



DENVER METRO
ASSOCIATION OF REALTORS®

Monthly Research Tool Published by the Denver Metro Association of REALTORS®
Market Trends Committee

Denver Metro Real Estate Market Trends Report

11-County MLS Stats & Trends for Adams, Arapahoe, Boulder, Broomfield, Clear Creek, Denver, Douglas, Elbert, Gilpin, Jefferson & Park County

April 2015

www.dmarealtors.com



▶ MARKET METRICS:

According to recent data provided by the Denver Metro Association of REALTORS® Market Trends Committee, the March market transactions encompassing the 11 Counties of the Denver Metro Area* are:

Residential (Single Family plus Condo):

Active Inventory: 4,112 ▲ 0.81% prior month
Sold Homes: 3,904 ▲ 28.46% prior month
Average Price: \$358,327 ▲ 3.39% prior month
Median Sold Price: \$315,000 ▲ 6.60% prior month
Average Days on Market: 39 ▼ -13.33% prior month

Single Family:

Active Inventory: 3,325 ▼ -0.39% prior month
Sold Homes: 2,769 ▲ 27.96% prior month
Average Price: \$398,578 ▲ 3.19% prior month
Median Sold Price: \$345,000 ▲ 4.86% prior month
Average Days on Market: 40 ▼ -9.09% prior month

Condo:

Active Inventory: 787 ▲ 6.21% prior month
Sold Homes: 1,135 ▲ 29.71% prior month
Average Price: \$260,127 ▲ 4.70% prior month
Median Sold Price: \$210,000 ▲ 9.09% prior month
Average Days on Market: 38 ▼ -19.15% prior month

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



▶ MARKET INSIGHTS:

- ✓ Common theme for Denver area buyers is writing offers at \$10k to \$50k above list
- ✓ Some desperate buyers are waiving their appraisal contingencies which is partially contributing to rapid appreciation.
- ✓ Appraisal clauses that agree to pay over a low appraisal are becoming common in our marketplace.
- ✓ Some brokers are scheduling the Inspection after the appraisal resolution (due to fear of appraisals coming low).
- ✓ Buyers and sellers are finding it easier to overcome inspection-related issues than appraisal issues.
- ✓ Brokers are starting to express concerns about a possible market correction coming soon.
- ✓ Buyers are creating videos about themselves and submitting along with their purchase contract with the hopes a seller will be compassionate.
- ✓ Buyer's remorse is causing more contracts to fall through more regularly.
- ✓ Buyer's agents who communicate early with listing agents can contour their offers to meet the needs of the seller. Price may not be everything!
- ✓ "Virtual Showings" producing offers from buyers who submit offers by viewing online photos and videos only.
- ✓ FHA-qualified buyers seem to be losing out most of the time in multiple offer situations.
- ✓ Sellers starting to worry or panic if they don't receive multiple offers within 48 hours! Seller expectations are sometimes unreasonable.
- ✓ Buyer demand remains very strong in all price points, especially in the under \$350,000 market – where there happens to be less options and more competition.
- ✓ Frustrating market conditions for buyers and agents growing hopeless with the process, but you must remain positive and focused in order to succeed.



▶ EXPERT OPINION:



Welcome to the "Pac-Man Market" – where we navigate through a maze of very limited dots of new listings that are magically gobbled up as quickly as they appear on the market. Buyers run from listing to listing, trying to avoid being eaten by the competition. It's certainly a challenging task since buyers must also avoid being trapped in a corner where they feel desperate to write offers well above list price, or opt to waive inspection and appraisal contingencies in order to compete. This narrative is becoming all too common as Denver's inventory tries to replenish itself in order to keep up with the very strong buyer demand. With the marketplace out of balance, some buyers and agents grow impatient playing this ever-changing game. However, there are still plenty of opportunities in this tough market, and the key to success is to remain positive and focused.



As we look at the month-over-month Single Family market, we saw a 34.89% spike in new listings. The average sold price increased 3.19% to \$398,576 and the median price increased 4.86% to \$345,000. Condo market also showed a healthy supply of new listings representing a 43.89% increase over the previous month while the average sold price increased 4.70% to \$260,127. The median price increased 9.09% to \$210,000. For the entire Residential market, new listings are up 37.33%; under contracts are up 28.05%; sold listings are up 28.46% and total sales volume was \$3.3B representing a 13.12% increase over 2014.

Looking at the Year-to-Date number of Single Family homes sold, the Market Trends Committee noticed that we've sold 10% less units under \$500k but 34% more units above \$500k. This demonstration of "the mix" (more units in higher price ranges selling than the lower range) most certainly affects the average price of sold units. Our conclusion is that the 14.61% increase is not necessarily as hot as it would appear so we'll continue to track and report on it throughout the year.

Just like the Pac-Man game, understanding Denver's real estate market means navigating through complex and challenging levels, and fortunately DMAR REALTORS® will always bring their highest & best game on every level and every transaction to protect the interests of the clients we serve.

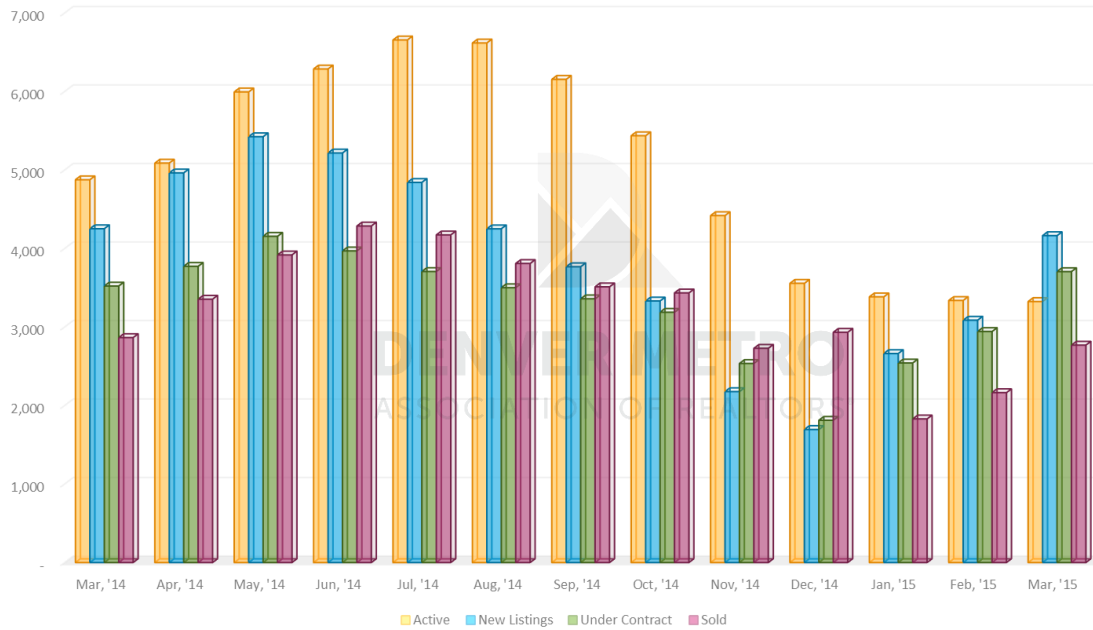


- Anthony Rael, Chairman of the DMAR Market Trends Committee

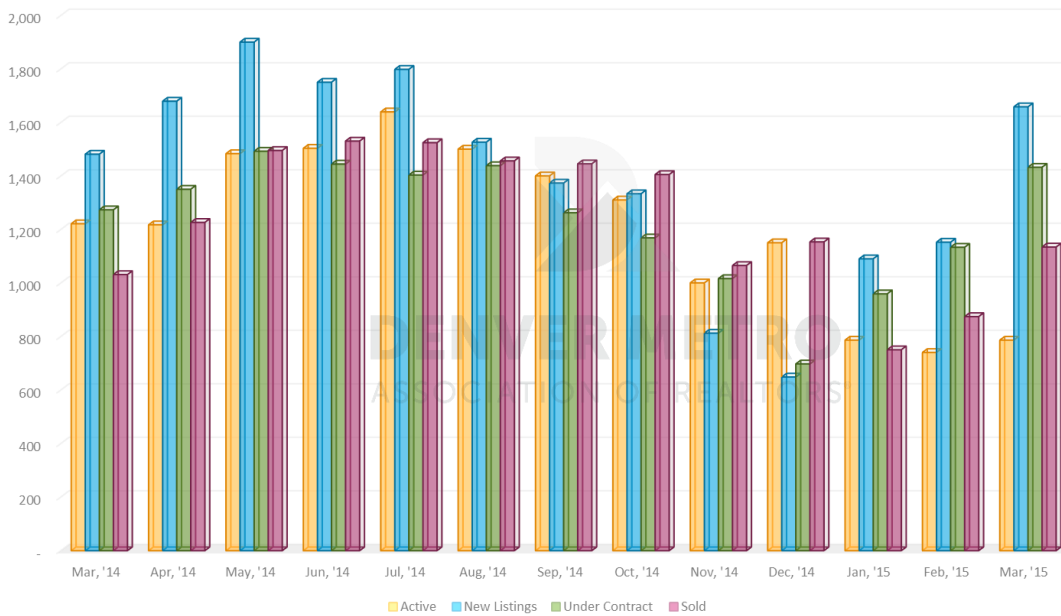


▶ DATA AT A GLANCE:

SINGLE FAMILY | 11 COUNTY OVERVIEW

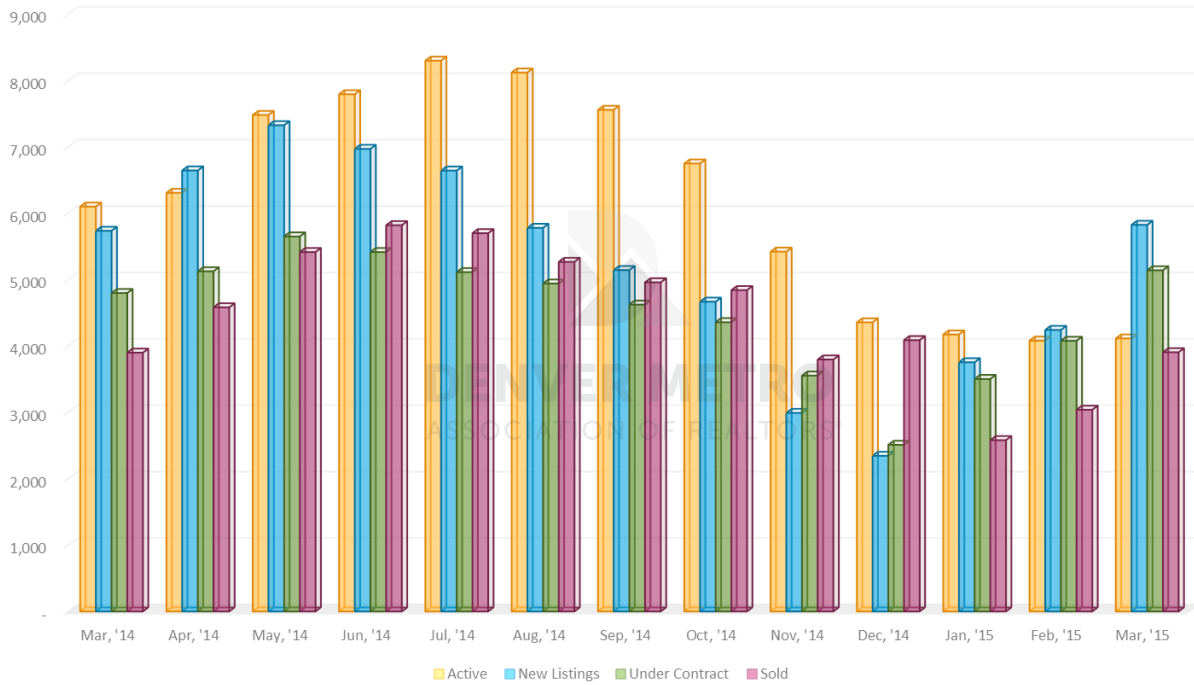


CONDO | 11 COUNTY OVERVIEW

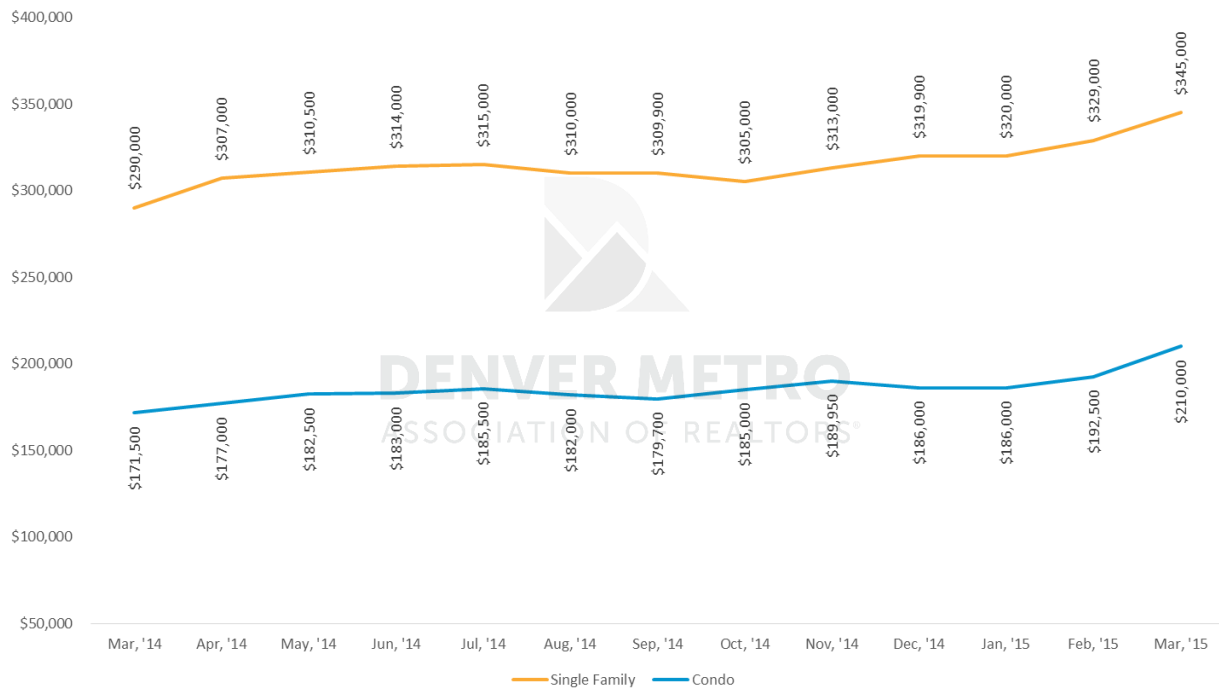




RESIDENTIAL | 11 COUNTY OVERVIEW

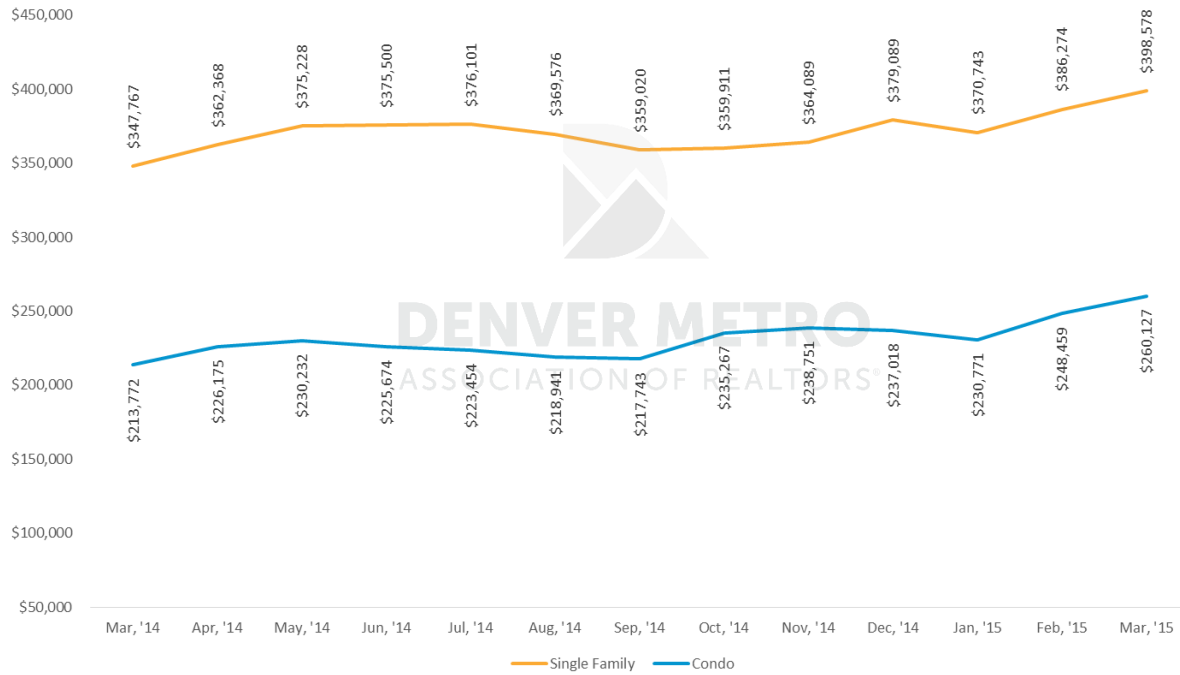


Median Sales Price

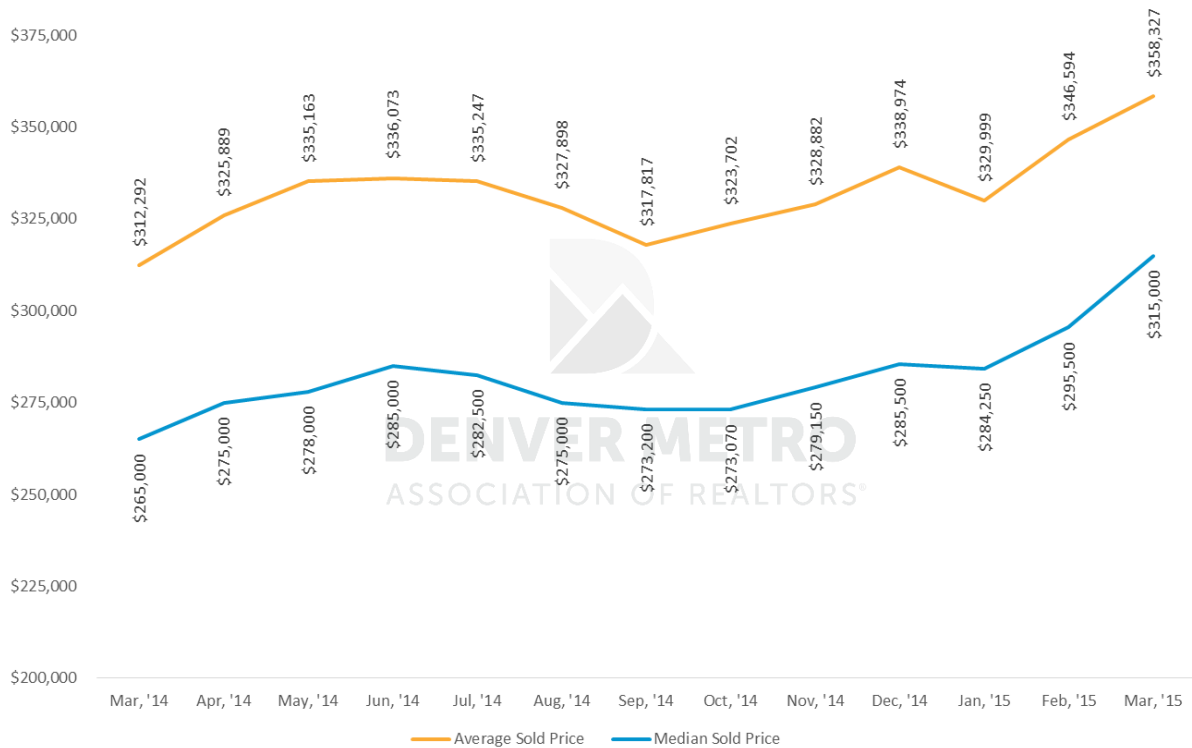




Average Sales Price

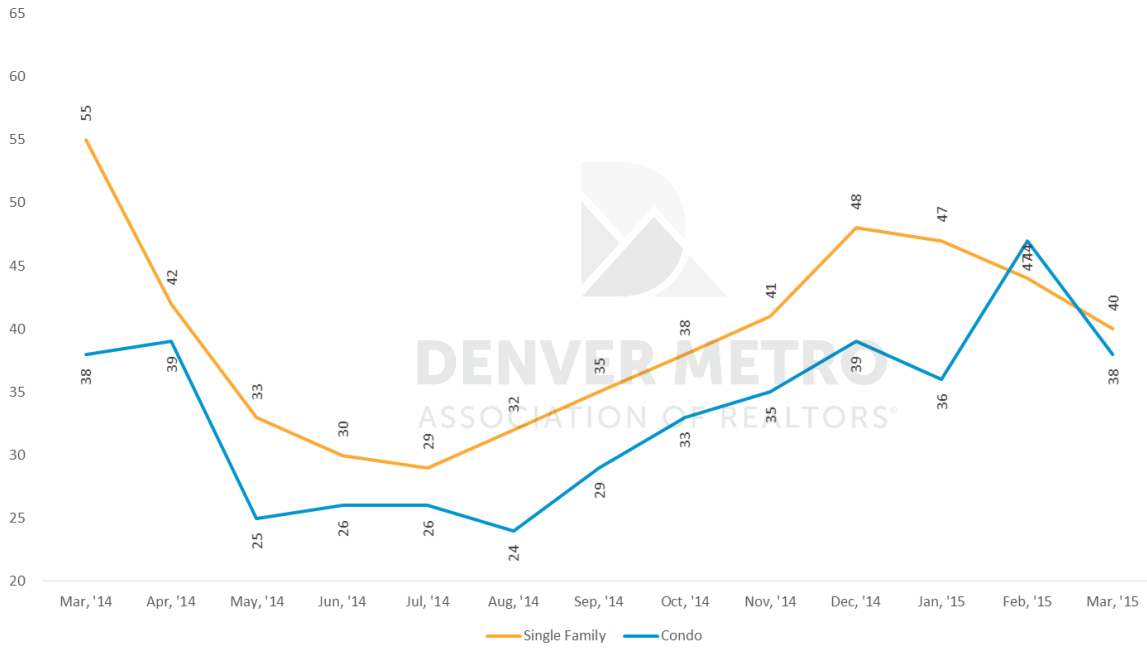


Residential Sold Price

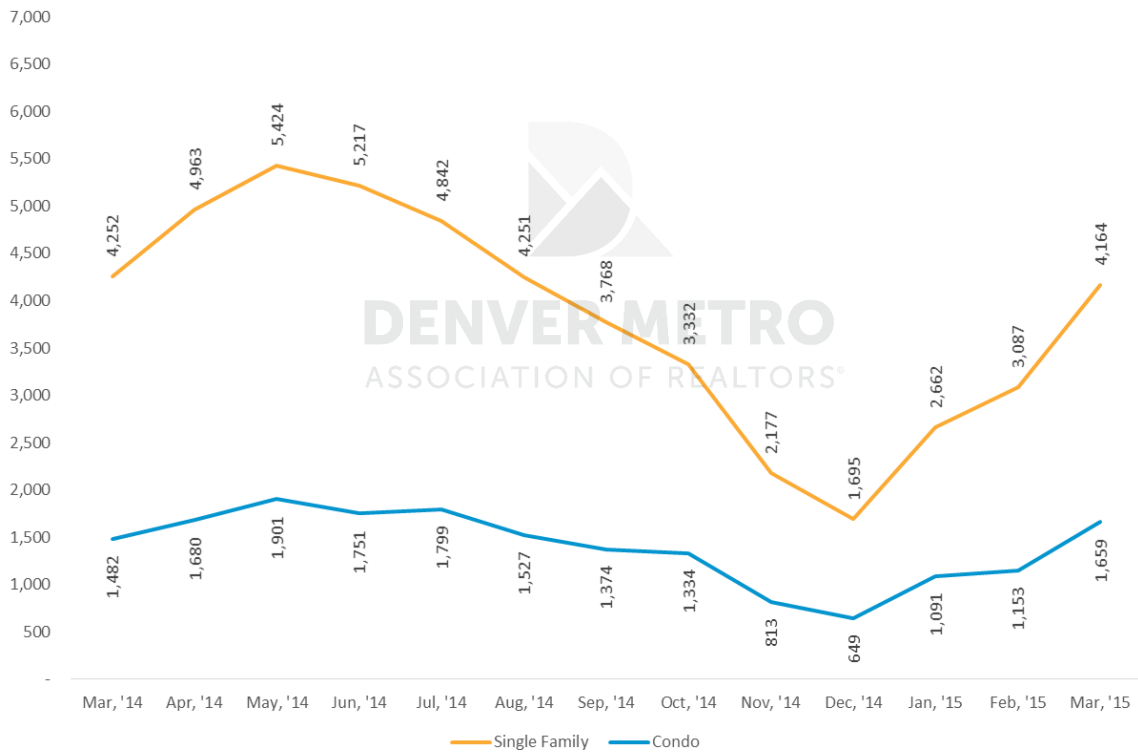




Current Days on Market

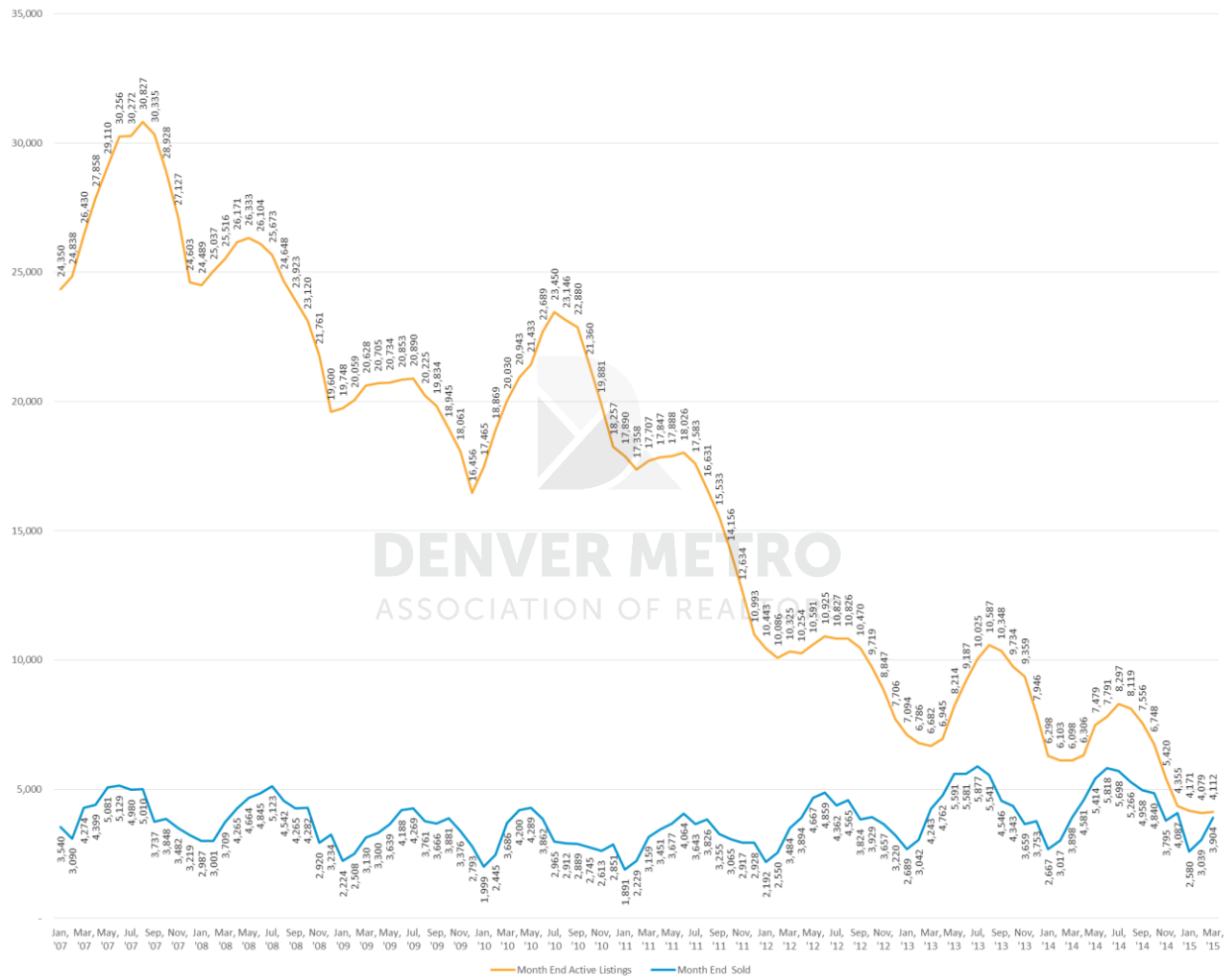


New Listings





Month End Active Listings and Month End Sold Homes



*To stay up to date with relevant real estate news and statistics please visit www.dmarealtors.com, and join the conversation on social media using the hashtag #DMARSTATS.



▶ DATA SNAPSHOT:

Snapshot Month-over-Month and Year-over-Year Comparisons

	Mar, '15	Prior Month	Year Ago	Prior Month	Year Ago
Residential (Single Family plus Condo)					
Active	4,112	4,079	6,098	0.81%	-32.57%
New Listings	5,823	4,240	5,734	37.33%	1.55%
Under Contract	5,139	4,077	4,796	26.05%	7.15%
DOM	39	45	50	-13.33%	-22.00%
Sold	3,904	3,039	3,898	28.46%	0.15%
Average Sold Price	\$358,327	\$346,594	\$312,292	3.39%	14.74%
Median Sold Price	\$315,000	\$295,500	\$265,000	6.60%	18.87%
Sales Volume	\$1,398,906,749	\$1,053,298,286	\$1,217,313,214	32.81%	14.92%

	Mar, '15	Prior Month	Year Ago	Prior Month	Year Ago
Single Family					
Active	3,325	3,338	4,876	-0.39%	-31.81%
New Listings	4,164	3,087	4,252	34.89%	-2.07%
Under Contract	3,706	2,943	3,522	25.93%	5.22%
DOM	40	44	55	-9.09%	-27.27%
Sold	2,769	2,164	2,866	27.96%	-3.38%
Average Sold Price	\$398,578	\$386,274	\$347,767	3.19%	14.61%
Median Sold Price	\$345,000	\$329,000	\$290,000	4.86%	18.97%
Sales Volume	\$1,103,662,316	\$835,897,040	\$996,700,123	32.03%	10.73%

	Mar, '15	Prior Month	Year Ago	Prior Month	Year Ago
Condo					
Active	787	741	1,222	6.21%	-35.60%
New Listings	1,659	1,153	1,482	43.89%	11.94%
Under Contract	1,433	1,134	1,274	26.37%	12.48%
DOM	38	47	38	-19.15%	0.00%
Sold	1,135	875	1,032	29.71%	9.98%
Average Sold Price	\$260,127	\$248,459	\$213,772	4.70%	21.68%
Median Sold Price	\$210,000	\$192,500	\$171,500	9.09%	22.45%
Sales Volume	\$295,244,433	\$217,401,246	\$220,613,091	35.81%	33.83%

Snapshot Year-to-Date and Year-over-Year Comparisons

	YTD 2015	YTD 2014	YTD 2013	'15 vs '14	'15 vs '13
Residential (Single Family plus Condo)					
Active	4,112	6,098	6,682	-32.57%	-38.46%
Sold	9,523	9,582	9,979	-0.62%	-4.57%
Average Sold Price	\$346,908	\$304,795	\$286,140	13.82%	21.24%
Sales Volume	\$3,303,602,739	\$2,920,547,517	\$2,855,394,061	13.12%	15.70%
Single Family					
Active	3,325	4,876	5,445	-31.81%	-38.93%
Sold	6,762	7,088	7,956	-4.60%	-15.01%
Average Sold Price	\$387,111	\$337,459	\$312,531	14.71%	23.86%
Sales Volume	\$2,617,647,940	\$2,391,911,008	\$2,486,493,767	9.44%	5.27%
Condo					
Active	787	1,222	1,237	-35.60%	-36.38%
Sold	2,761	2,494	2,023	10.71%	36.48%
Average Sold Price	\$248,444	\$211,963	\$182,353	17.21%	36.24%
Sales Volume	\$685,954,799	\$528,636,509	\$368,900,294	29.76%	85.95%



Number Of Homes Sold by County

Data for Month of March, 2015			
County	Single Family	Condo	Residential
ADAMS	423	99	522
ARAPAHOE	540	280	820
BOULDER	89	25	114
BROOMFIELD	49	16	65
CLEAR CREEK	16	2	18
DENVER	565	443	1,008
DOUGLAS	467	83	550
ELBERT	43	1	44
GILPIN	7	1	8
JEFFERSON	543	185	728
PARK	27	-	27
TOTALS	2,769	1,135	3,904

Year to Date			
County	Single Family	Condo	Residential
ADAMS	1,064	254	1,318
ARAPAHOE	1,331	736	2,067
BOULDER	202	61	263
BROOMFIELD	133	39	172
CLEAR CREEK	34	4	38
DENVER	1,401	1,029	2,430
DOUGLAS	1,112	203	1,315
ELBERT	91	2	93
GILPIN	14	1	15
JEFFERSON	1,307	431	1,738
PARK	77	1	78
TOTALS	6,766	2,761	9,527



▶ MARKET TRENDS:

Price Range	Single Family			Condo		
	Sold	Active	MOI	Sold	Active	MOI
\$0 to \$99,999	9	18	2.00	68	41	0.60
\$100,000 to \$199,999	165	135	0.82	464	145	0.31
\$200,000 to \$299,999	810	303	0.37	268	91	0.34
\$300,000 to \$399,999	806	401	0.50	160	108	0.68
\$400,000 to \$499,999	443	542	1.22	79	122	1.54
\$500,000 to \$699,999	341	750	2.20	70	145	2.07
\$700,000 to \$999,999	128	507	3.96	21	90	4.29
\$1,000,000 to \$1,999,999	58	479	8.26	5	30	6.00
\$2,000,000 and over	9	190	21.11	-	15	
TOTALS	2,769	3,325	1.20	1,135	787	0.69

Price Range	Single Family			Condo		
	Sold Mar, '15	Sold Feb, '15	% change	Sold Mar, '15	Sold Feb, '15	% change
\$0 to \$99,999	9	6	50.00%	68	82	-17.07%
\$100,000 to \$199,999	165	181	-8.84%	464	374	24.06%
\$200,000 to \$299,999	810	709	14.25%	268	193	38.86%
\$300,000 to \$399,999	806	580	38.97%	160	85	88.24%
\$400,000 to \$499,999	443	312	41.99%	79	67	17.91%
\$500,000 to \$699,999	341	242	40.91%	70	57	22.81%
\$700,000 to \$999,999	128	84	52.38%	21	14	50.00%
\$1,000,000 to \$1,999,999	58	43	34.88%	5	3	66.67%
\$2,000,000 and over	9	7	28.57%	-	-	
TOTALS	2,769	2,164	27.96%	1,135	875	29.71%

Price Range	Single Family			Condo		
	Sold YTD Mar, '15	Sold YTD Mar, '14	% change	Sold YTD Mar, '15	Sold YTD Mar, '14	% change
\$0 to \$99,999	27	71	-61.97%	220	351	-37.32%
\$100,000 to \$199,999	546	1,232	-55.68%	1,186	1,218	-2.63%
\$200,000 to \$299,999	2,111	2,571	-17.89%	641	514	24.71%
\$300,000 to \$399,999	1,848	1,478	25.03%	315	225	40.00%
\$400,000 to \$499,999	1,018	801	27.09%	179	67	167.16%
\$500,000 to \$699,999	771	574	34.32%	165	79	108.86%
\$700,000 to \$999,999	289	220	31.36%	45	25	80.00%
\$1,000,000 to \$1,999,999	134	96	39.58%	10	10	0.00%
\$2,000,000 and over	18	12	50.00%	-	3	-100.00%
TOTALS	6,762	7,055	-4.15%	2,761	2,492	10.79%

The above representation reflects the year to date year over year sold comparison.



▶ EXPERT OPINION | Luxury, Signature, Premier Reports



As the days get longer and the weather warms for spring we are seeing just how hot this Denver real estate market can get! The best price points to be in as a buyer are the higher end as there is much less competition resulting in a less frenzied negotiation. Even with less competition, the luxury, signature and premier markets remained strong. Just how strong you ask?

Luxury Market - Out of the 669 active homes priced \$1 million or above, 67 sold representing 10% of the available inventory. The total sales volume month over month increased 23% resulting in a total of \$96 million. The highest priced luxury home sold in March was \$2.85 million. It was a 6,962 square foot home with 4 bedrooms & 5 bathrooms. Luxury homes sold on average 95% to list price. Out of the 45 active luxury condo listings 5 sold representing 11% of the available inventory. The total sales volume month over month increased almost 80% resulting in a total of \$6.7 million. The highest priced condo sold in March was \$1.6 million. It was a 3,742 square foot condo with 3 bedrooms and 3 bathrooms. Condos over \$1 million did show signs of competition given they sold for 109% of the listed price.



Signature Market - Out of the 412 active homes priced between \$750k to \$1 million 95 sold representing 23% of the available inventory. The total sales volume increased 33% resulting in a total of \$174 million. The highest priced closing in this sector was \$987,500. It was a 3,328 square foot home with 3 bedrooms and 4 bathrooms. Signature homes sold on average 98% to list price. Out of the 63 active condos in this price point 16 sold representing 25% of the available inventory. The total sales volume month over month increased almost 85% resulting in a total of \$28.6 million. The highest priced condo sold in March was \$963,948. It was a 2,594 square foot condo with 3 bedrooms and 4 bathrooms. Signature condos sold on average 98% to list price.

Premier Market - Out of the 845 active homes priced between \$500k to \$750k, 374 sold representing 44% of the available inventory. The total sales volume increased 41% resulting in a total of \$220.3 million. The highest priced premier home sold was \$749,900. It was a 3,363 square foot home with 5 bedrooms and 5 bathrooms. Premier homes sold on average 99% to list price. Out of the 172 active condo listings in this sector 75 sold, representing 44% of the available inventory. The total sales volume increased 20% month over month resulting in a total of \$44.2 million. The highest priced premiere condo that sold was for \$744,125. It was a 2,425 square foot home with 3 bedrooms and 4 bathrooms. On average, premier condos sold for 99% of list price.

The heat is spreading upward in all the price ranges! The Premier Market (\$550k-750k) took the biggest jump in March. A whopping 44% of the inventory in this price range sold in one month. Inventory below \$500,000 is so tight people are having to move up in price to get something and now this higher price range is getting tighter. So if you are planning on buying in this price range you better start looking now before it gets as tight as the under \$500,000 price range.

The people who are going to do the best in this market are sellers who have a home valued less than \$500,000 and are planning on moving up to a home worth more than \$750,000. They'll sell in the fastest moving segment of the market and buy in one that isn't nearly as aggressive. They can take advantage of low interest rates buying them way more home for the money which is one of the advantages buyers in this market are holding on to. A move up buyer crossing the \$500k threshold stands to do the best in both their sale and purchase!

- Jill Schafer & Nicole Rufener, DMAR Market Trends Committee Spokespersons



LUXURY MARKET

Properties Sold for
\$1 Million or More

Snapshot Month-over-Month & Year-over-Year Comparisons **LUXURY**

Single Family	Mar '15	Prior Month	Year Ago	Prior Month	Year Ago
# SOLD	67	50	52	34.00%	28.85%
AVERAGE PRICE	\$ 1,434,549	\$ 1,561,855	\$ 1,436,656	-8.15%	-0.15%
SALES VOLUME	\$ 96,114,783	\$ 78,092,750	\$ 74,706,112	23.08%	28.66%
CDOM	140	147	138	-4.76%	1.45%
SALE/LIST PRICE	95.19%	95.23%	96.21%	-0.04%	-1.06%
PSF TOTAL	\$ 246	\$ 277	\$ 248	-11.19%	-0.81%

Condo	Mar '15	Prior Month	Year Ago	Prior Month	Year Ago
# SOLD	5	3	4	66.67%	25.00%
AVERAGE PRICE	\$ 1,352,000	\$ 1,255,000	\$ 1,532,500	7.73%	-11.78%
SALES VOLUME	\$ 6,760,000	\$ 3,765,000	\$ 6,130,000	79.55%	10.28%
CDOM	176	143	148	23.08%	18.92%
SALE/LIST PRICE	109.35%	94.51%	91.16%	15.70%	19.95%
PSF TOTAL	\$ 443	\$ 488	\$ 397	-9.22%	11.59%

Residential	Mar '15	Prior Month	Year Ago	Prior Month	Year Ago
# SOLD	72	53	56	35.85%	28.57%
AVERAGE PRICE	\$ 1,428,817	\$ 1,544,486	\$ 1,443,502	-7.49%	-1.02%
SALES VOLUME	\$ 102,874,824	\$ 81,857,758	\$ 80,836,112	25.68%	27.26%
CDOM	143	147	139	-2.72%	2.88%
SALE/LIST PRICE	96.17%	95.19%	95.85%	1.03%	0.33%
PSF TOTAL	\$ 259	\$ 289	\$ 259	-10.38%	0.00%

Snapshot Year-to-Date and Year-over-Year Comparisons **LUXURY**

Single Family	YTD 2015	YTD 2014	YTD 2013	'15 vs '14	'14 vs '13
# SOLD	152	108	119	40.74%	27.73%
AVERAGE PRICE	\$ 1,464,892	\$ 1,497,082	\$ 1,475,737	-2.15%	-0.73%
SALES VOLUME	\$ 222,663,584	\$ 161,684,856	\$ 175,612,703	37.71%	26.79%
CDOM	137	121	199	13.22%	-31.16%
SALE/LIST PRICE	95.43%	95.43%	95.62%	0.00%	-0.20%
PSF TOTAL	\$ 258	\$ 246	\$ 233	4.88%	10.73%

Condo	YTD 2015	YTD 2014	YTD 2013	'15 vs '14	'14 vs '13
# SOLD	10	13	8	-23.08%	25.00%
AVERAGE PRICE	\$ 1,280,500	\$ 1,797,583	\$ 1,317,625	-28.77%	-2.82%
SALES VOLUME	\$ 12,805,000	\$ 23,368,579	\$ 10,541,000	-45.20%	21.48%
CDOM	164	112	119	46.43%	37.82%
SALE/LIST PRICE	101.84%	93.22%	94.01%	9.25%	8.33%
PSF TOTAL	\$ 466	\$ 474	\$ 428	-1.69%	8.88%

Residential	YTD 2015	YTD 2014	YTD 2013	'15 vs '14	'14 vs '13
# SOLD	162	121	127	33.88%	27.56%
AVERAGE PRICE	\$ 1,453,510	\$ 1,529,367	\$ 1,465,777	-4.96%	-0.84%
SALES VOLUME	\$ 235,468,620	\$ 185,053,407	\$ 186,153,679	27.24%	26.49%
CDOM	139	120	194	15.83%	-28.35%
SALE/LIST PRICE	95.83%	95.19%	95.52%	0.67%	0.32%
PSF TOTAL	\$ 271	\$ 271	\$ 246	0.00%	10.16%



▶ SIGNATURE MARKET |

Properties Sold Between
\$750,000 and \$999,999

Snapshot Month-over-Month and Year-over-Year Comparisons SIGNATURE

Single Family	Mar, '15	Prior Month	Year Ago	Prior Month	Year Ago
# SOLD	95	62	72	53.23%	31.94%
AVERAGE PRICE	\$ 841,608	\$ 857,844	\$ 841,713	-1.89%	-0.01%
SALES VOLUME	\$ 79,952,760	\$ 53,186,328	\$ 60,603,336	50.33%	31.93%
CDOM	107	93	121	15.05%	-11.57%
SALE/LIST PRICE	97.50%	97.34%	97.73%	0.16%	-0.24%
PSF TOTAL	\$ 191	\$ 188	\$ 175	1.60%	9.14%
Condo	Mar, '15	Prior Month	Year Ago	Prior Month	Year Ago
# SOLD	16	9	6	77.78%	166.67%
AVERAGE PRICE	\$ 845,522	\$ 891,952	\$ 894,583	-5.21%	-5.48%
SALES VOLUME	\$ 13,528,352	\$ 8,027,568	\$ 5,367,498	68.52%	152.04%
CDOM	144	57	275	152.63%	-47.64%
SALE/LIST PRICE	97.89%	97.84%	94.89%	0.05%	3.16%
PSF TOTAL	\$ 307	\$ 284	\$ 408	8.10%	-24.75%
Residential	Mar, '15	Prior Month	Year Ago	Prior Month	Year Ago
# SOLD	111	71	78	56.34%	42.31%
AVERAGE PRICE	\$ 842,172	\$ 862,168	\$ 845,780	-2.32%	-0.43%
SALES VOLUME	\$ 93,481,092	\$ 61,213,928	\$ 65,970,840	52.71%	41.70%
CDOM	112	88	133	27.27%	-15.79%
SALE/LIST PRICE	97.55%	97.40%	97.51%	0.15%	0.04%
PSF TOTAL	\$ 208	\$ 200	\$ 193	4.00%	7.77%

Snapshot Year-to-Date and Year-over-Year Comparisons SIGNATURE

Single Family	YTD 2015	YTD 2014	YTD 2013	'15 vs '14	'14 vs '13
# SOLD	206	156	128	32.05%	60.94%
AVERAGE PRICE	\$ 846,500	\$ 840,685	\$ 853,222	0.69%	-0.79%
SALES VOLUME	\$ 174,379,000	\$ 131,146,860	\$ 109,212,416	32.96%	59.67%
CDOM	119	112	157	6.25%	-24.20%
SALE/LIST PRICE	97.24%	97.14%	97.42%	0.10%	-0.18%
PSF TOTAL	\$ 189	\$ 175	\$ 172	8.00%	9.88%
Condo	YTD 2015	YTD 2014	YTD 2013	'15 vs '14	'14 vs '13
# SOLD	33	18	12	83.33%	175.00%
AVERAGE PRICE	\$ 867,333	\$ 861,136	\$ 846,438	0.72%	2.47%
SALES VOLUME	\$ 28,621,989	\$ 15,500,448	\$ 10,157,256	84.65%	181.79%
CDOM	102	178	263	-42.70%	-61.22%
SALE/LIST PRICE	98.27%	96.80%	93.78%	1.52%	4.79%
PSF TOTAL	\$ 307	\$ 360	\$ 367	-14.72%	-16.35%
Residential	YTD 2015	YTD 2014	YTD 2013	'15 vs '14	'14 vs '13
# SOLD	239	174	140	37.36%	70.71%
AVERAGE PRICE	\$ 849,377	\$ 842,800	\$ 852,641	0.78%	-0.38%
SALES VOLUME	\$ 203,001,103	\$ 146,647,200	\$ 119,369,740	38.43%	70.06%
CDOM	117	118	166	-0.85%	-29.52%
SALE/LIST PRICE	97.38%	97.10%	97.11%	0.29%	0.28%
PSF TOTAL	\$ 205	\$ 194	\$ 189	5.67%	8.47%



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

Snapshot Month-over-Month and Year-over-Year Comparisons PREMIER

Single Family	Mar, '15	Prior Month	Year Ago	Prior Month	Year Ago
# SOLD	374	264	261	41.67%	43.30%
AVERAGE PRICE	\$ 589,067	\$ 590,571	\$ 586,334	-0.25%	0.47%
SALES VOLUME	\$ 220,311,058	\$ 155,910,744	\$ 153,033,174	41.31%	43.96%
CDOM	72	88	84	-18.18%	-14.29%
SALE/LIST PRICE	98.89%	98.12%	98.43%	0.78%	0.47%
PSF TOTAL	\$ 160	\$ 170	\$ 151	-5.88%	5.96%
Condo	Mar, '15	Prior Month	Year Ago	Prior Month	Year Ago
# SOLD	75	62	42	20.97%	78.57%
AVERAGE PRICE	\$ 590,478	\$ 593,295	\$ 602,054	-0.47%	-1.92%
SALES VOLUME	\$ 44,285,850	\$ 36,784,290	\$ 25,286,268	20.39%	75.14%
CDOM	139	143	63	-2.80%	120.63%
SALE/LIST PRICE	98.74%	98.75%	97.54%	-0.01%	1.23%
PSF TOTAL	\$ 269	\$ 287	\$ 276	-6.27%	-2.54%
Residential	Mar, '15	Prior Month	Year Ago	Prior Month	Year Ago
# SOLD	449	326	303	37.73%	48.18%
AVERAGE PRICE	\$ 589,303	\$ 591,089	\$ 588,513	-0.30%	0.13%
SALES VOLUME	\$ 264,597,047	\$ 192,695,014	\$ 178,319,439	37.31%	48.38%
CDOM	83	98	81	-15.31%	2.47%
SALE/LIST PRICE	98.86%	98.24%	98.31%	0.63%	0.56%
PSF TOTAL	\$ 178	\$ 192	\$ 169	-7.29%	5.33%

Snapshot Year-to-Date and Year-over-Year Comparisons PREMIER

Single Family	YTD 2015	YTD 2014	YTD 2013	'15 vs '14	'14 vs '13
# SOLD	854	638	607	33.86%	40.69%
AVERAGE PRICE	\$ 592,334	\$ 590,280	\$ 587,782	0.35%	0.77%
SALES VOLUME	\$ 505,853,236	\$ 376,598,640	\$ 356,783,674	34.32%	41.78%
CDOM	82	88	109	-6.82%	-24.77%
SALE/LIST PRICE	98.45%	98.27%	97.67%	0.18%	0.80%
PSF TOTAL	\$ 164	\$ 152	\$ 154	7.89%	6.49%
Condo	YTD 2015	YTD 2014	YTD 2013	'15 vs '14	'14 vs '13
# SOLD	177	86	37	105.81%	378.38%
AVERAGE PRICE	\$ 592,297	\$ 602,637	\$ 621,477	-1.72%	-4.70%
SALES VOLUME	\$ 104,836,569	\$ 51,826,782	\$ 22,994,649	102.28%	355.92%
CDOM	140	93	65	50.54%	115.38%
SALE/LIST PRICE	98.59%	97.78%	98.40%	0.83%	0.19%
PSF TOTAL	\$ 279	\$ 280	\$ 294	-0.36%	-5.10%
Residential	YTD 2015	YTD 2014	YTD 2013	'15 vs '14	'14 vs '13
# SOLD	1,031	724	644	42.40%	60.09%
AVERAGE PRICE	\$ 592,328	\$ 591,748	\$ 589,718	0.10%	0.44%
SALES VOLUME	\$ 610,690,168	\$ 428,425,552	\$ 379,778,392	42.54%	60.80%
CDOM	92	89	107	3.37%	-14.02%
SALE/LIST PRICE	98.48%	98.21%	97.72%	0.27%	0.78%
PSF TOTAL	\$ 183	\$ 167	\$ 162	9.58%	12.96%

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The DMAR Market Trends Committee, part of the Denver Metro Association of REALTORS®, provide 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. Source of the reported data is REcolorado.

DMAR’s Market Trends Committee consists of the following members:

- Committee Chair, Anthony Rael, REALTOR® at RE/MAX Alliance, | 303.520.3179
- Steve Danyliw, CBR, Broker/Owner at Danyliw & Associates | 303.880.1865
- Nicole Rufener, Managing Broker, REALTOR, Live Urban Real Estate | 720.318.7425
- Jill Schafer, Broker Associate, Kentwood Real Estate | 720.422.0950

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