

DENVER METRO

ASSOCIATION OF REALTORS®

The Voice of Real Estate® in the Denver Metro Area






Denver Metro Real Estate Market Trends Report

February 2019

MARKET OVERVIEW

The February report, according to recent data provided by the Denver Metro Association of REALTORS® Market Trends Committee, showcases the January 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	5,881	5.45%	52.00%
Sold Homes	2,644	-29.57%	-14.79%
Sold Price - Average	\$461,101	-0.26%	2.89%
Sold Price - Median	\$395,000	-1.25%	2.60%
Days on Market - Average	42	5.00%	20.00%
 Single Family (aka Detached Single Family)			
Active Inventory	4,027	3.47%	42.60%
Sold Homes	1,909	-30.18%	-11.09%
Sold Price - Average	\$500,683	-0.92%	1.57%
Sold Price - Median	\$425,000	-1.16%	1.67%
Days on Market - Average	43	2.38%	16.22%
 Condo (aka Attached Single Family)			
Active Inventory	1,854	10.03%	77.42%
Sold Homes	735	-27.94%	-23.12%
Sold Price - Average	\$358,294	3.25%	3.10%
Sold Price - Median	\$290,000	-1.89%	1.75%
Days on Market - Average	40	11.11%	33.33%

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MARKET INSIGHTS

- ✓ The government shutdown and stock market dip may have affected our early January activity due to consumer fear. Now, with employees heading back to work, confidence appears to be up with an increase in real estate activity in the Denver market.
- ✓ Even though inventory today is higher than a year ago, key drivers of insufficient housing supply continue to be: expensive land/lack of land, rising material/labor costs, few incentives for innovation, state and local regulations and community opposition.
- ✓ Buyers are sighing with relief. With the market adjustments, it's easier for move-up buyers to place contingent offers on their next home.
- ✓ The best time for sellers to list will be March, April and May to take advantage of the lower inventory and high buyer activity. Starting in June, homes under contract have historically declined so any time before then will be a good bet for all the sellers out there.
- ✓ Feedback from will-be sellers is that they're seeing and understanding the relative "slow-down" in our market, and are eager to list and sell before any stronger market corrections. Many buyers are not waiting for prices to fall before making purchasing decisions, most are just happy to be able to see a home twice (or give it longer than 17 minutes of thought) before deciding to write a contract, and to have gained some leverage in contract price and inspection terms.
- ✓ The market is heating up and we can see it in the numbers. Inventory is low and, although we keep getting battered by snow, the days in between are bright, sunny and good for showings.
- ✓ According to Danielle Hale, Realtor.com's Chief Economist, "The U.S. housing market is off to a slower start this year in many markets compared to the rapid acceleration we saw last January." Although the market is slowing, it's important to remember that we're coming off of four straight years of inventory declines that pushed the market to a record low availability of homes for sale. The real metric to keep an eye on is entry-level homes, which are key to getting today's market back in balance. These homes are still in short supply.
- ✓ Forbes ranked Denver the number one most competitive housing market.
- ✓ According to S&P/Case-Shiller, Denver outperformed San Francisco in year-over-year home price gains – Denver had 6.2 percent with San Francisco trailing at 5.6 percent.
- ✓ Mortgage applications remain high in Colorado and nationally.
- ✓ Eighty-seven percent of millennial renters in Denver say they plan to purchase a home at some point in the future, five percent expect to do so within the next year and 28 percent say they won't buy for at least five years. Of millennial renters in

- Denver who do plan to purchase a home, 47 percent have zero down payment savings, while just 12 percent have saved \$10,000 or more. We estimate that 83 percent of prospective millennial homebuyers in Denver will need more than two decades to save a 20 percent down payment on the median-priced condo in their area, while just four percent can save a down payment within the next five years.
- ✓ New short-term rental requirements in Denver go into effect February, including rules stating that a license can also be revoked or denied if a rental property "adversely affects the public health, safety or welfare of the immediate neighborhood in which the property is located."
 - ✓ Down payment assistance could have the potential to put homeownership within reach for a large share of millennial renters. As rents remain steady and price growth normalizes, cap rates are becoming more attractive, especially in condos.
 - ✓ In a new state legislated tax credit, individuals can request a tax credit of up to \$5,000 a year on work on their homes if they have an illness, impairment or disability that necessitates the remodeling, and have an adjusted family income at or below \$150,000 for the 2019 income tax year.
 - ✓ With San Francisco Bay Area housing prices in the stratosphere, the private sector is now planning to raise \$500 million for affordable housing. Assuming affordable housing costs \$400,000/unit, this will create just 1,250 units! The real problem: since 2010, the region has gained 700,000 jobs and built just over 100,000 units. Worse, since 1990 the most homes built in any year have never exceeded 27,500; yet, 45,000 units per year is what's needed. Will Denver end up going that route?
 - ✓ The Employment Cost Index, which is a measure of inflation and measures compensation for workers, had the biggest 12-month increase in 11 years as of December 2018. This is good news as affordability will continue to be a hot topic for 2019.
 - ✓ Unemployment dropped to 3.7 percent in November 2018, an almost 50-year low; then rose to 3.9 percent in December. Colorado continues to have low unemployment, ending 2018 at 3.5 percent.
 - ✓ **Quick Stats:**
 - Average active listings for January is 13,469 (1985-2018).
 - Record-high active listings in January was 2008 with 24,550, and the record low was 2018 with 3,869 listings.
 - The historical average change in active listings from December to January is a decrease of 3.58 percent. 2019 represents a healthy increase of 5.45 percent.

EXPERT OPINION



JILL SCHAFER

Chair of the DMAR Market Trends Committee and Denver real estate agent



Choices, choices, choices! Buyers should be doing a happy dance because they finally have some choices. Even though the Denver metro area is still a seller's market in most price ranges, there's no doubt this is the best time to buy in a long time!

What were sellers doing at the end of the year? Sellers must have spent December decluttering and touching up because they were ready to put their homes on the market right away in 2019. The number of new residential listings leaped 109.7 percent from December, and increased 13.60 percent year over year. Active listings were up just 5.45 percent from December to January, but were up significantly compared to January 2018 with a 52 percent increase.

What were buyers doing in January? It's often said that our market doesn't shift into full gear until after the Super Bowl, but with more choices, interest rates lower than expected and warmer weather than many parts of the country, buyers were putting in contracts in January. Despite some cold spells, buyers were out there looking and finding what they wanted. In fact, nearly 34 percent more homes went under contract in the first month of the year compared to the last month of 2018, and year over year under contracts were up 7.24 percent. That should show up in higher sales next month.

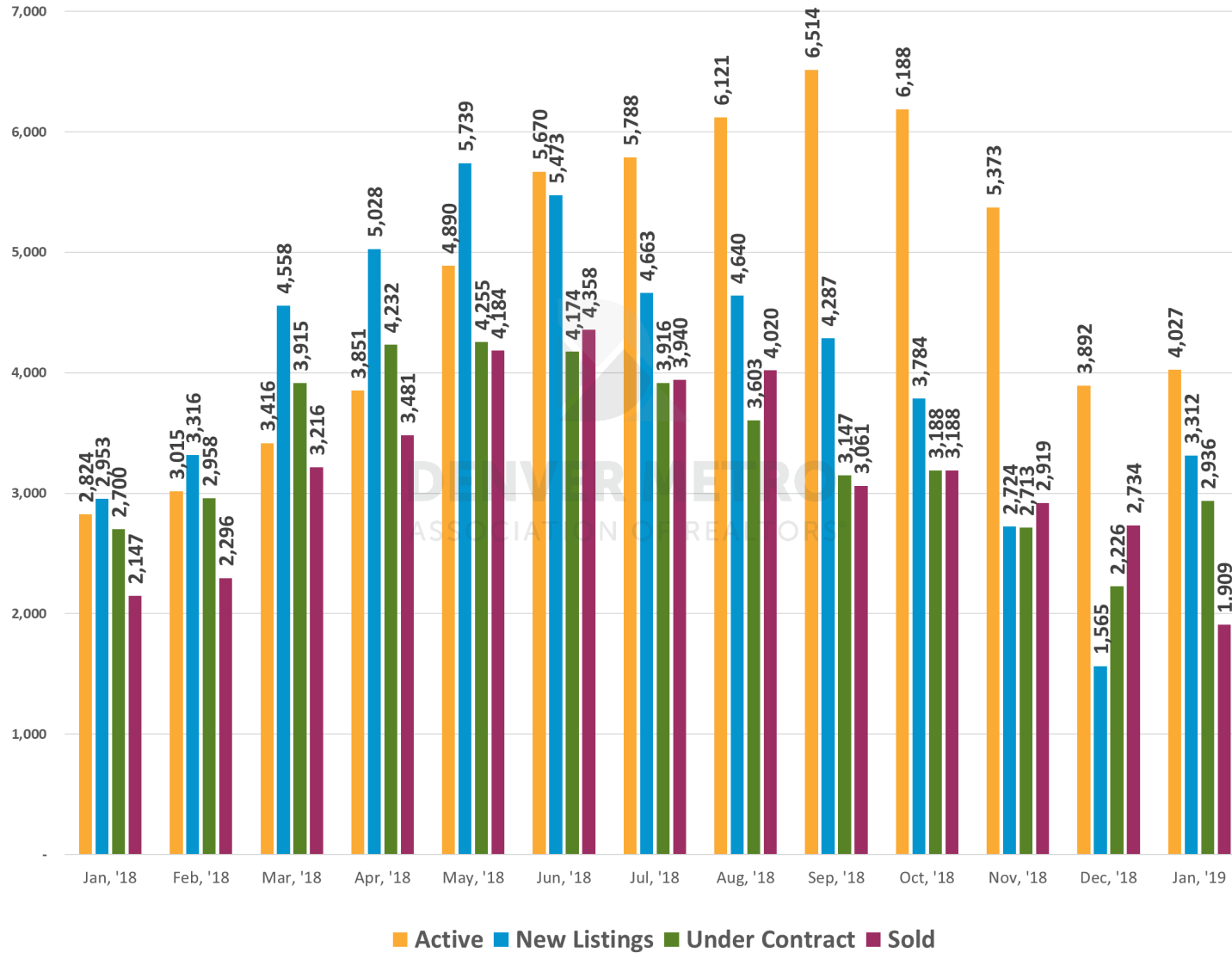
Are we in a buyer's market yet? We continue to see things moving toward a more balanced market. Single-family homes priced under \$1 million were still in short supply with less than five months of inventory, while some price ranges have less than a month of inventory. Five to six months of inventory is considered balanced; over six months is a buyer's market. As price segments go up, so does inventory, with homes priced between \$750,000 and \$1 million getting close to an equal market with 4.21 months of inventory. Luxury buyers are the ones with the most choices as it's indeed a buyer's market for single-family homes priced more than \$1 million, with 7.65 months of inventory.

For attached homes, it starts at a lower price. Condos and townhomes priced between \$500,000 and \$749,999 are fast approaching a balanced market with 4.86 months of inventory, and with 6.13 month of inventory for properties priced between \$750,000 and \$999,999, buyers appear to be more in control. For condos and townhomes priced over \$1 million, homebuyers are in the best position with 8.20 months of inventory, so sellers in that price range need to be patient, have their properties in tip-top shape and be ready to negotiate.

Is this only good for buyers? The good news about January's housing statistics is that buyers are taking advantage of their choices and sellers are still seeing appreciation with average sold prices creeping up 2.89 percent from \$448,132 in January 2018 to \$461,101 in January 2019. Apparently both buyers and sellers can dance as having choices seems to be a good thing for all.

Single Family (aka Detached Single Family)

DMAR Market Trends | January 2019 Data
 Denver Metro Association of REALTORS®
 Source of MLS Data: REcolorado.com

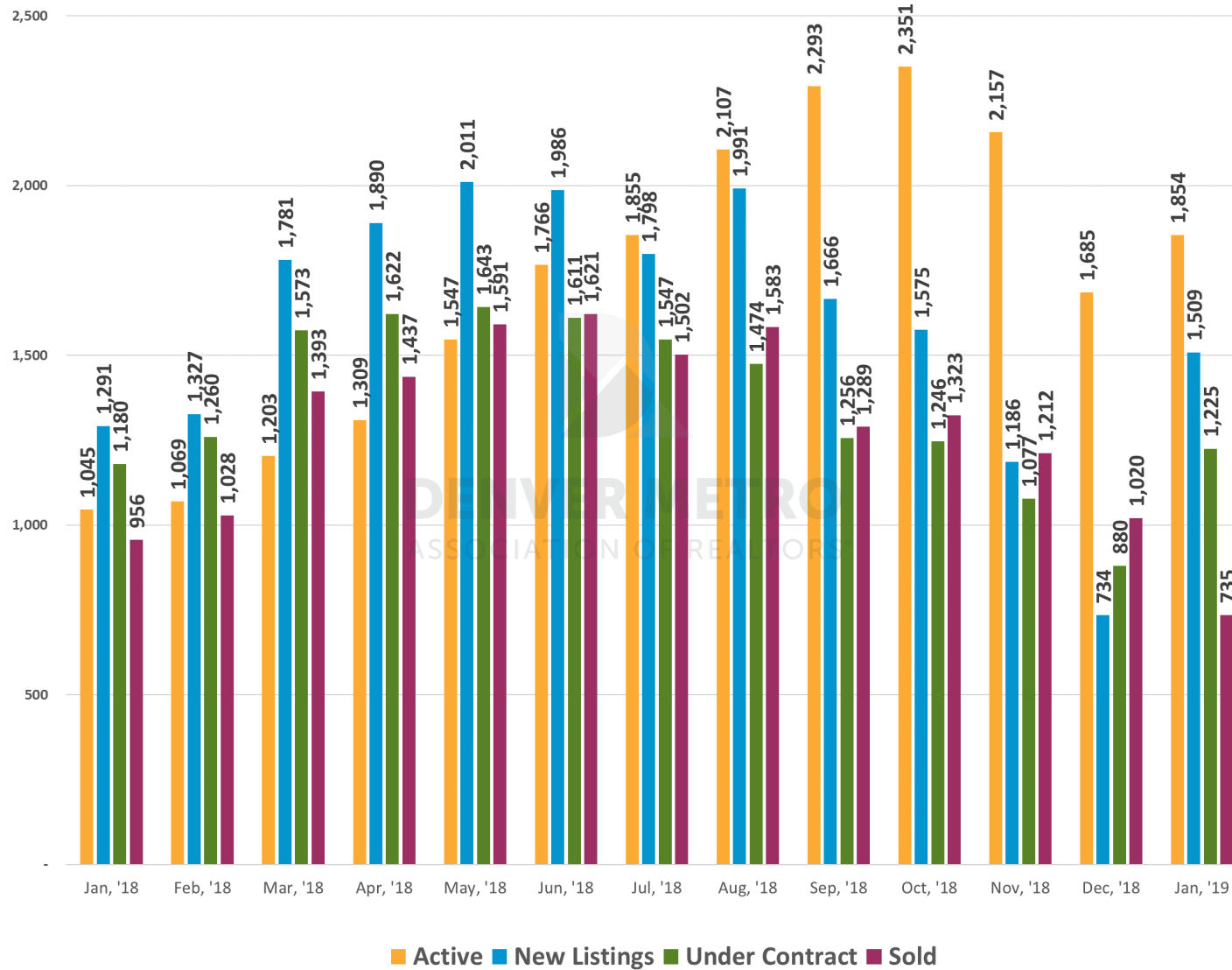


Condo (aka Attached Single Family)

DMAR Market Trends | January 2019 Data

Denver Metro Association of REALTORS®

Source of MLS Data: REcolorado.com

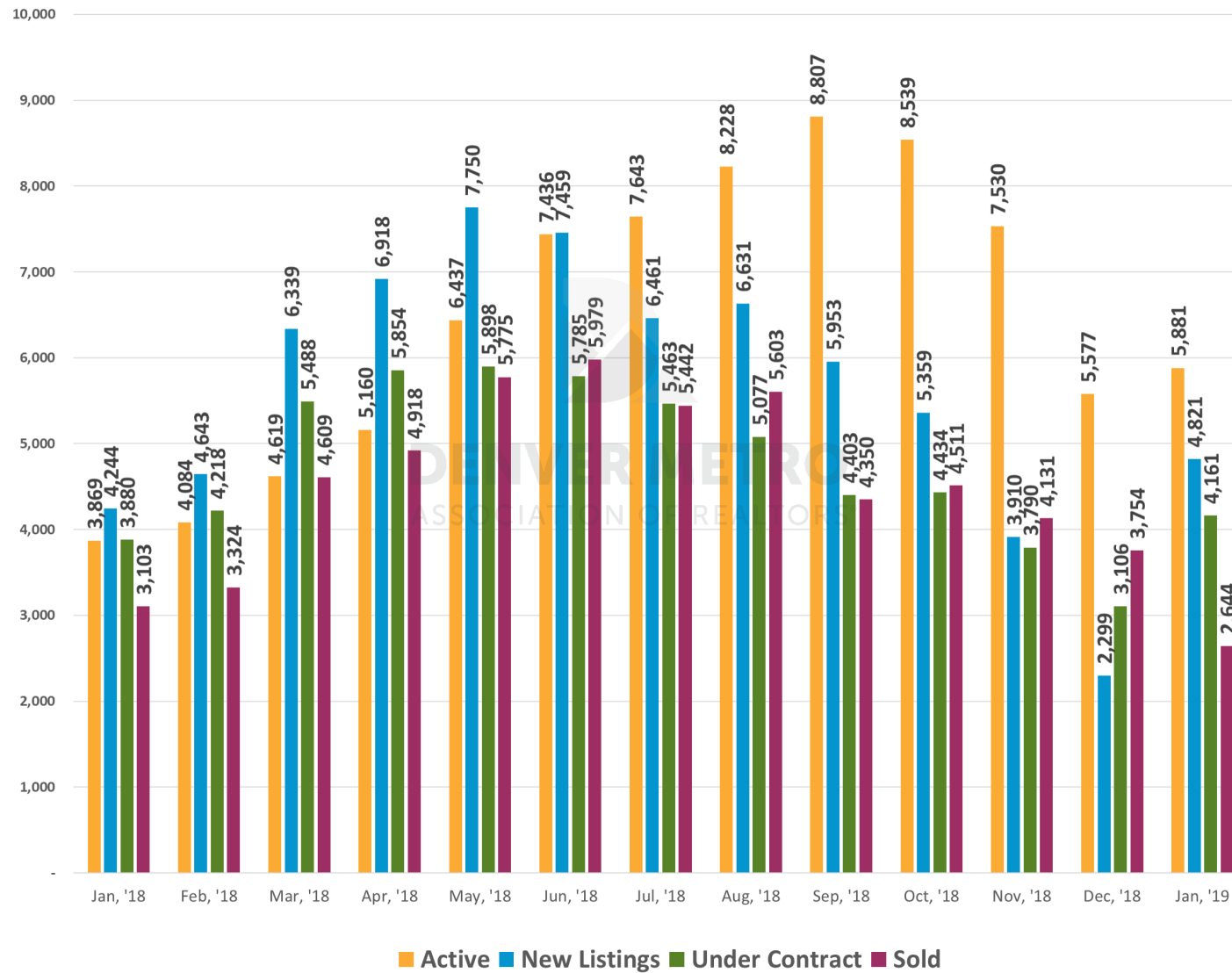


Residential (Single Family + Condo)

DMAR Market Trends | January 2019 Data

Denver Metro Association of REALTORS®

Source of MLS Data: REcolorado.com

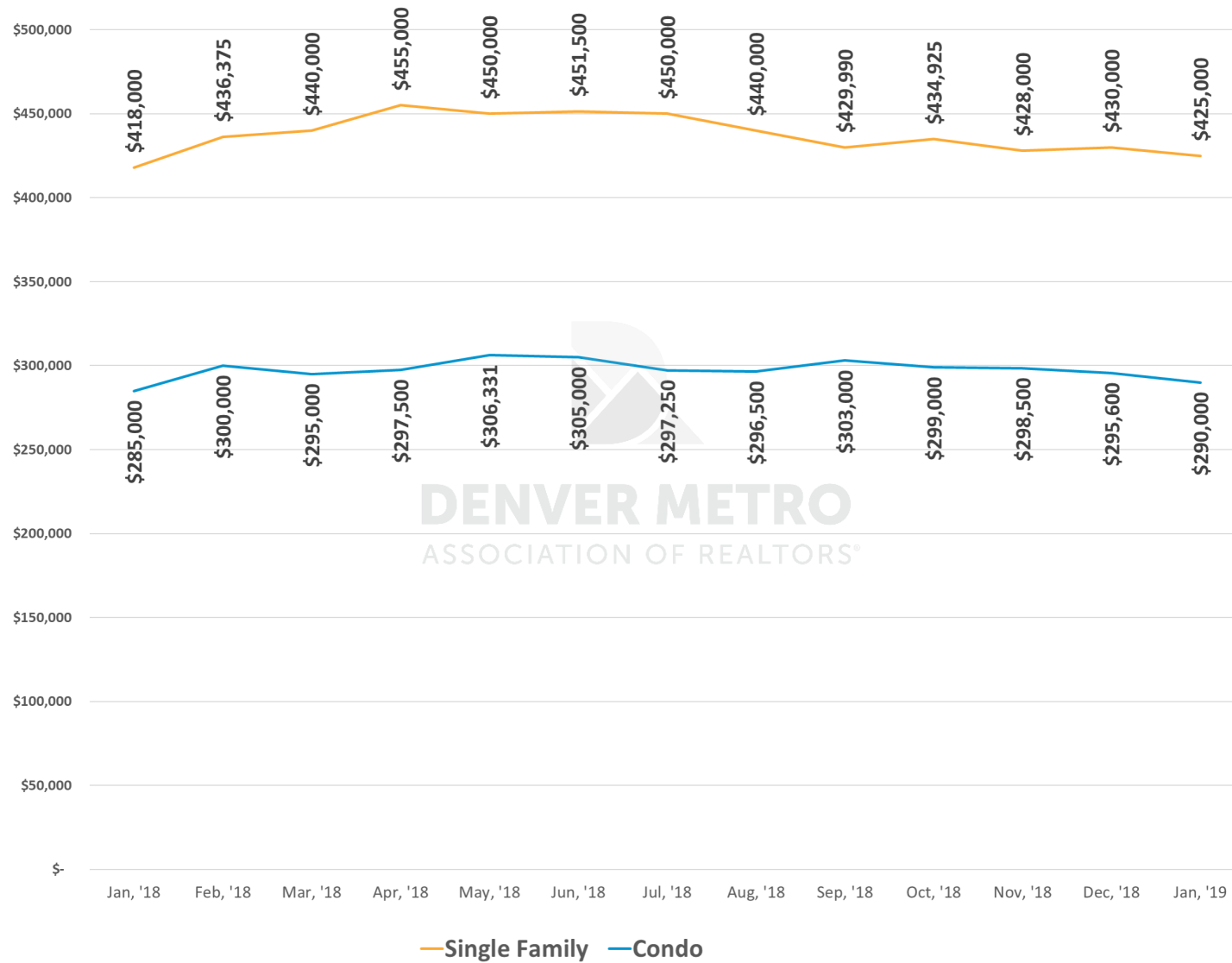


Median Sales Price

DMAR Market Trends | January 2019 Data

Denver Metro Association of REALTORS®

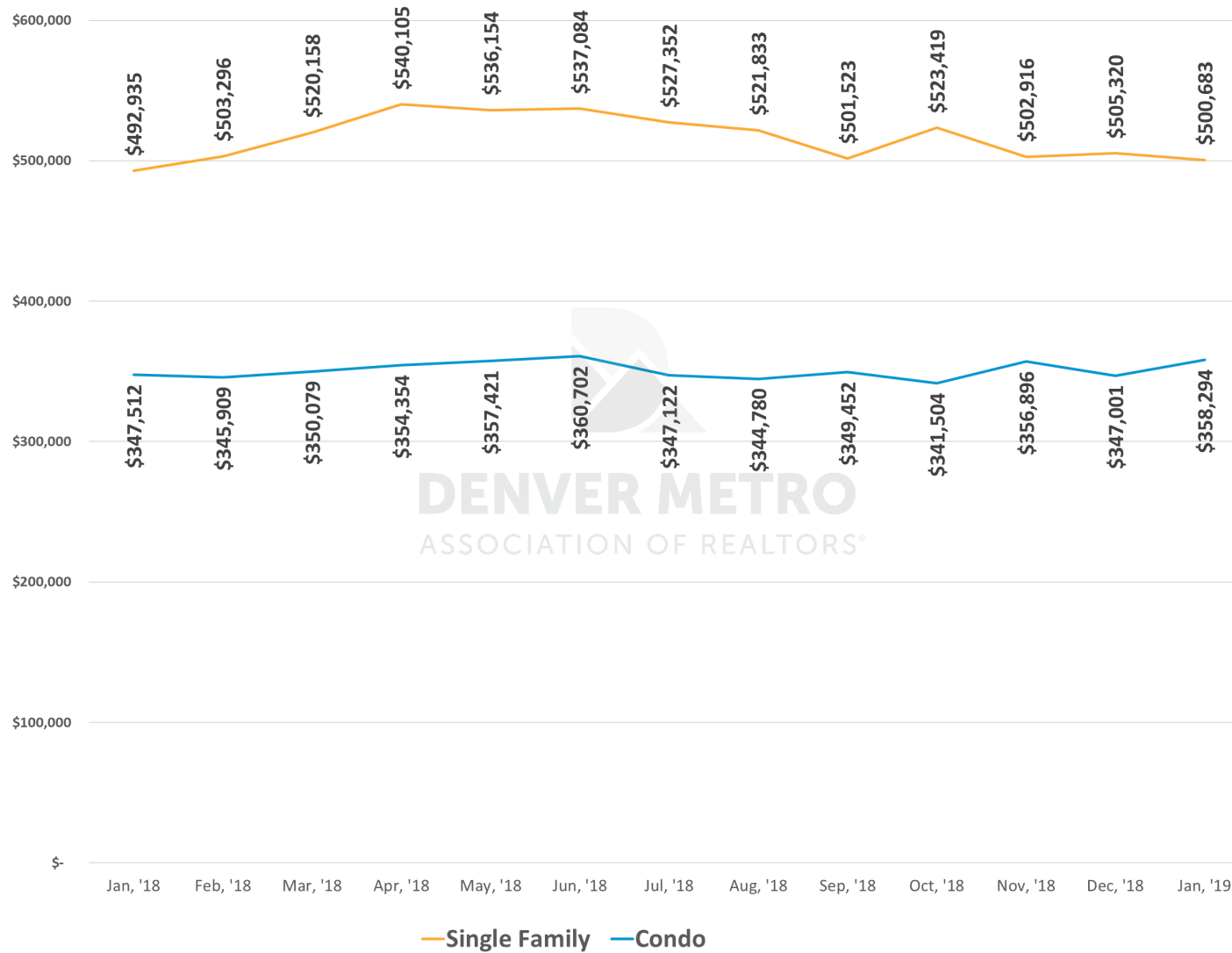
Source of MLS Data: REcolorado.com


DMAR MARKET TRENDS | FEBRUARY 2019

Average Sales Price

DMAR Market Trends | January 2019 Data

Denver Metro Association of REALTORS®

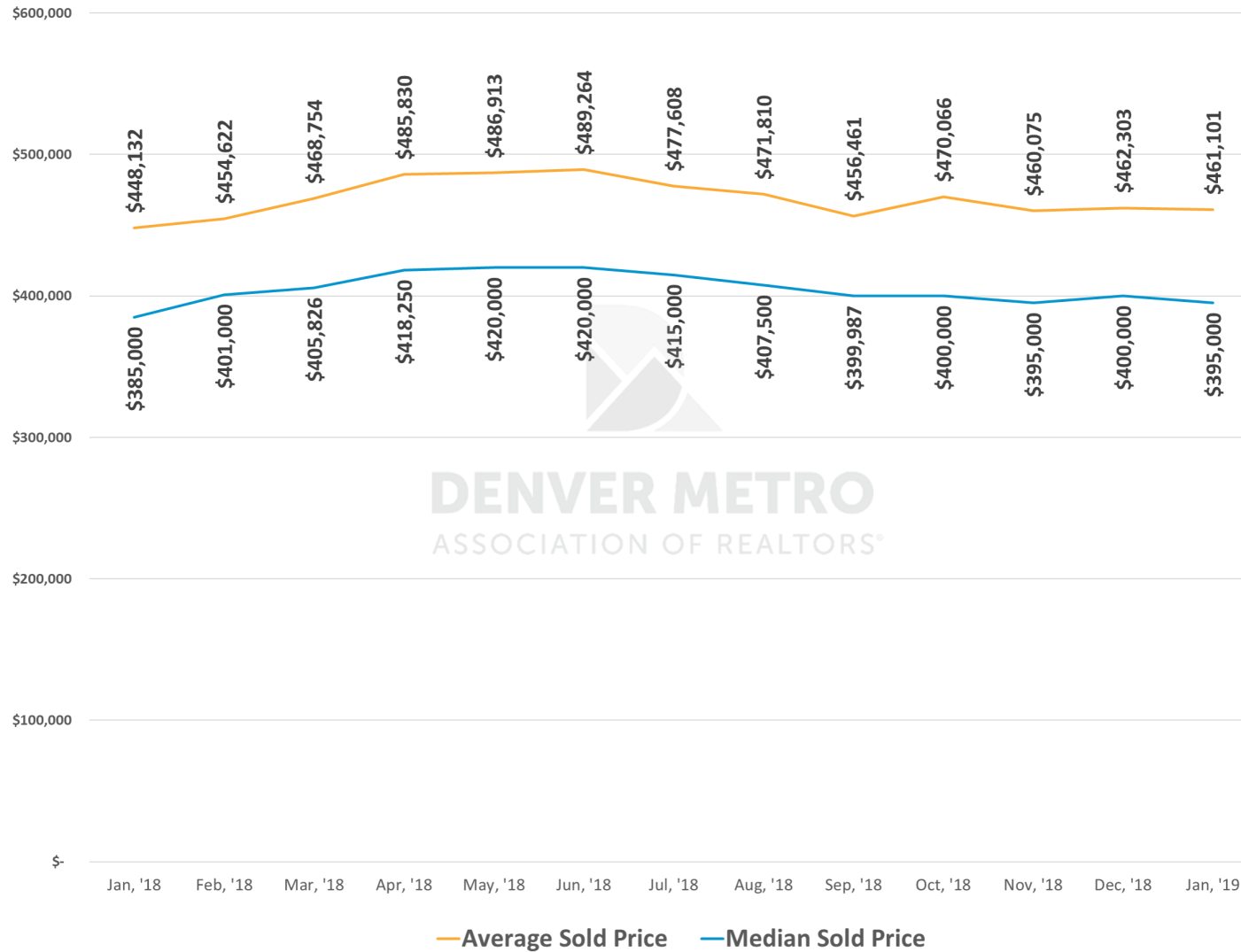
Source of MLS Data: REcolorado.com


Residential Sold Price

DMAR Market Trends | January 2019 Data

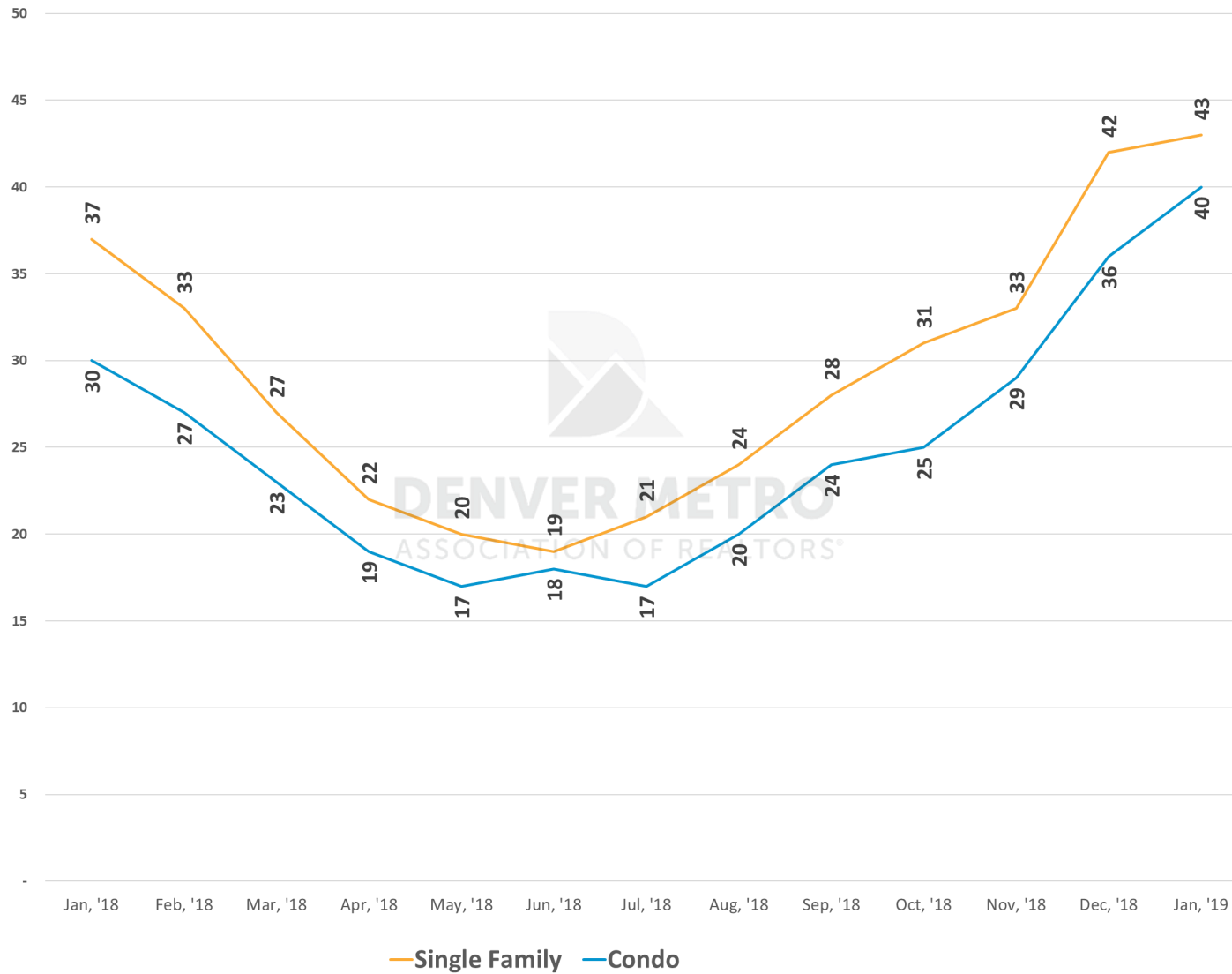
Denver Metro Association of REALTORS®

Source of MLS Data: REcolorado.com



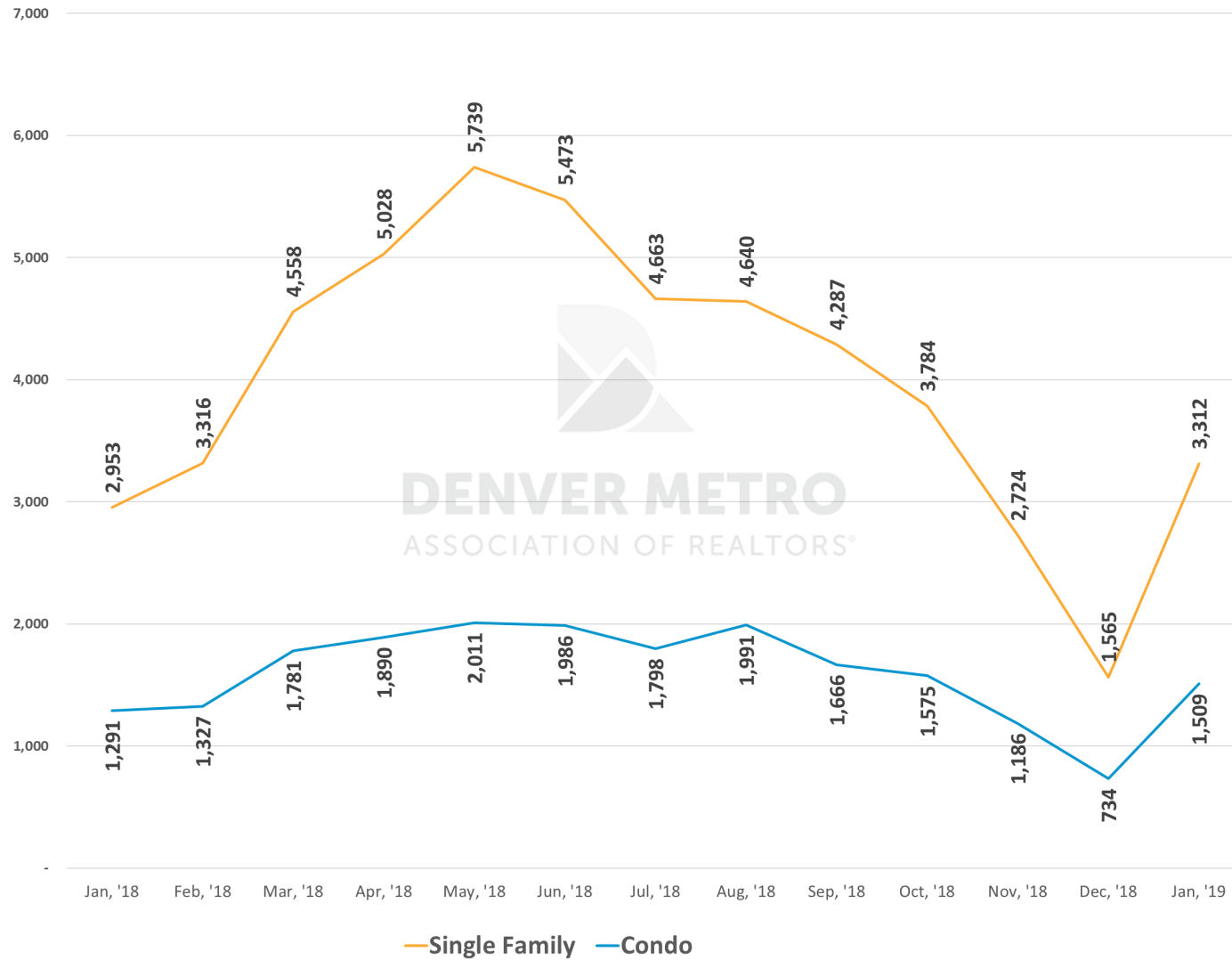
Average Days on Market

DMAR Market Trends | January 2019 Data
Denver Metro Association of REALTORS®
Source of MLS Data: REcolorado.com

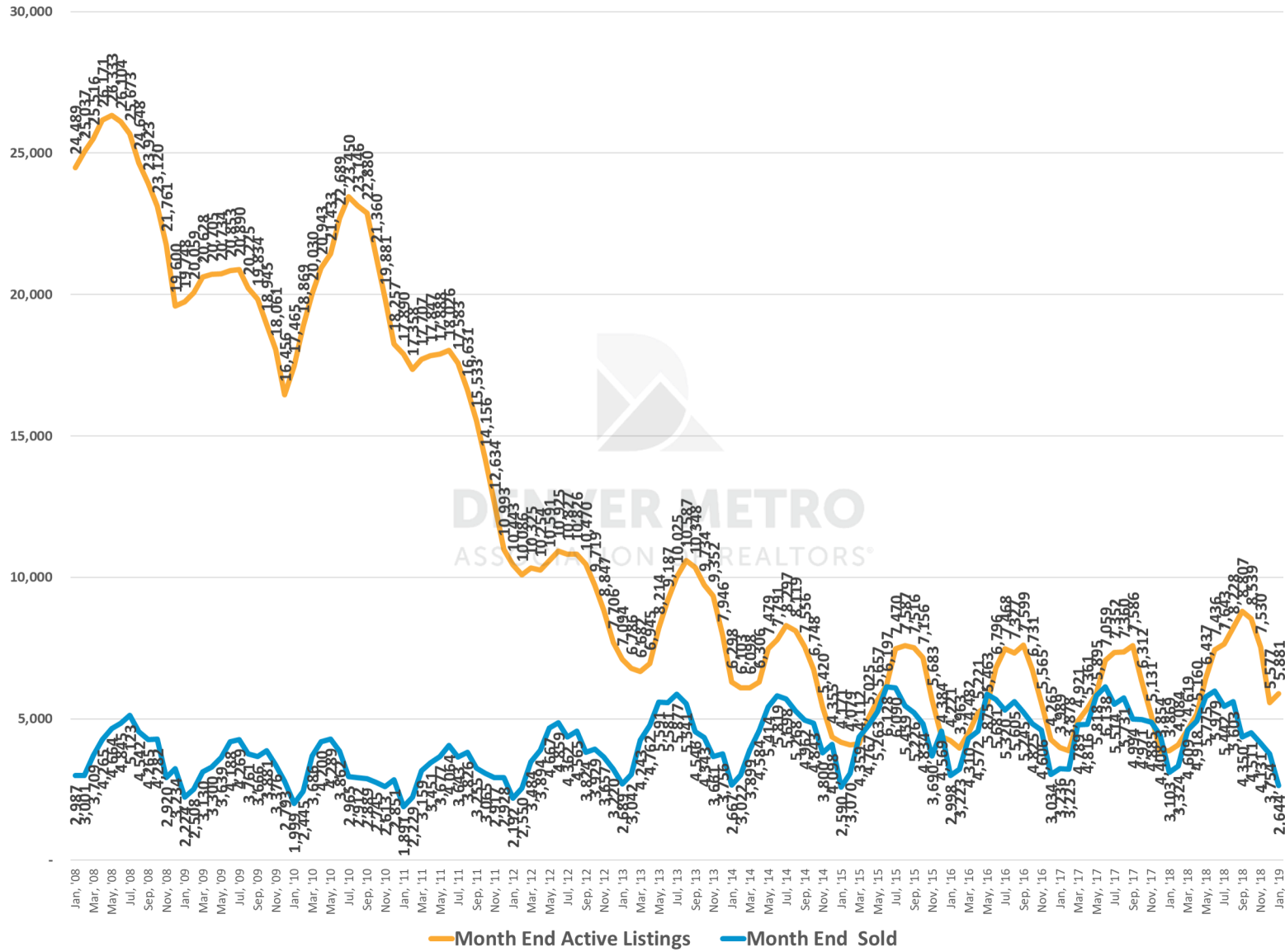


New Listings

DMAR Market Trends | January 2019 Data
 Denver Metro Association of REALTORS®
 Source of MLS Data: REcolorado.com



Month End Active Listings and Month End Sold Homes

 DMAR Market Trends | January 2019 Data
 Denver Metro Association of REALTORS®
 Source of MLS Data: REcolorado.com


DATA SNAPSHOT

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

	Jan, '19	Prior Month	Year Ago	Prior Month	Year Ago
Residential (Single Family + Condo)					
Active	5,881	5,577	3,869	5.45%	52.00%
New Listings	4,821	2,299	4,244	109.70%	13.60%
Under Contract	4,161	3,106	3,880	33.97%	7.24%
Days on Market - Average	42	40	35	5.00%	20.00%
Days on Market - Median	27	24	12	12.50%	125.00%
Sold	2,644	3,754	3,103	-29.57%	-14.79%
Sold Price - Average	\$ 461,101	\$ 462,303	\$ 448,132	-0.26%	2.89%
Sold Price - Median	\$ 395,000	\$ 400,000	\$ 385,000	-1.25%	2.60%
Sales Volume	\$ 1,219,151,044	\$ 1,735,485,462	\$ 1,390,553,596	-29.75%	-12.33%
Close Price/List Price	98.55%	98.68%	99.41%	-0.13%	-0.87%
Single Family (aka Detached Single Family)					
Active	4,027	3,892	2,824	3.47%	42.60%
New Listings	3,312	1,565	2,953	111.63%	12.16%
Under Contract	2,936	2,226	2,700	31.90%	8.74%
Days on Market - Average	43	42	37	2.38%	16.22%
Days on Market - Median	28	26	13	7.69%	115.38%
Sold	1,909	2,734	2,147	-30.18%	-11.09%
Sold Price - Average	\$ 500,683	\$ 505,320	\$ 492,935	-0.92%	1.57%
Sold Price - Median	\$ 425,000	\$ 430,000	\$ 418,000	-1.16%	1.67%
Sales Volume	\$ 955,803,847	\$ 1,381,544,880	\$ 1,058,331,445	-30.82%	-9.69%
Close Price/List Price	98.53%	98.56%	99.30%	-0.03%	-0.78%
Condo (aka Attached Single Family)					
Active	1,854	1,685	1,045	10.03%	77.42%
New Listings	1,509	734	1,291	105.59%	16.89%
Under Contract	1,225	880	1,180	39.20%	3.81%
Days on Market - Average	40	36	30	11.11%	33.33%
Days on Market - Median	24	22	10	9.09%	140.00%
Sold	735	1,020	956	-27.94%	-23.12%
Sold Price - Average	\$ 358,294	\$ 347,001	\$ 347,512	3.25%	3.10%
Sold Price - Median	\$ 290,000	\$ 295,600	\$ 285,000	-1.89%	1.75%
Sales Volume	\$ 263,346,090	\$ 353,941,020	\$ 332,221,472	-25.60%	-20.73%
Close Price/List Price	98.59%	99.01%	99.66%	-0.42%	-1.07%

JANUARY DATA YTD 2019 to 2015

	YTD 2019	YTD 2018	YTD 2017	YTD 2016	YTD 2015	'19 vs '18	'18 vs '17	'17 vs '16	'16 vs '15
Residential (Single Family + Condo)									
Active Listings at month end	5,881	3,869	3,989	4,221	4,171	52.00%	-3.01%	-5.50%	1.20%
New Listings	4,821	4,244	3,873	3,910	3,806	13.60%	9.58%	-0.95%	2.73%
Days on Market - Average	42	35	35	36	37	20.00%	0.00%	-2.78%	-2.70%
Days on Market - Median	27	12	14	16	13	125.00%	-14.29%	-12.50%	23.08%
Sold	2,644	3,103	3,276	3,030	2,599	-14.79%	-5.28%	8.12%	16.58%
Sold Price - Average	\$ 461,101	\$ 448,132	\$ 404,327	\$ 374,130	\$ 329,742	2.89%	10.83%	8.07%	13.46%
Sold Price - Median	\$ 395,000	\$ 385,000	\$ 350,000	\$ 320,000	\$ 284,000	2.60%	10.00%	9.38%	12.68%
Sales Volume	\$ 1,219,151,044	\$ 1,390,553,596	\$ 1,324,575,252	\$ 1,133,613,900	\$ 856,999,458	-12.33%	4.98%	16.85%	32.28%
Close Price/List Price	98.55%	99.41%	99.25%	99.05%	99.17%	-0.87%	0.16%	0.20%	-0.12%
Single Family (aka Detached Single Family)									
Active Listings at month end	4,027	2,824	2,993	3,361	3,384	42.60%	-5.65%	-10.95%	-0.68%
New Listings	3,312	2,953	2,695	2,780	2,697	12.16%	9.57%	-3.06%	3.08%
Days on Market - Average	43	37	39	40	40	16.22%	-5.13%	-2.50%	0.00%
Days on Market - Median	28	13	18	19	15	115.38%	-27.78%	-5.26%	26.67%
Sold	1,909	2,147	2,351	2,198	1,845	-11.09%	-8.68%	6.96%	19.13%
Sold Price - Average	\$ 500,683	\$ 492,935	\$ 448,784	\$ 413,118	\$ 370,167	1.57%	9.84%	8.63%	11.60%
Sold Price - Median	\$ 425,000	\$ 418,000	\$ 380,000	\$ 346,500	\$ 320,000	1.67%	10.00%	9.67%	8.28%
Sales Volume	\$ 955,803,847	\$ 1,058,331,445	\$ 1,055,091,184	\$ 908,033,364	\$ 682,958,115	-9.69%	0.31%	16.20%	32.96%
Close Price/List Price	98.53%	99.30%	99.10%	98.92%	99.13%	-0.78%	0.20%	0.18%	-0.21%
Condo (aka Attached Single Family)									
Active Listings at month end	1,854	1,045	996	860	787	77.42%	4.92%	15.81%	9.28%
New Listings	1,509	1,291	1,178	1,130	1,109	16.89%	9.59%	4.25%	1.89%
Days on Market - Average	40	30	26	26	29	33.33%	15.38%	0.00%	-10.34%
Days on Market - Median	24	10	9	10	9	140.00%	11.11%	-10.00%	11.11%
Sold	735	956	925	832	754	-23.12%	3.35%	11.18%	10.34%
Sold Price - Average	\$ 358,294	\$ 347,512	\$ 291,332	\$ 271,130	\$ 230,824	3.10%	19.28%	7.45%	17.46%
Sold Price - Median	\$ 290,000	\$ 285,000	\$ 244,000	\$ 215,000	\$ 186,000	1.75%	16.80%	13.49%	15.59%
Sales Volume	\$ 263,346,090	\$ 332,221,472	\$ 269,482,100	\$ 225,580,160	\$ 174,041,296	-20.73%	23.28%	19.46%	29.61%
Close Price/List Price	98.59%	99.66%	99.64%	99.40%	99.27%	-1.07%	0.02%	0.24%	0.13%

MARKET TRENDS

Price Range	Single Family			Condo		
	Sold	Active	MOI	Sold	Active	MOI
\$0 to \$99,999	-	5		4	9	2.25
\$100,000 to \$199,999	11	20	1.82	94	173	1.84
\$200,000 to \$299,999	144	126	0.88	296	435	1.47
\$300,000 to \$399,999	630	590	0.94	175	392	2.24
\$400,000 to \$499,999	503	882	1.75	69	311	4.51
\$500,000 to \$749,999	441	1,361	3.09	64	311	4.86
\$750,000 to \$999,999	97	408	4.21	23	141	6.13
\$1,000,000 and over	83	635	7.65	10	82	8.20
TOTALS	1,909	4,027	2.11	735	1,854	2.52

Price Range	Single Family	Sold	% change	Condo	Sold	% change
	Jan, '19	Dec, '18		Jan, '19	Dec, '18	
\$0 to \$99,999	-	1	-100.00%	4	2	100.00%
\$100,000 to \$199,999	11	14	-21.43%	94	132	-28.79%
\$200,000 to \$299,999	144	185	-22.16%	296	392	-24.49%
\$300,000 to \$399,999	630	906	-30.46%	175	240	-27.08%
\$400,000 to \$499,999	503	696	-27.73%	69	116	-40.52%
\$500,000 to \$749,999	441	670	-34.18%	64	94	-31.91%
\$750,000 to \$999,999	97	143	-32.17%	23	28	-17.86%
\$1,000,000 and over	83	119	-30.25%	10	16	-37.50%
TOTALS	1,909	2,734	-30.18%	735	1,020	-27.94%

Price Range	Single Family	Sold	% change	Condo	Sold	% change
	YTD Jan, '19	YTD Jan, '18		YTD Jan, '19	YTD Jan, '18	
\$0 to \$99,999	-	2	-100.00%	4	6	-33.33%
\$100,000 to \$199,999	11	17	-35.29%	94	158	-40.51%
\$200,000 to \$299,999	144	213	-32.39%	296	369	-19.78%
\$300,000 to \$399,999	630	717	-12.13%	175	180	-2.78%
\$400,000 to \$499,999	503	531	-5.27%	69	82	-15.85%
\$500,000 to \$749,999	441	461	-4.34%	64	116	-44.83%
\$750,000 to \$999,999	97	109	-11.01%	23	33	-30.30%
\$1,000,000 and over	83	97	-14.43%	10	12	-16.67%
TOTALS	1,909	2,147	-11.09%	735	956	-23.12%

EXPERT OPINIONS



“Luxury Market (properties sold for \$1 million or more): The most expensive property sold in January went for \$10.75 million... but those views. The overall sales volume for January was just over \$150 million, down 24.26 percent from the previous month. While the volume of sold properties over \$1 million drastically decreased from the previous month and year, the average price increased by 9.95 percent from the prior month and 6.22 percent from the previous year, showing that the Luxury Market is still strong.

There were 93 sold properties in January, which is a drastic decrease from the previous month's number of 135. The previous year had 109 sold properties at this time. There are 7.65 months of inventory in the million dollar plus price point. The pendulum has fully swung and the Luxury Market has officially changed to a buyer's market, but that hasn't necessarily changed how quickly buyers need to pull the trigger. The most astonishing stat of the month is the median days on market. From 2016 to 2018, the median days on market has ranged from 71 to 84 days. In January, the median days on market was 41, which is less than half of the previous year. While I do not see this trend continuing, it does show that buyers were quick to make decisions in January. The Luxury Market was full of conflicting data. The average sales price was up, median days on market down and the overall sold properties and sales volume were down as well.

The million dollar question that everyone likes to ask is: what does this mean? If I could predict how the market would continue to trend, I would be on a beach drinking, but I do believe that the Luxury Market will be consistent with the overall seasonality. — **Andrew Abrams, DMAR Market Trends Committee member and Denver real estate agent**



Signature Market (properties sold between \$750,000 and \$999,999): Jumping into January, buyers had more choices in the Signature Market as the months of inventory jumped to 4.21 months for single-family homes and 6.13 for condos.

Even with more choices, buyers weren't ready to buy as the number of single-family homes sold was down 32.17 percent from the prior month, and down 17.86 percent for condos.

With more inventory hitting the market in the Signature residential segment, sellers are feeling the pressure of price reductions, longer days on market, more open houses, staging or needing to do more improvements to their homes. In January, the single-family segment actually had less average days on market, 52 days compared to December's 68 days, but condos in the Signature Market saw a huge increase of days on market, going from 49 in December to 87 in January.

As we are hitting a more balanced market, we need to remember what it takes to sell a home: great professional photos (no smart phone photos please), videography, staging, pre-inspections and making your listing stand out from the rest of the homes on the market. Present your listing with excellence and don't forget that buyers are still paying higher prices in Denver. In fact, Denver was recently rated the number one most competitive market by Forbes, so we need to make sure buyers are getting what they expect! — **Brigitte Modglin, DMAR Market Trends Committee member and Denver real estate agent**

EXPERT OPINIONS



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Premier Market (properties sold between \$500,000 and \$749,999): There is always so much anticipation for January as everyone wonders what the new year will bring. So far, the Premier Market is seeing a slowdown in sales. The combined number of sales in January for single-family homes and condos was down 33.90 percent from December and down 12.48 percent year over year. This is putting buyers and sellers in the Premier Market closer to even ground. The months of inventory in this range is 3.09 for single-family homes and 4.86 for condos, both of which are getting closer to the balanced market threshold. The median days on market for single-family homes has crept up to 41 days, a 20.59 percent increase from December and 51.85 percent increase year over year.

For condos, a similar trend is occurring although more pronounced, with the median days on market in January at 46, an increase of 76.92 percent from December and a 100 percent increase year over year.

Single-family homes in the Premier Market have seen a slight increase in the price per square foot, up 3.30 percent month over month and 2.17 percent year over year. Condos, on the other hand, have seen a 1.93 percent decrease month over month and a 9.23 percent decrease year over year.

The Premier Market continues to be in high demand; however, increased inventory has allowed buyers to gain some traction. Sellers need to be prepared for a longer time on the market compared to just a few months ago, and also be prepared to be more flexible with negotiations. Buyers still need to be ready to act quickly when their perfect property hits the market.

— **Amanda Snitker, DMAR Market Trends Committee member and Denver real estate agent**



Classic Market (properties sold between \$400,000 and \$499,999): January is typically a transition month for our market. We see homes that carryover from the previous year finally sell, new homes hit the market in anticipation of the new “spring” selling season and, most importantly, homebuyers enter the new year energized and eager to find their new home.

Although we’re seeing a large boost in housing inventory and homes under contract across all price segments going into February, January was a relatively lackluster month in the Classic Market. The total number of sales was down 29.56 percent from December, and down 6.69 percent from this time last year, with sales volume following suit. Condos within the Classic Market felt an even bigger drop in January with sales down 40.52 percent from December and 15.85 percent from the same time last year.

One of the most drastic changes we saw in the Classic Market in January related to days on market. Median days on market skyrocketed from 17 days in January 2018 to 33 days in January 2019 - a staggering 94.12 percent change year over year. The average days on market also increased significantly, jumping from 35 days to 45 days year over year. While these numbers seem alarming, this is not uncommon for January in our market. The average days on market for January over the last four years was 46. So we’re right where we should be.

Despite the drop in total sales and the longer days on market, list-to-sale price ratios weren’t affected as much as we’d expect. The list-to-sale price ratio only dropped 0.63 percent from last year to an average of 98.84 percent. Although this means that homes are selling at about a 1.40 percent discount on average, this is in-line for the time of year compared to the last four years.

The Classic Market provides amazing opportunities for homebuyers in the Denver metro area. Even though the January market appeared slower, we’re still seeing the best homes that are priced correctly moving quickly. — **Drew Morris, DMAR Market Trends Committee member and Denver real estate agent**

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

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

	Jan, '19	Prior Month	Last Year	Prior Month	Last Year
Residential (Single Family + Condo)					
Sold	93	135	109	-31.11%	-14.68%
Price - Average	\$ 1,619,852	\$ 1,473,243	\$ 1,525,030	9.95%	6.22%
Sales Volume	\$ 150,646,236	\$ 198,887,805	\$ 166,228,270	-24.26%	-9.37%
Days on Market - Average	81	74	109	9.46%	-25.69%
Days on Market - Median	41	40	84	2.50%	-51.19%
Close Price/List Price	96.80%	96.91%	95.92%	-0.11%	0.92%
PSF Total	\$ 323	\$ 310	\$ 304	4.19%	6.25%
Single Family (aka Detached Single Family)					
Sold	83	119	97	-30.25%	-14.43%
Price - Average	\$ 1,509,231	\$ 1,494,855	\$ 1,525,645	0.96%	-1.08%
Sales Volume	\$ 125,266,173	\$ 177,887,745	\$ 147,987,565	-29.58%	-15.35%
Days on Market - Average	81	76	113	6.58%	-28.32%
Days on Market - Median	41	38	97	7.89%	-57.73%
Close Price/List Price	96.76%	96.97%	95.64%	-0.22%	1.17%
PSF Total	\$ 285	\$ 291	\$ 277	-2.06%	2.89%
Condo (aka Attached Single Family)					
Sold	10	16	12	-37.50%	-16.67%
Price - Average	\$ 2,538,000	\$ 1,312,500	\$ 1,520,055	93.37%	66.97%
Sales Volume	\$ 25,380,000	\$ 21,000,000	\$ 18,240,660	20.86%	39.14%
Days on Market - Average	87	54	83	61.11%	4.82%
Days on Market - Median	95	65	13	46.15%	630.77%
Close Price/List Price	97.18%	96.45%	98.24%	0.76%	-1.08%
PSF Total	\$ 638	\$ 452	\$ 513	41.15%	24.37%

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

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

	YTD 2019	YTD 2018	YTD 2017	YTD 2016	YTD 2015	'19 vs '18	'18 vs '17	'17 vs '16	'16 vs '15
Residential (Single Family + Condo)									
Sold	93	109	89	72	37	-14.68%	22.47%	23.61%	94.59%
Sold Price - Average	\$ 1,619,852	\$ 1,525,030	\$ 1,599,205	\$ 1,624,799	\$ 1,371,244	6.22%	-4.64%	-1.58%	18.49%
Sales Volume	\$ 150,646,236	\$ 166,228,270	\$ 142,329,245	\$ 116,985,528	\$ 50,736,028	-9.37%	16.79%	21.66%	130.58%
Sold Price - Median	\$ 1,238,800	\$ 1,300,000	\$ 1,336,000	\$ 1,325,000	\$ 1,250,000	-4.71%	-2.69%	0.83%	6.00%
Days on Market - Average	81	109	123	95	97	-25.69%	-11.38%	29.47%	-2.06%
Days on Market - Median	41	84	78	71	42	-51.19%	7.69%	9.86%	69.05%
Close Price/List Price	96.80%	95.92%	95.98%	95.44%	96.06%	0.92%	-0.06%	0.57%	-0.65%
PSF Total	\$ 323	\$ 304	\$ 317	\$ 313	\$ 268	6.25%	-4.10%	1.28%	16.79%
Single Family (aka Detached Single Family)									
Sold	83	97	79	62	35	-14.43%	22.78%	27.42%	77.14%
Sold Price - Average	\$ 1,509,231	\$ 1,525,645	\$ 1,624,940	\$ 1,590,200	\$ 1,384,458	-1.08%	-6.11%	2.18%	14.86%
Sales Volume	\$ 125,266,173	\$ 147,987,565	\$ 128,370,260	\$ 98,592,400	\$ 48,456,030	-15.35%	15.28%	30.20%	103.47%
Sold Price - Median	\$ 1,238,800	\$ 1,300,000	\$ 1,325,000	\$ 1,300,000	\$ 1,290,000	-4.71%	-1.89%	1.92%	0.78%
Days on Market - Average	81	113	124	106	101	-28.32%	-8.87%	16.98%	4.95%
Days on Market - Median	41	97	82	92	42	-57.73%	18.29%	-10.87%	119.05%
Close Price/List Price	96.76%	95.64%	95.97%	95.20%	96.18%	1.17%	-0.34%	0.81%	-1.02%
PSF Total	\$ 285	\$ 277	\$ 295	\$ 266	\$ 255	2.89%	-6.10%	10.90%	4.31%
Condo (aka Attached Single Family)									
Sold	10	12	10	10	2	-16.67%	20.00%	0.00%	400.00%
Sold Price - Average	\$ 2,538,000	\$ 1,520,055	\$ 1,395,900	\$ 1,839,311	\$ 1,140,000	66.97%	8.89%	-24.11%	61.34%
Sales Volume	\$ 25,380,000	\$ 18,240,660	\$ 13,959,000	\$ 18,393,110	\$ 2,280,000	39.14%	30.67%	-24.11%	706.72%
Sold Price - Median	\$ 1,262,500	\$ 1,305,500	\$ 1,382,000	\$ 1,430,009	\$ 1,140,000	-3.29%	-5.54%	-3.36%	25.44%
Days on Market - Average	87	83	114	29	41	4.82%	-27.19%	293.10%	-29.27%
Days on Market - Median	95	13	26	11	41	630.77%	-50.00%	136.36%	-73.17%
Close Price/List Price	97.18%	98.24%	96.10%	96.93%	94.08%	-1.08%	2.23%	-0.86%	3.03%
PSF Total	\$ 638	\$ 513	\$ 501	\$ 591	\$ 491	24.37%	2.40%	-15.23%	20.37%

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

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

	Jan, '19	Prior Month	Last Year	Prior Month	Last Year
Residential (Single Family + Condo)					
Sold	120	171	142	-29.82%	-15.49%
Price - Average	\$ 849,470	\$ 853,020	\$ 849,166	-0.42%	0.04%
Sales Volume	\$ 101,936,400	\$ 145,866,420	\$ 120,581,572	-30.12%	-15.46%
Days on Market - Average	59	65	72	-9.23%	-18.06%
Days on Market - Median	40	40	56	0.00%	-28.57%
Close Price/List Price	98.47%	98.74%	98.40%	-0.27%	0.07%
PSF Total	\$ 248	\$ 240	\$ 252	3.33%	-1.59%
Single Family (aka Detached Single Family)					
Sold	97	143	109	-32.17%	-11.01%
Price - Average	\$ 849,402	\$ 849,102	\$ 849,635	0.04%	-0.03%
Sales Volume	\$ 82,391,994	\$ 121,421,586	\$ 92,610,215	-32.14%	-11.03%
Days on Market - Average	52	68	70	-23.53%	-25.71%
Days on Market - Median	34	40	54	-15.00%	-37.04%
Close Price/List Price	98.54%	98.59%	98.18%	-0.05%	0.37%
PSF Total	\$ 226	\$ 226	\$ 223	0.00%	1.35%
Condo (aka Attached Single Family)					
Sold	23	28	33	-17.86%	-30.30%
Price - Average	\$ 849,754	\$ 873,029	\$ 847,617	-2.67%	0.25%
Sales Volume	\$ 19,544,342	\$ 24,444,812	\$ 27,971,361	-20.05%	-30.13%
Days on Market - Average	87	49	79	77.55%	10.13%
Days on Market - Median	50	41	60	21.95%	-16.67%
Close Price/List Price	98.17%	99.52%	99.12%	-1.36%	-0.96%
PSF Total	\$ 341	\$ 312	\$ 344	9.29%	-0.87%

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

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

	YTD 2019	YTD 2018	YTD 2017	YTD 2016	YTD 2015	'19 vs '18	'18 vs '17	'17 vs '16	'16 vs '15
Residential (Single Family + Condo)									
Sold	120	142	100	83	57	-15.49%	42.00%	20.48%	45.61%
Sold Price - Average	\$ 849,470	\$ 849,166	\$ 861,796	\$ 849,526	\$ 847,474	0.04%	-1.47%	1.44%	0.24%
Sales Volume	\$ 101,936,400	\$ 120,581,572	\$ 86,179,600	\$ 70,510,658	\$ 48,306,018	-15.46%	39.92%	22.22%	45.97%
Sold Price - Median	\$ 837,500	\$ 830,000	\$ 857,500	\$ 848,450	\$ 837,500	0.90%	-3.21%	1.07%	1.31%
Days on Market - Average	59	72	81	84	108	-18.06%	-11.11%	-3.57%	-22.22%
Days on Market - Median	40	56	55	75	85	-28.57%	1.82%	-26.67%	-11.76%
Close Price/List Price	98.47%	98.40%	97.15%	97.44%	97.03%	0.07%	1.29%	-0.30%	0.42%
PSF Total	\$ 248	\$ 252	\$ 224	\$ 205	\$ 206	-1.59%	12.50%	9.27%	-0.49%
Single Family (aka Detached Single Family)									
Sold	97	109	90	70	49	-11.01%	21.11%	28.57%	42.86%
Sold Price - Average	\$ 849,402	\$ 849,635	\$ 866,763	\$ 848,322	\$ 841,632	-0.03%	-1.98%	2.17%	0.79%
Sales Volume	\$ 82,391,994	\$ 92,610,215	\$ 78,008,670	\$ 59,382,540	\$ 41,239,968	-11.03%	18.72%	31.37%	43.99%
Sold Price - Median	\$ 835,000	\$ 827,500	\$ 860,000	\$ 842,823	\$ 830,000	0.91%	-3.78%	2.04%	1.54%
Days on Market - Average	52	70	86	90	118	-25.71%	-18.60%	-4.44%	-23.73%
Days on Market - Median	34	54	59	76	100	-37.04%	-8.47%	-22.37%	-24.00%
Close Price/List Price	98.54%	98.18%	96.99%	97.31%	96.62%	0.37%	1.23%	-0.33%	0.71%
PSF Total	\$ 226	\$ 223	\$ 212	\$ 182	\$ 185	1.35%	5.19%	16.48%	-1.62%
Condo (aka Attached Single Family)									
Sold	23	33	10	13	8	-30.30%	230.00%	-23.08%	62.50%
Sold Price - Average	\$ 849,754	\$ 847,617	\$ 817,089	\$ 856,006	\$ 883,259	0.25%	3.74%	-4.55%	-3.09%
Sales Volume	\$ 19,544,342	\$ 27,971,361	\$ 8,170,890	\$ 11,128,078	\$ 7,066,072	-30.13%	242.33%	-26.57%	57.49%
Sold Price - Median	\$ 860,000	\$ 830,000	\$ 790,995	\$ 860,000	\$ 886,500	3.61%	4.93%	-8.02%	-2.99%
Days on Market - Average	87	79	42	57	46	10.13%	88.10%	-26.32%	23.91%
Days on Market - Median	50	60	33	49	35	-16.67%	81.82%	-32.65%	40.00%
Close Price/List Price	98.17%	99.12%	98.59%	98.12%	99.52%	-0.96%	0.54%	0.48%	-1.41%
PSF Total	\$ 341	\$ 344	\$ 334	\$ 337	\$ 334	-0.87%	2.99%	-0.89%	0.90%

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

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

	Jan, '19	Prior Month	Last Year	Prior Month	Last Year
Residential (Single Family + Condo)					
Sold	505	764	577	-33.90%	-12.48%
Price - Average	\$ 593,833	\$ 596,929	\$ 590,657	-0.52%	0.54%
Sales Volume	\$ 299,885,665	\$ 456,053,756	\$ 340,809,089	-34.24%	-12.01%
Days on Market - Average	54	53	52	1.89%	3.85%
Days on Market - Median	42	33	26	27.27%	61.54%
Close Price/List Price	98.62%	98.60%	99.08%	0.02%	-0.46%
PSF Total	\$ 203	\$ 198	\$ 213	2.53%	-4.69%
Single Family (aka Detached Single Family)					
Sold	441	670	461	-34.18%	-4.34%
Price - Average	\$ 594,045	\$ 598,659	\$ 589,389	-0.77%	0.79%
Sales Volume	\$ 261,973,845	\$ 401,101,530	\$ 271,708,329	-34.69%	-3.58%
Days on Market - Average	54	52	51	3.85%	5.88%
Days on Market - Median	41	34	27	20.59%	51.85%
Close Price/List Price	98.70%	98.56%	98.98%	0.14%	-0.28%
PSF Total	\$ 188	\$ 182	\$ 184	3.30%	2.17%
Condo (aka Attached Single Family)					
Sold	64	94	116	-31.91%	-44.83%
Price - Average	\$ 592,374	\$ 584,597	\$ 595,697	1.33%	-0.56%
Sales Volume	\$ 37,911,936	\$ 54,952,118	\$ 69,100,852	-31.01%	-45.14%
Days on Market - Average	58	60	54	-3.33%	7.41%
Days on Market - Median	46	26	23	76.92%	100.00%
Close Price/List Price	98.11%	98.86%	99.49%	-0.76%	-1.39%
PSF Total	\$ 305	\$ 311	\$ 336	-1.93%	-9.23%

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

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

	YTD 2019	YTD 2018	YTD 2017	YTD 2016	YTD 2015	'19 vs '18	'18 vs '17	'17 vs '16	'16 vs '15
Residential (Single Family + Condo)									
Sold	505	577	443	324	257	-12.48%	30.25%	36.73%	26.07%
Sold Price - Average	\$ 593,833	\$ 590,657	\$ 588,966	\$ 592,292	\$ 599,447	0.54%	0.29%	-0.56%	-1.19%
Sales Volume	\$ 299,885,665	\$ 340,809,089	\$ 260,911,938	\$ 191,902,608	\$ 154,057,879	-12.01%	30.62%	35.96%	24.57%
Sold Price - Median	\$ 580,000	\$ 577,200	\$ 572,250	\$ 583,500	\$ 587,500	0.49%	0.87%	-1.93%	-0.68%
Current Days on Market - Average	54	52	60	64	78	3.85%	-13.33%	-6.25%	-17.95%
Current Days on Market - Median	42	26	37	49	56	61.54%	-29.73%	-24.49%	-12.50%
Close Price/List Price	98.62%	99.08%	98.51%	98.23%	98.10%	-0.46%	0.58%	0.29%	0.13%
PSF Total	\$ 203	\$ 213	\$ 194	\$ 181	\$ 182	-4.69%	9.79%	7.18%	-0.55%
Single Family (aka Detached Single Family)									
Sold	441	461	374	282	217	-4.34%	23.26%	32.62%	29.95%
Sold Price - Average	\$ 594,045	\$ 589,389	\$ 588,003	\$ 590,469	\$ 600,422	0.79%	0.24%	-0.42%	-1.66%
Sales Volume	\$ 261,973,845	\$ 271,708,329	\$ 219,913,122	\$ 166,512,258	\$ 130,291,574	-3.58%	23.55%	32.07%	27.80%
Sold Price - Median	\$ 580,000	\$ 575,000	\$ 571,125	\$ 575,000	\$ 589,000	0.87%	0.68%	-0.67%	-2.38%
Current Days on Market - Average	54	51	62	61	76	5.88%	-17.74%	1.64%	-19.74%
Current Days on Market - Median	41	27	38	45	53	51.85%	-28.95%	-15.56%	-15.09%
Close Price/List Price	98.70%	98.98%	98.41%	98.25%	98.11%	-0.28%	0.58%	0.16%	0.14%
PSF Total	\$ 188	\$ 184	\$ 172	\$ 161	\$ 163	2.17%	6.98%	6.83%	-1.23%
Condo (aka Attached Single Family)									
Sold	64	116	69	42	40	-44.83%	68.12%	64.29%	5.00%
Sold Price - Average	\$ 592,374	\$ 595,697	\$ 594,183	\$ 604,535	\$ 594,159	-0.56%	0.25%	-1.71%	1.75%
Sales Volume	\$ 37,911,936	\$ 69,100,852	\$ 40,998,627	\$ 25,390,470	\$ 23,766,360	-45.14%	68.54%	61.47%	6.83%
Sold Price - Median	\$ 572,082	\$ 583,500	\$ 572,500	\$ 610,500	\$ 585,000	-1.96%	1.92%	-6.22%	4.36%
Current Days on Market - Average	58	54	48	85	87	7.41%	12.50%	-43.53%	-2.30%
Current Days on Market - Median	46	23	35	61	72	100.00%	-34.29%	-42.62%	-15.28%
Close Price/List Price	98.11%	99.49%	99.06%	98.13%	98.04%	-1.39%	0.43%	0.95%	0.09%
PSF Total	\$ 305	\$ 336	\$ 317	\$ 310	\$ 285	-9.23%	5.99%	2.26%	8.77%

CLASSIC MARKET | Properties Sold Between \$400,000 and \$499,999

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

	Jan, '19	Prior Month	Last Year	Prior Month	Last Year
Residential (Single Family + Condo)					
Sold	572	812	613	-29.56%	-6.69%
Price - Average	\$ 441,704	\$ 444,034	\$ 442,975	-0.52%	-0.29%
Sales Volume	\$ 252,654,688	\$ 360,555,608	\$ 271,543,675	-29.93%	-6.96%
Days on Market - Average	45	41	35	9.76%	28.57%
Days on Market - Median	33	26	17	26.92%	94.12%
Close Price/List Price	98.84%	99.09%	99.47%	-0.25%	-0.63%
PSF Total	\$ 185	\$ 197	\$ 191	-6.09%	-3.14%
Single Family (aka Detached Single Family)					
Sold	503	696	531	-27.73%	-5.27%
Price - Average	\$ 441,924	\$ 444,612	\$ 442,548	-0.60%	-0.14%
Sales Volume	\$ 222,287,772	\$ 309,449,952	\$ 234,992,988	-28.17%	-5.41%
Days on Market - Average	46	41	33	12.20%	39.39%
Days on Market - Median	35	27	15	29.63%	133.33%
Close Price/List Price	98.81%	99.01%	99.50%	-0.20%	-0.69%
PSF Total	\$ 174	\$ 178	\$ 174	-2.25%	0.00%
Condo (aka Attached Single Family)					
Sold	69	116	82	-40.52%	-15.85%
Price - Average	\$ 440,102	\$ 440,568	\$ 445,741	-0.11%	-1.27%
Sales Volume	\$ 30,367,038	\$ 51,105,888	\$ 36,550,762	-40.58%	-16.92%
Days on Market - Average	42	38	48	10.53%	-12.50%
Days on Market - Median	19	21	48	-9.52%	-60.42%
Close Price/List Price	99.08%	99.54%	99.30%	-0.46%	-0.22%
PSF Total	\$ 263	\$ 311	\$ 302	-15.43%	-12.91%

CLASSIC MARKET | Properties Sold Between \$400,000 and \$499,999

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

	YTD 2019	YTD 2018	YTD 2017	YTD 2016	YTD 2015	'19 vs '18	'18 vs '17	'17 vs '16	'16 vs '15
Residential (Single Family + Condo)									
Sold	572	613	560	446	298	-6.69%	9.46%	25.56%	49.66%
Sold Price - Average	\$ 441,704	\$ 442,975	\$ 444,442	\$ 444,156	\$ 441,860	-0.29%	-0.33%	0.06%	0.52%
Sales Volume	\$ 252,654,688	\$ 271,543,675	\$ 248,887,520	\$ 198,093,576	\$ 131,674,280	-6.96%	9.10%	25.64%	50.44%
Sold Price - Median	\$ 438,500	\$ 440,000	\$ 443,738	\$ 440,000	\$ 439,500	-0.34%	-0.84%	0.85%	0.11%
Current Days on Market - Average	45	35	44	49	56	28.57%	-20.45%	-10.20%	-12.50%
Current Days on Market - Median	33	17	23	33	32	94.12%	-26.09%	-30.30%	3.13%
Close Price/List Price	98.84%	99.47%	99.01%	98.67%	98.40%	-0.63%	0.46%	0.34%	0.27%
PSF Total	\$ 185	\$ 191	\$ 174	\$ 163	\$ 154	-3.14%	9.77%	6.75%	5.84%
Single Family (aka Detached Single Family)									
Sold	503	531	495	402	265	-5.27%	7.27%	23.13%	51.70%
Sold Price - Average	\$ 441,924	\$ 441,924	\$ 444,214	\$ 444,227	\$ 442,520	0.00%	-0.52%	0.00%	0.39%
Sales Volume	\$ 222,287,772	\$ 234,661,644	\$ 219,885,930	\$ 178,579,254	\$ 117,267,800	-5.27%	6.72%	23.13%	52.28%
Sold Price - Median	\$ 438,500	\$ 439,500	\$ 442,500	\$ 440,000	\$ 440,044	-0.23%	-0.68%	0.57%	-0.01%
Current Days on Market - Average	46	33	43	48	55	39.39%	-23.26%	-10.42%	-12.73%
Current Days on Market - Median	35	15	24	31	33	133.33%	-37.50%	-22.58%	-6.06%
Close Price/List Price	98.81%	99.50%	99.01%	98.61%	98.21%	-0.69%	0.49%	0.41%	0.41%
PSF Total	\$ 174	\$ 174	\$ 161	\$ 151	\$ 140	0.00%	8.07%	6.62%	7.86%
Condo (aka Attached Single Family)									
Sold	69	82	65	44	33	-15.85%	26.15%	47.73%	33.33%
Sold Price - Average	\$ 440,102	\$ 445,741	\$ 446,184	\$ 443,505	\$ 436,557	-1.27%	-0.10%	0.60%	1.59%
Sales Volume	\$ 30,367,038	\$ 36,550,762	\$ 29,001,960	\$ 19,514,220	\$ 14,406,381	-16.92%	26.03%	48.62%	35.46%
Sold Price - Median	\$ 438,500	\$ 444,250	\$ 445,000	\$ 438,750	\$ 434,000	-1.29%	-0.17%	1.42%	1.09%
Current Days on Market - Average	42	48	53	60	63	-12.50%	-9.43%	-11.67%	-4.76%
Current Days on Market - Median	19	31	20	46	21	-38.71%	55.00%	-56.52%	119.05%
Close Price/List Price	99.08%	99.30%	99.06%	99.21%	99.85%	-0.22%	0.24%	-0.15%	-0.64%
PSF Total	\$ 263	\$ 302	\$ 270	\$ 277	\$ 266	-12.91%	11.85%	-2.53%	4.14%

GLOSSARY

Active Listings: The number of properties available for sale at the end of the reported period. The availability of homes for sale has a big effect on supply-demand dynamics and home prices.

New Listings: The number of properties which became available during the reported period.

Under Contract: The number of listings that were changed status from Active to Under Contract at the end of the reported period. Under Contract listings are counted at the end of the reported period. Each listing can only be counted one time. If a listing goes into Under Contract, out of Under Contract, then back into Under Contract all in one reported period, the listing would only be counted once. This is the most real-time measure possible for home buyer activity, as it measures signed contracts on sales rather than the actual closed sale. As such, it is called a “leading indicator” of buyer demand.

Days on Market (DOM): A measure of how long it takes a given property to sell.

Sold Listings: A measure of home sales that sold and closed during the reported period.

Average Sales Price: A sum of all home sales prices divided by the total number of sales. Not considered the most accurate gauge since data from the high-end can easily skew the results.

Median Sales Price: A measure of home values in a market area where 50% of activity was higher and 50 percent was lower than this price point. This method is preferred because it's more insulated from outlying activity occurring at either tail end of the market.

Months Supply of Inventory (MOI): A measure of how balanced the market is between buyers and sellers. It is expressed as the number of months it would hypothetically take to sell through all the available homes for sale currently, given current levels of home sales. A balanced market ranges from 4 to 6 months of supply. A buyer's market has a higher number, reflecting fewer buyers relative to homes for sale. A seller's market has a lower number, reflecting more buyers relative to homes for sale.

Residential (RES): Represents the overall housing market which includes activity of Single Family Homes as well as Condos.

Single Family (Detached Homes): Activity of Detached Single Family Homes.

Condo (Attached Homes): Activity of Attached Condos & Townhomes.

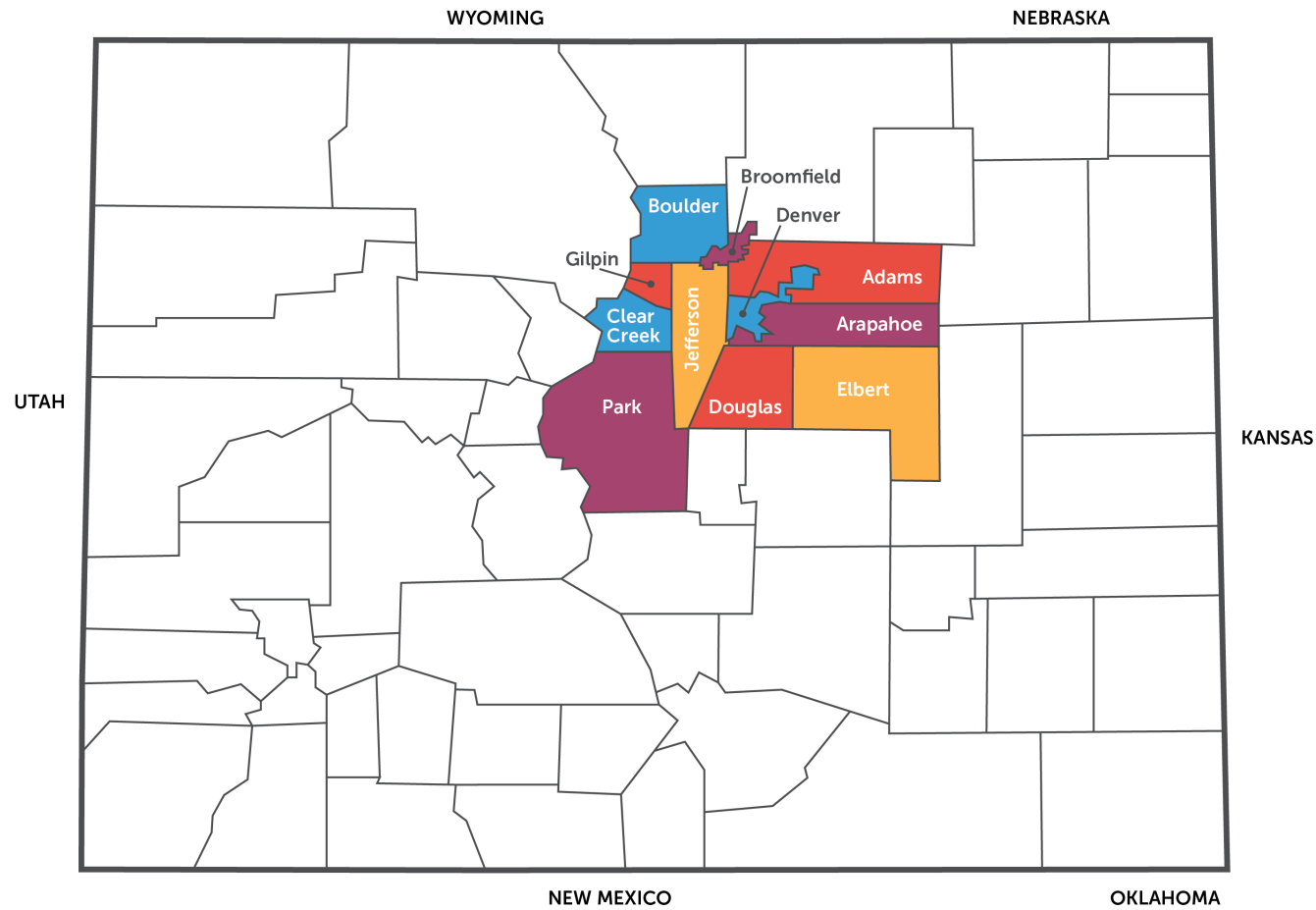
Premier Market: Properties priced between \$500,000 and \$749,999.

Signature Market: Properties priced between \$750,000 and \$999,999.

Luxury Market: Properties priced at \$1,000,000+ (\$1M+).

REcolorado: The source of our MLS listings data.

11 COUNTY MAP



ABOUT

MARKET TRENDS COMMITTEE

The DMAR Market Trends Committee, part of the Denver Metro Association of REALTORS®, *The Voice of Real Estate® in the Denver Metro Area*, provides timely, consistent and relevant monthly summaries of valuable local real estate market statistical data for both its members and the general public. Statistics from the “Denver Metro Real Estate Market Trends Report” provide data for the following counties: Adams, Arapahoe, Boulder, Broomfield, Clear Creek, Denver, Douglas, Elbert, Gilpin, Jefferson and Park.

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Data Source: REcolorado, the state’s largest network of real estate professionals, serves as the primary source of MLS data for the Market Trends Committee. REcolorado.com provides the most accurate and up-to-date property information for REALTORS®, real estate professionals and consumers.

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