.59%
\$200,000 to \$299,999	331	394	-15.99%	508	616	-17.53%
\$300,000 to \$399,999	1,071	1,178	-9.08%	255	269	-5.20%
\$400,000 to \$499,999	689	832	-17.19%	101	148	-31.76%
\$500,000 to \$749,999	595	718	-17.13%	95	130	-26.92%
\$750,000 to \$999,999	157	159	-1.26%	23	30	-23.33%
\$1,000,000 and over	117	153	-23.53%	18	12	50.00%
TOTALS	2,990	3,469	-13.81%	1,241	1,423	-12.79%

Price Range	Single Family		% change	Condo		% change
	Sold YTD Nov, '17	Sold YTD Nov, '16		Sold YTD Nov, '17	Sold YTD Nov, '16	
\$0 to \$99,999	51	63	-19.05%	154	404	-61.88%
\$100,000 to \$199,999	325	724	-55.11%	2,945	4,119	-28.50%
\$200,000 to \$299,999	4,553	7,499	-39.29%	6,127	5,253	16.64%
\$300,000 to \$399,999	12,820	12,230	4.82%	2,929	2,312	26.69%
\$400,000 to \$499,999	8,924	7,786	14.62%	1,470	1,089	34.99%
\$500,000 to \$749,999	8,081	6,294	28.39%	1,148	914	25.60%
\$750,000 to \$999,999	1,950	1,476	32.11%	288	274	5.11%
\$1,000,000 and over	1,402	1,105	26.88%	164	97	69.07%
TOTALS	38,106	37,177	2.50%	15,225	14,462	5.28%

DMAR MARKET TRENDS | DECEMBER 2017

© 2017 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

	Nov, '17	Prior Month	Last Year	Prior Month	Last Year
Residential (Single Family + Condo)					
Sold	135	165	110	-18.18%	22.73%
Average Price	\$ 1,513,423	\$ 1,537,870	\$ 1,593,016	-1.59%	-5.00%
Sales Volume	\$ 204,312,105	\$ 253,748,550	\$ 175,231,760	-19.48%	16.60%
Current Days on Market	105	98	103	7.14%	1.94%
Close Price/List Price	95.46%	96.40%	95.45%	-0.98%	0.01%
PSF Total	\$ 325	\$ 295	\$ 284	10.17%	14.44%
Single Family (aka Detached Single Family)					
Sold	117	153	104	-23.53%	12.50%
Average Price	\$ 1,491,072	\$ 1,529,861	\$ 1,603,767	-2.54%	-7.03%
Sales Volume	\$ 174,455,424	\$ 234,068,733	\$ 166,791,768	-25.47%	4.59%
Current Days on Market	109	96	106	13.54%	2.83%
Close Price/List Price	95.40%	96.36%	95.39%	-1.00%	0.01%
PSF Total	\$ 299	\$ 276	\$ 271	8.33%	10.33%
Condo (aka Attached Single Family)					
Sold	18	12	6	50.00%	200.00%
Average Price	\$ 1,658,706	\$ 1,639,980	\$ 1,406,667	1.14%	17.92%
Sales Volume	\$ 29,856,708	\$ 19,679,760	\$ 8,440,002	51.71%	253.75%
Current Days on Market	77	122	50	-36.89%	54.00%
Close Price/List Price	95.82%	96.91%	96.51%	-1.12%	-0.71%
PSF Total	\$ 490	\$ 546	\$ 509	-10.26%	-3.73%

DMAR MARKET TRENDS | DECEMBER 2017

© 2017 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 Year-to-Date and Year-Over-Year Comparisons

	YTD 2017	YTD 2016	YTD 2015	YTD 2014	YTD 2013	17 vs '16	'16 vs '15	15 vs '14	14 vs '13
Residential (Single Family + Condo)									
Sold	1,566	1,202	965	779	733	30.28%	24.56%	23.88%	6.28%
Average Sold Price	\$ 1,524,978	\$ 1,532,648	\$ 1,514,092	\$ 1,528,409	\$ 1,534,777	-0.50%	1.23%	-0.94%	-0.41%
Sales Volume	\$ 2,388,115,548	\$ 1,842,242,896	\$ 1,461,098,780	\$ 1,190,630,611	\$ 1,124,991,541	29.63%	26.09%	22.72%	5.83%
Median Sold Price	\$ 1,299,000	\$ 1,304,960	\$ 1,300,000	\$ 1,300,000	\$ 1,300,000	-0.46%	0.38%	0.00%	0.00%
Current Days on Market - Average	101	106	105	108	155	-4.72%	0.95%	-2.78%	-30.32%
Current Days on Market - Median	38	46	42	48	65	-17.39%	9.52%	-12.50%	-26.15%
Close Price/List Price	96.95%	97.05%	96.79%	96.56%	95.56%	-0.10%	0.27%	0.24%	1.05%
PSF Total	\$ 304	\$ 289	\$ 283	\$ 265	\$ 269	5.19%	2.12%	6.79%	-1.49%
Single Family (aka Detached Single Family)									
Sold	1,402	1,105	880	723	675	26.88%	25.57%	21.72%	7.11%
Average Sold Price	\$ 1,533,496	\$ 1,532,099	\$ 1,514,337	\$ 1,528,923	\$ 1,537,308	0.09%	1.17%	-0.95%	-0.55%
Sales Volume	\$ 2,149,961,392	\$ 1,692,969,395	\$ 1,332,616,560	\$ 1,105,411,329	\$ 1,037,682,900	26.99%	27.04%	20.55%	6.53%
Median Sold Price	\$ 1,300,000	\$ 1,315,000	\$ 1,300,000	\$ 1,300,000	\$ 1,300,000	-1.14%	1.15%	0.00%	0.00%
Current Days on Market - Average	98	107	105	108	156	-8.41%	1.90%	-2.78%	-30.77%
Current Days on Market - Median	38	48	44	48	63	-20.83%	9.09%	-8.33%	-23.81%
Close Price/List Price	96.90%	96.55%	96.70%	96.71%	95.75%	0.36%	-0.16%	-0.01%	1.00%
PSF Total	\$ 285	\$ 268	\$ 261	\$ 251	\$ 247	6.34%	2.68%	3.98%	1.62%
Condo (aka Attached Single Family)									
Sold	164	97	85	56	58	69.07%	14.12%	51.79%	-3.45%
Average Sold Price	\$ 1,452,157	\$ 1,538,894	\$ 1,511,557	\$ 1,521,766	\$ 1,505,323	-5.64%	1.81%	-0.67%	1.09%
Sales Volume	\$ 238,153,748	\$ 149,272,718	\$ 128,482,345	\$ 85,218,896	\$ 87,308,734	59.54%	16.18%	50.77%	-2.39%
Median Sold Price	\$ 1,250,000	\$ 1,250,000	\$ 1,292,000	\$ 1,335,000	\$ 1,368,500	0.00%	-3.25%	-3.22%	-2.45%
Current Days on Market - Average	132	98	102	108	138	34.69%	-3.92%	-5.56%	-21.74%
Current Days on Market - Median	40	34	26	65	98	17.65%	30.77%	-60.00%	-33.67%
Close Price/List Price	97.45%	102.75%	97.66%	94.63%	93.30%	-5.16%	5.21%	3.20%	1.43%
PSF Total	\$ 471	\$ 530	\$ 513	\$ 455	\$ 525	-11.13%	3.31%	12.75%	-13.33%

DMAR MARKET TRENDS | DECEMBER 2017

© 2017 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

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

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

	Nov, '17	Prior Month	Last Year	Prior Month	Last Year
Residential (Single Family + Condo)					
Sold	180	189	141	-4.76%	27.66%
Average Price	\$ 849,155	\$ 841,524	\$ 850,480	0.91%	-0.16%
Sales Volume	\$ 152,847,900	\$ 159,048,036	\$ 119,917,680	-3.90%	27.46%
Current Days on Market	77	78	70	-1.28%	10.00%
Close Price/List Price	98.52%	98.28%	98.38%	0.24%	0.14%
PSF Total	\$ 244	\$ 239	\$ 230	2.09%	6.09%
Single Family (aka Detached Single Family)					
Sold	157	159	118	-1.26%	33.05%
Average Price	\$ 849,618	\$ 839,172	\$ 850,674	1.24%	-0.12%
Sales Volume	\$ 133,390,026	\$ 133,428,348	\$ 100,379,532	-0.03%	32.89%
Current Days on Market	67	66	72	1.52%	-6.94%
Close Price/List Price	98.46%	98.31%	98.50%	0.15%	-0.04%
PSF Total	\$ 232	\$ 217	\$ 218	6.91%	6.42%
Condo (aka Attached Single Family)					
Sold	23	30	23	-23.33%	0.00%
Average Price	\$ 845,992	\$ 853,993	\$ 849,485	-0.94%	-0.41%
Sales Volume	\$ 19,457,816	\$ 25,619,790	\$ 19,538,155	-24.05%	-0.41%
Current Days on Market	141	144	57	-2.08%	147.37%
Close Price/List Price	98.90%	98.12%	97.77%	0.79%	1.16%
PSF Total	\$ 330	\$ 351	\$ 292	-5.98%	13.01%

DMAR MARKET TRENDS | DECEMBER 2017

© 2017 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




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

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

	YTD 2017	YTD 2016	YTD 2015	YTD 2014	YTD 2013	17 vs '16	'16 vs '15	15 vs '14	14 vs '13
Residential (Single Family + Condo)									
Sold	2,238	1,750	1,413	1,066	947	27.89%	23.85%	32.55%	12.57%
Average Sold Price	\$ 847,608	\$ 847,470	\$ 846,291	\$ 848,494	\$ 848,412	0.02%	0.14%	-0.26%	0.01%
Sales Volume	\$ 1,896,946,704	\$ 1,483,072,500	\$ 1,195,809,183	\$ 904,494,604	\$ 803,446,164	27.91%	24.02%	32.21%	12.58%
Median Sold Price	\$ 838,400	\$ 838,476	\$ 835,000	\$ 840,000	\$ 840,000	-0.01%	0.42%	-0.60%	0.00%
Current Days on Market - Average	71	73	84	91	102	-2.74%	-13.10%	-7.69%	-10.78%
Current Days on Market - Median	27	27	35	42	40	0.00%	-22.86%	-16.67%	5.00%
Close Price/List Price	98.53%	98.53%	98.26%	97.79%	97.49%	0.00%	0.27%	0.48%	0.31%
PSF Total	\$ 228	\$ 220	\$ 209	\$ 204	\$ 199	3.64%	5.26%	2.45%	2.51%
Single Family (aka Detached Single Family)									
Sold	1,950	1,476	1,248	918	861	32.11%	18.27%	35.95%	6.62%
Average Sold Price	\$ 848,916	\$ 849,320	\$ 846,366	\$ 846,291	\$ 849,226	-0.05%	0.35%	0.01%	-0.35%
Sales Volume	\$ 1,655,386,200	\$ 1,253,596,320	\$ 1,056,264,768	\$ 776,895,138	\$ 731,183,586	32.05%	18.68%	35.96%	6.25%
Median Sold Price	\$ 840,000	\$ 840,000	\$ 835,000	\$ 837,850	\$ 844,773	0.00%	0.60%	-0.34%	-0.82%
Current Days on Market - Average	69	72	81	89	100	-4.17%	-11.11%	-8.99%	-11.00%
Current Days on Market - Median	27	28	34	41	38	-3.57%	-17.65%	-17.07%	7.89%
Close Price/List Price	98.50%	98.46%	98.12%	97.74%	97.58%	0.04%	0.35%	0.39%	0.16%
PSF Total	\$ 213	\$ 201	\$ 192	\$ 186	\$ 183	5.97%	4.69%	3.23%	1.64%
Condo (aka Attached Single Family)									
Sold	288	274	165	148	86	5.11%	66.06%	11.49%	72.09%
Average Sold Price	\$ 838,754	\$ 837,508	\$ 845,722	\$ 862,156	\$ 840,264	0.15%	-0.97%	-1.91%	2.61%
Sales Volume	\$ 241,561,152	\$ 229,477,192	\$ 139,544,130	\$ 127,599,088	\$ 72,262,704	5.27%	64.45%	9.36%	76.58%
Median Sold Price	\$ 825,000	\$ 819,700	\$ 837,500	\$ 858,196	\$ 817,500	0.65%	-2.13%	-2.41%	4.98%
Current Days on Market - Average	90	79	104	104	118	13.92%	-24.04%	0.00%	-11.86%
Current Days on Market - Median	30	19	39	44	45	57.89%	-51.28%	-11.36%	-2.22%
Close Price/List Price	98.74%	98.93%	99.28%	98.08%	96.55%	-0.19%	-0.35%	1.22%	1.58%
PSF Total	\$ 327	\$ 323	\$ 338	\$ 315	\$ 354	1.24%	-4.44%	7.30%	-11.02%

DMAR MARKET TRENDS | DECEMBER 2017

© 2017 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

	Nov, '17	Prior Month	Last Year	Prior Month	Last Year
Residential (Single Family + Condo)					
Sold	690	848	606	-18.63%	13.86%
Average Price	\$ 591,478	\$ 594,076	\$ 597,193	-0.44%	-0.96%
Sales Volume	\$ 408,119,820	\$ 503,776,448	\$ 361,898,958	-18.99%	12.77%
Current Days on Market	69	79	72	-12.66%	-4.17%
Close Price/List Price	98.96%	98.87%	98.69%	0.09%	0.27%
PSF Total	\$ 203	\$ 206	\$ 195	-1.46%	4.10%
Single Family (aka Detached Single Family)					
Sold	595	718	507	-17.13%	17.36%
Average Price	\$ 591,979	\$ 592,210	\$ 597,802	-0.04%	-0.97%
Sales Volume	\$ 352,227,505	\$ 425,206,780	\$ 303,085,614	-17.16%	16.21%
Current Days on Market	53	51	66	3.92%	-19.70%
Close Price/List Price	99.03%	98.90%	98.62%	0.13%	0.42%
PSF Total	\$ 185	\$ 189	\$ 172	-2.12%	7.56%
Condo (aka Attached Single Family)					
Sold	95	130	99	-26.92%	-4.04%
Average Price	\$ 588,341	\$ 604,383	\$ 594,072	-2.65%	-0.96%
Sales Volume	\$ 55,892,395	\$ 78,569,790	\$ 58,813,128	-28.86%	-4.97%
Current Days on Market	171	237	102	-27.85%	67.65%
Close Price/List Price	98.54%	98.68%	99.05%	-0.14%	-0.51%
PSF Total	\$ 310	\$ 305	\$ 309	1.64%	0.32%

DMAR MARKET TRENDS | DECEMBER 2017

© 2017 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 Year-to-Date and Year-Over-Year Comparisons

	YTD 2017	YTD 2016	YTD 2015	YTD 2014	YTD 2013	17 vs '16	'16 vs '15	15 vs '14	14 vs '13
Residential (Single Family + Condo)									
Sold	9,229	7,208	5,741	4,187	3,723	28.04%	25.55%	37.11%	12.46%
Average Sold Price	\$ 591,318	\$ 593,287	\$ 592,731	\$ 593,312	\$ 593,211	-0.33%	0.09%	-0.10%	0.02%
Sales Volume	\$ 5,457,273,822	\$ 4,276,412,696	\$ 3,402,868,671	\$ 2,484,197,344	\$ 2,208,524,553	27.61%	25.67%	36.98%	12.48%
Median Sold Price	\$ 575,900	\$ 580,000	\$ 579,000	\$ 579,155	\$ 580,000	-0.71%	0.17%	-0.03%	-0.15%
Current Days on Market - Average	60	65	63	65	73	-7.69%	3.17%	-3.08%	-10.96%
Current Days on Market - Median	17	21	22	29	28	-19.05%	-4.55%	-24.14%	3.57%
Close Price/List Price	99.34%	99.15%	99.29%	98.58%	98.15%	0.19%	-0.14%	0.72%	0.44%
PSF Total	\$ 198	\$ 189	\$ 183	\$ 173	\$ 167	4.76%	3.28%	5.78%	3.59%
Single Family (aka Detached Single Family)									
Sold	8,081	6,294	4,946	3,684	3,495	28.39%	27.25%	34.26%	5.41%
Average Sold Price	\$ 590,491	\$ 592,458	\$ 590,961	\$ 592,409	\$ 592,392	-0.33%	0.25%	-0.24%	0.00%
Sales Volume	\$ 4,771,757,771	\$ 3,728,930,652	\$ 2,922,893,106	\$ 2,182,434,756	\$ 2,070,410,040	27.97%	27.58%	33.93%	5.41%
Median Sold Price	\$ 575,000	\$ 580,000	\$ 575,000	\$ 576,500	\$ 579,000	-0.86%	0.87%	-0.26%	-0.43%
Current Days on Market - Average	47	57	57	63	72	-17.54%	0.00%	-9.52%	-12.50%
Current Days on Market - Median	16	19	21	29	28	-15.79%	-9.52%	-27.59%	3.57%
Close Price/List Price	99.36%	99.17%	98.96%	98.49%	98.17%	0.19%	0.21%	0.48%	0.33%
PSF Total	\$ 183	\$ 172	\$ 165	\$ 158	\$ 158	6.40%	4.24%	4.43%	0.00%
Condo (aka Attached Single Family)									
Sold	1,148	914	795	503	228	25.60%	14.97%	58.05%	120.61%
Average Sold Price	\$ 597,141	\$ 598,996	\$ 603,743	\$ 599,930	\$ 605,760	-0.31%	-0.79%	0.64%	-0.96%
Sales Volume	\$ 685,517,868	\$ 547,482,344	\$ 479,975,685	\$ 301,764,790	\$ 138,113,280	25.21%	14.06%	59.06%	118.49%
Median Sold Price	\$ 580,000	\$ 589,000	\$ 590,000	\$ 592,500	\$ 599,750	-1.53%	-0.17%	-0.42%	-1.21%
Current Days on Market - Average	153	117	104	83	96	30.77%	12.50%	25.30%	-13.54%
Current Days on Market - Median	33	40	36	35	35	-17.50%	11.11%	2.86%	0.00%
Close Price/List Price	99.16%	99.01%	101.38%	99.19%	97.83%	0.15%	-2.34%	2.21%	1.39%
PSF Total	\$ 308	\$ 299	\$ 294	\$ 278	\$ 297	3.01%	1.70%	5.76%	-6.40%

DMAR MARKET TRENDS | DECEMBER 2017

© 2017 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