



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

May 2015

www.dmarealtors.com



▶ MARKET METRICS:

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

Residential (Single Family plus Condo):

Active Inventory: 5,025 ▲ 22.20% prior month

Sold Homes: 4,465 ▲ 3.24% prior month

Average Price: \$361,915 ▲ 0.89% prior month

Median Sold Price: \$315,000 ▬ 0.00% prior month

Average Days on Market: 28 ▼ -28.21% prior month

Single Family:

Active Inventory: 4,075 ▲ 22.56% prior month

Sold Homes: 3,195 ▲ 4.45% prior month

Average Price: \$404,206 ▲ 0.95% prior month

Median Sold Price: \$350,000 ▲ 1.45% prior month

Average Days on Market: 31 ▼ -20.51% prior month

Condo:

Active Inventory: 950 ▲ 20.71% prior month

Sold Homes: 1,270 ▲ 0.32% prior month

Average Price: \$255,523 ▼ -0.96% prior month

Median Sold Price: \$207,000 ▼ -0.72% prior month

Average Days on Market: 20 ▼ -45.95% prior month

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



▶ MARKET INSIGHTS:

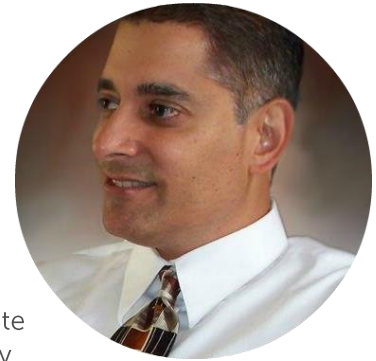
- ✓ April saw 7,059 homes come onto the market, while 5,605 homes were placed under contract and 4,465 homes closed.
- ✓ Top 5 Counties for # of homes sold in April, as well as year to date: Denver, Arapahoe, Jefferson, Adams and Douglas.
- ✓ Shortage of active listings and an abundance of buyers continuing through the spring.
- ✓ Ingredients of a hot seller's market continue as we're seeing more cash offers and multiple bids well above list price (<\$330k).
- ✓ Move-up buyers are leveraging their current equity and buying up into the higher price points where there's less competition, more properties to choose from and room to negotiate..
- ✓ "Crowd-funding" remains an alternative to traditional financing.
- ✓ REALTORS® should ensure every homeowner has a viable plan for selling and buying from day one.
- ✓ Buyer and agent frustration is creeping into the conversations --- need to stay positive and continue to set expectations.
- ✓ Competition for housing <\$300k is fierce for buyers who aren't willing to make up the difference between appraised value and purchase price!
- ✓ New construction build times are now taking 10 to 12 months from contract to completion date.
- ✓ Entry-level buyers growing weary of increased rental prices, so they desperately want to purchase a home now.
- ✓ New tax assessments may catch new homeowners by surprise as new valuations will result in increased property taxes.
- ✓ It's important for REALTORS to study the nuances of the 'Market Trends Report' so they can have educated discussions with their clients.
- ✓ April market described as "fierce", "cray cray", "unprecedented competition", "insanity", "stressful", "unnerving" --- do any of these sound familiar?



▶ EXPERT OPINION:



Denver's sub-\$300,000 real estate market is blistering-hot this spring! As pent-up demand for housing in this price range continues to outpace the inventory of available homes, the term "seller protection" has made its way into the vocabulary. The term, which contractually obligates a buyer to pay the difference between the appraised value versus the contract price – thus protecting the seller, has become an unwelcome thorn in the backsides of real estate practitioners and their buyers. While the practice is not one I condone or advocate for, buyers who are desperate enough and have the financial means to do it are writing offers significantly above list price and opting to waive the appraisal contingency. They are doing so in order to have their offers elevated to the very top of the multiple-offer pile. For those who can afford it, hedging this bet has proven to be a beneficial strategy as they've watched home prices edge up for 38-straight months. For those who cannot, the imbalance in the current marketplace often leaves high-qualified buyers with a sinking feeling when they realize there's nothing else they can do to compete for a home. However, as more homes become available for sale, this will help cool things down and move us toward a more balanced and common-sense market.



Let's dig into the numbers. April 2015 showered thousands of anxious buyers with 7,059 new listings – a 21% increase over the previous month and 6% more than April 2014. Even as Denver's housing inventory was replenished by an abundance of new properties, 5,605 were placed under contract rather quickly and 4,465 sold and closed. We closed out the month with 5,025 active listings - which was 22% more than the previous month, but that was still 20% less than what we had to offer in April 2014. As we look at the month-over-month Detached Single Family Home market, we saw a 24% spike in new listings while the average sold price increased nearly 1% to \$404,206 and the median price increased 1.5% to \$350,000. The Condo market also showed a slight increase in supply of new listings representing a 14% increase over the previous month, while the average sold price actually decreased by nearly 1% to \$255,523 and the median price also decreased by nearly 1% to \$207,000. For the entire residential market, under contracts are up 9%; sold listings are up 3.24% and total sales volume was \$1.7B representing an 8.24% increase over 2014. Current Days on Market (DOM) fell sharply from the previous month by 28.21%, or 31 days for single family homes and 20 for condos.

I encourage my fellow REALTORS to be mindful of and look deeper into DMAR's 'Market Trends Report' before broadly painting the entire Denver area as a "sellers market" because that's not necessarily the case. Once you get into the \$400,000 and up price points, there is more inventory to choose from and, in many cases, room to negotiate. Additionally, for sellers in the sub-\$300,000 range who are ready to "buy-up" in the market, this presents a wonderful opportunity to maximize their equity and put a larger down payment on the home of your dreams. Lastly, keep doing things the right way for the right reasons because this market will change someday and all you'll be left with is the integrity and professionalism you demonstrated when things were tough.

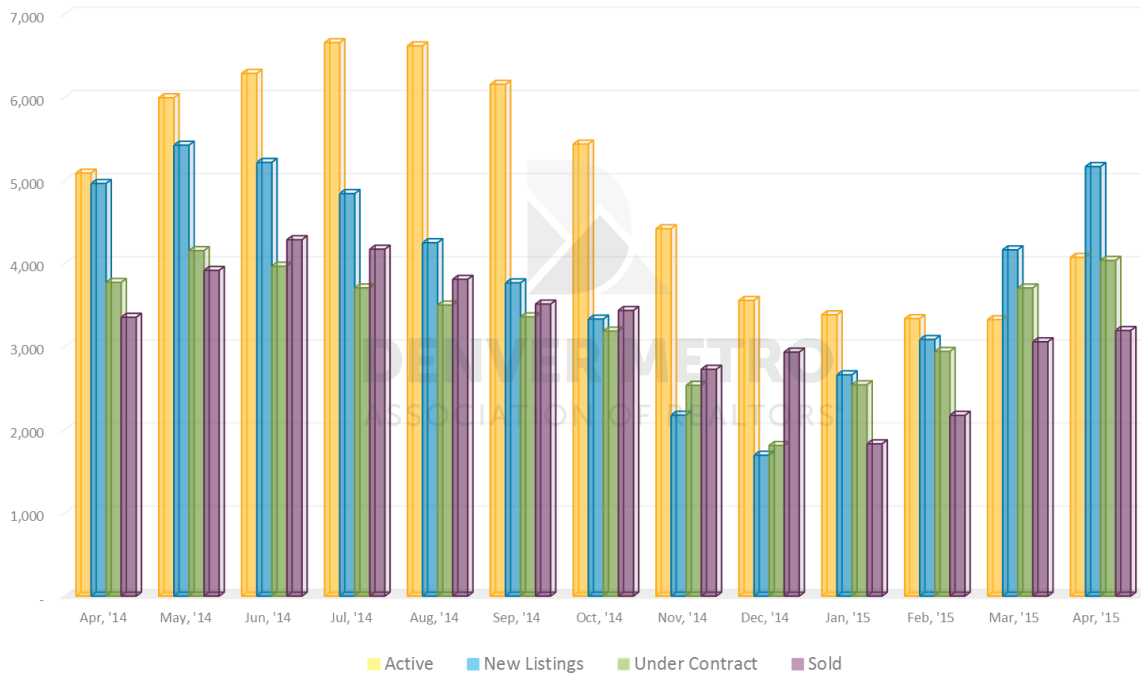


- Anthony Rael, Chairman of the DMAR Market Trends Committee



▶ DATA AT A GLANCE:

SINGLE FAMILY | 11 COUNTY OVERVIEW

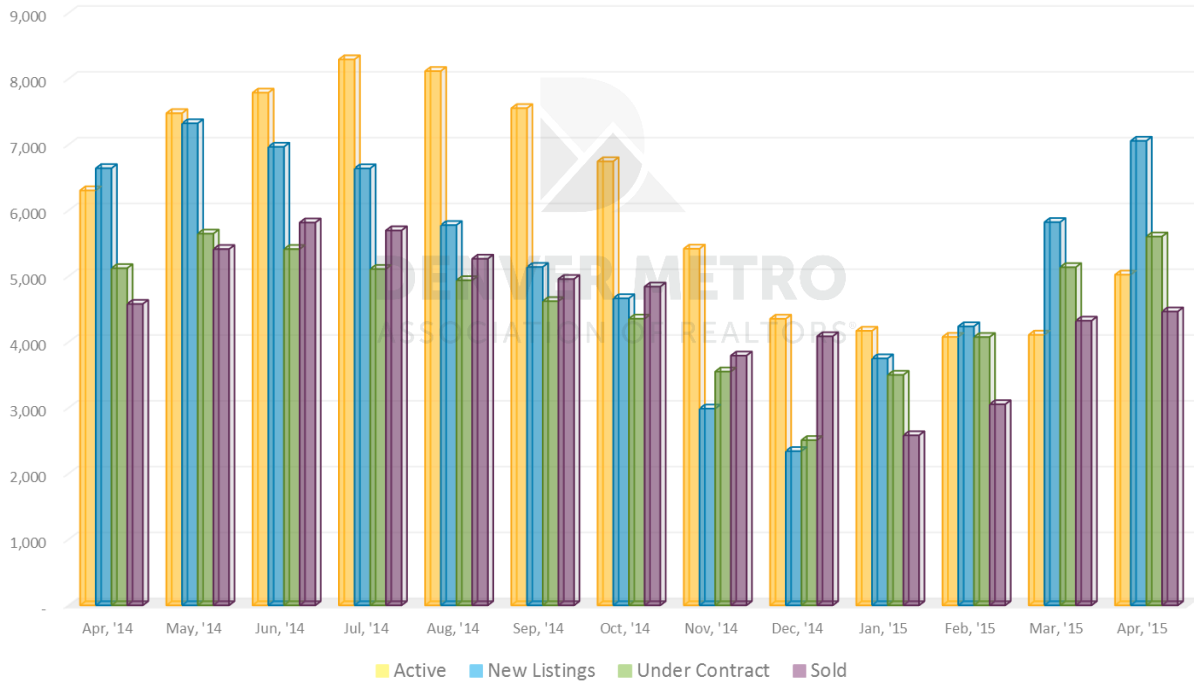


CONDO | 11 COUNTY OVERVIEW

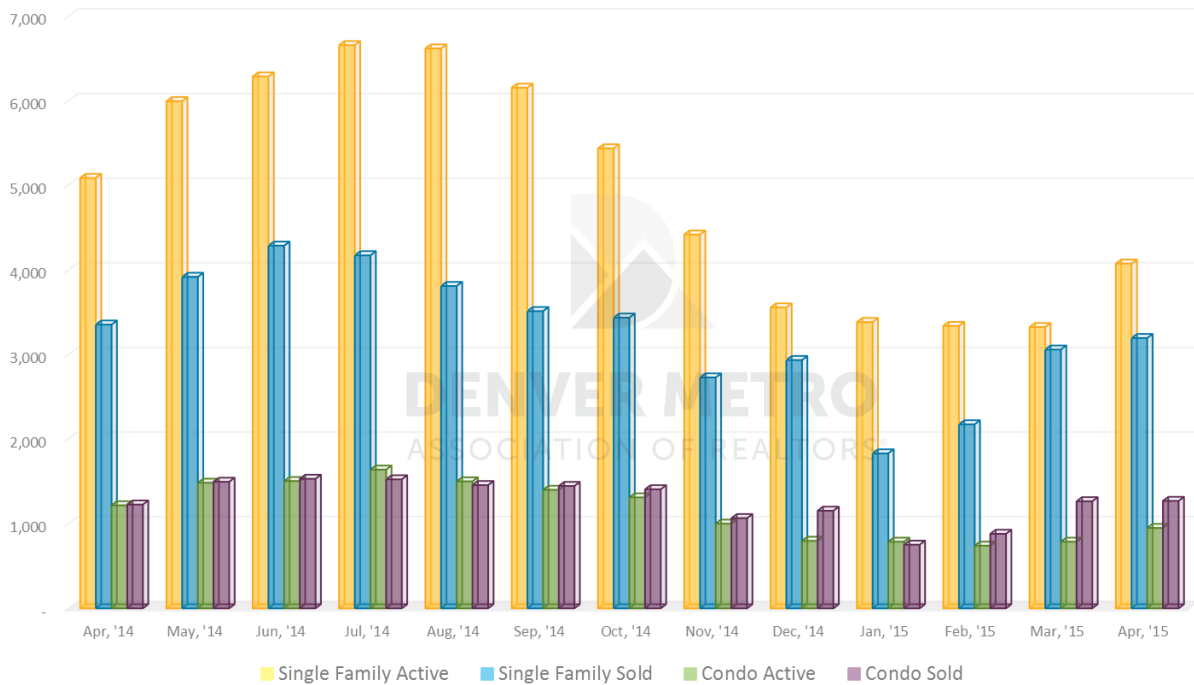




RESIDENTIAL | 11 COUNTY OVERVIEW

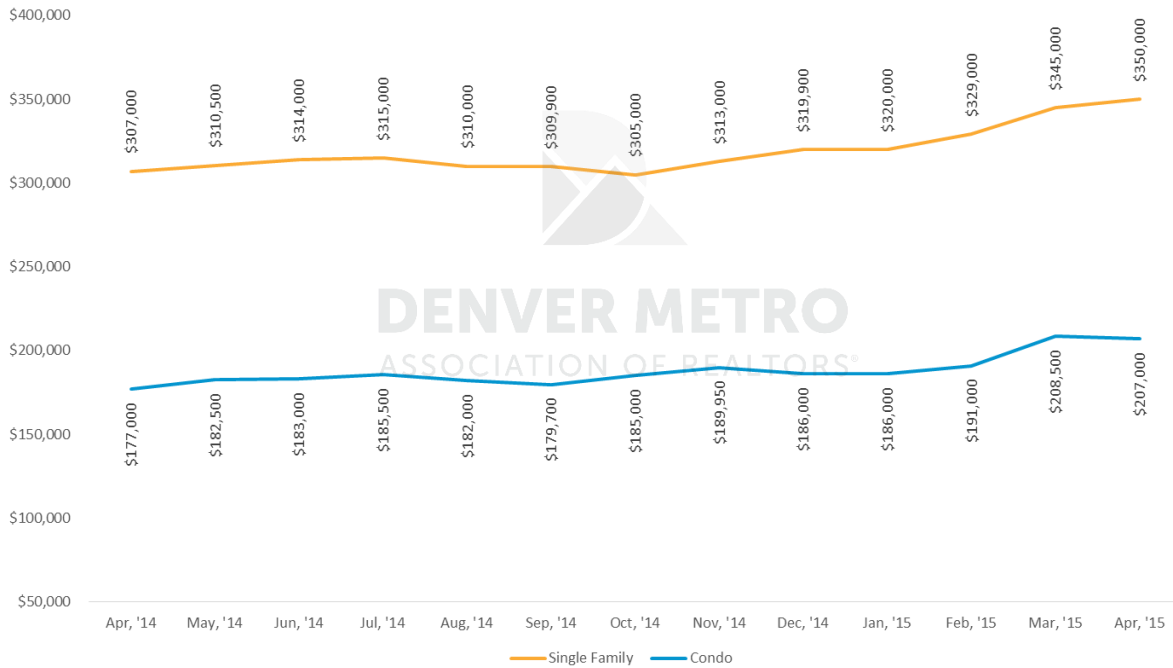


ACTIVE & SOLD | 11 COUNTY OVERVIEW

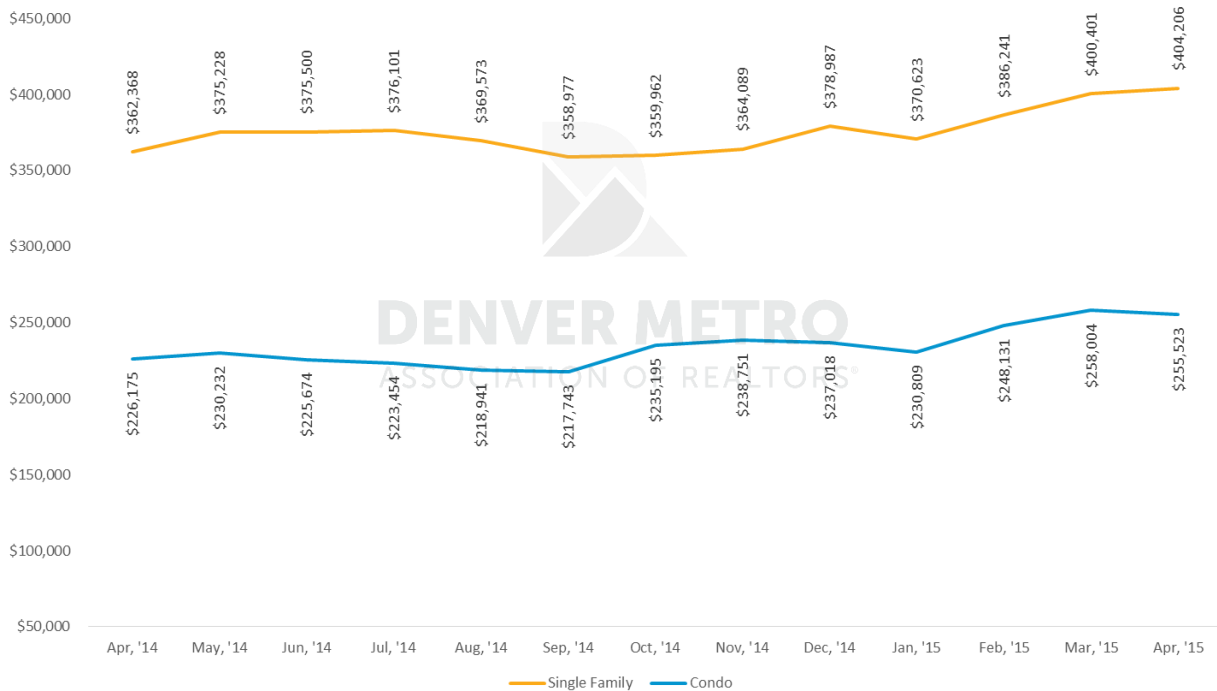




Median Sales Price

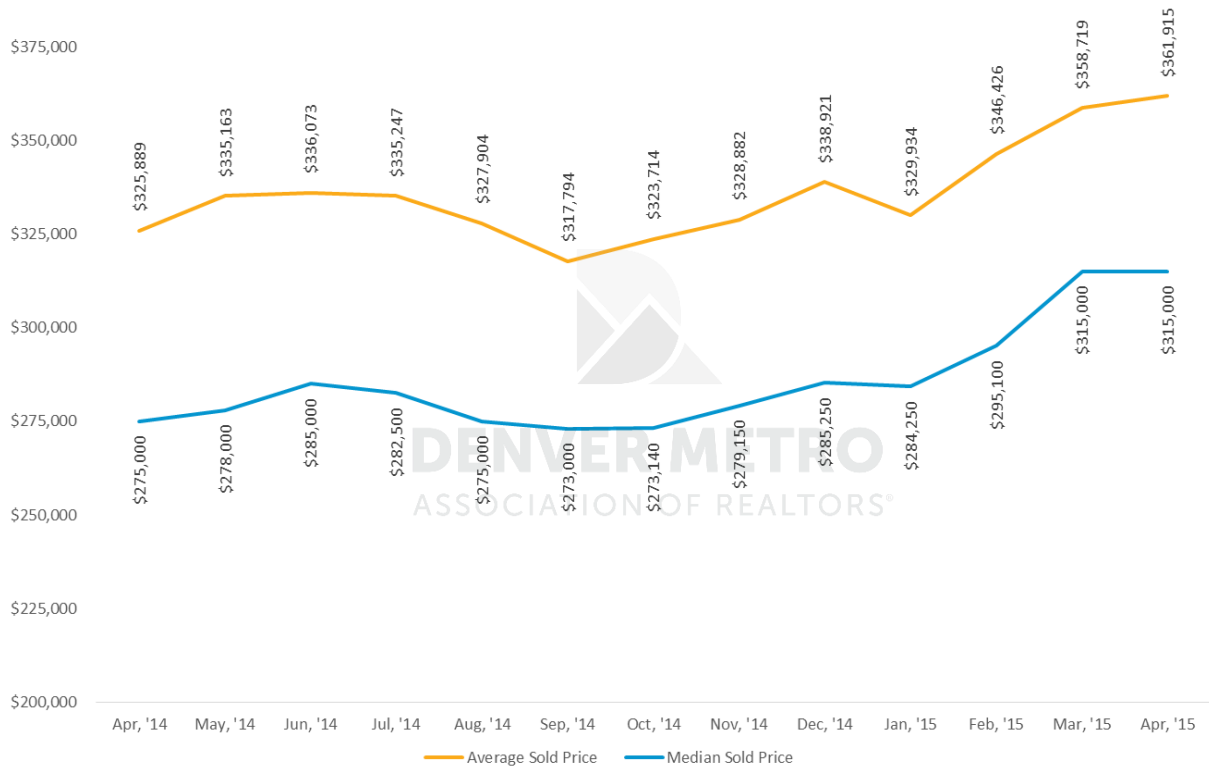


Average Sales Price

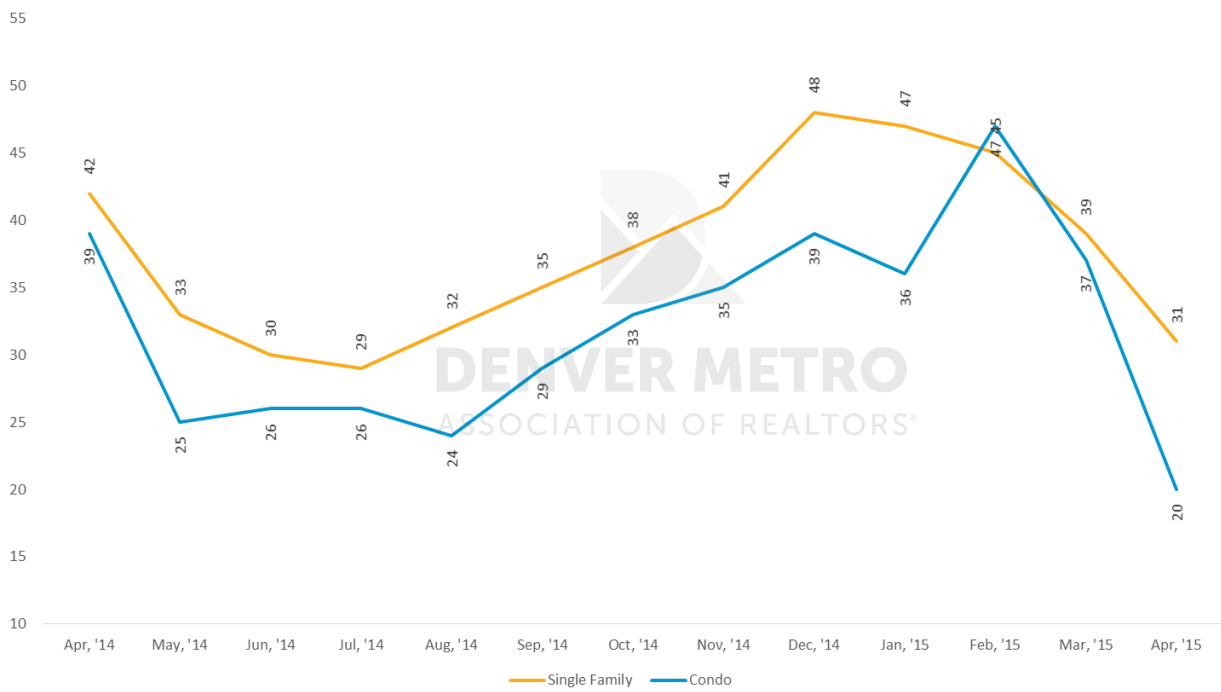




Residential Sold Price

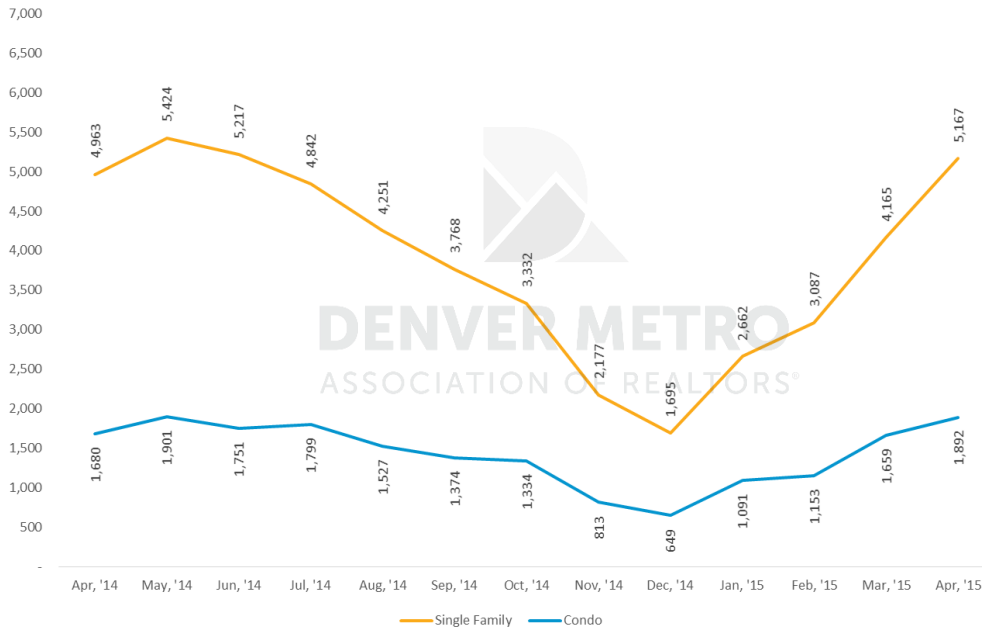


Current Days on Market

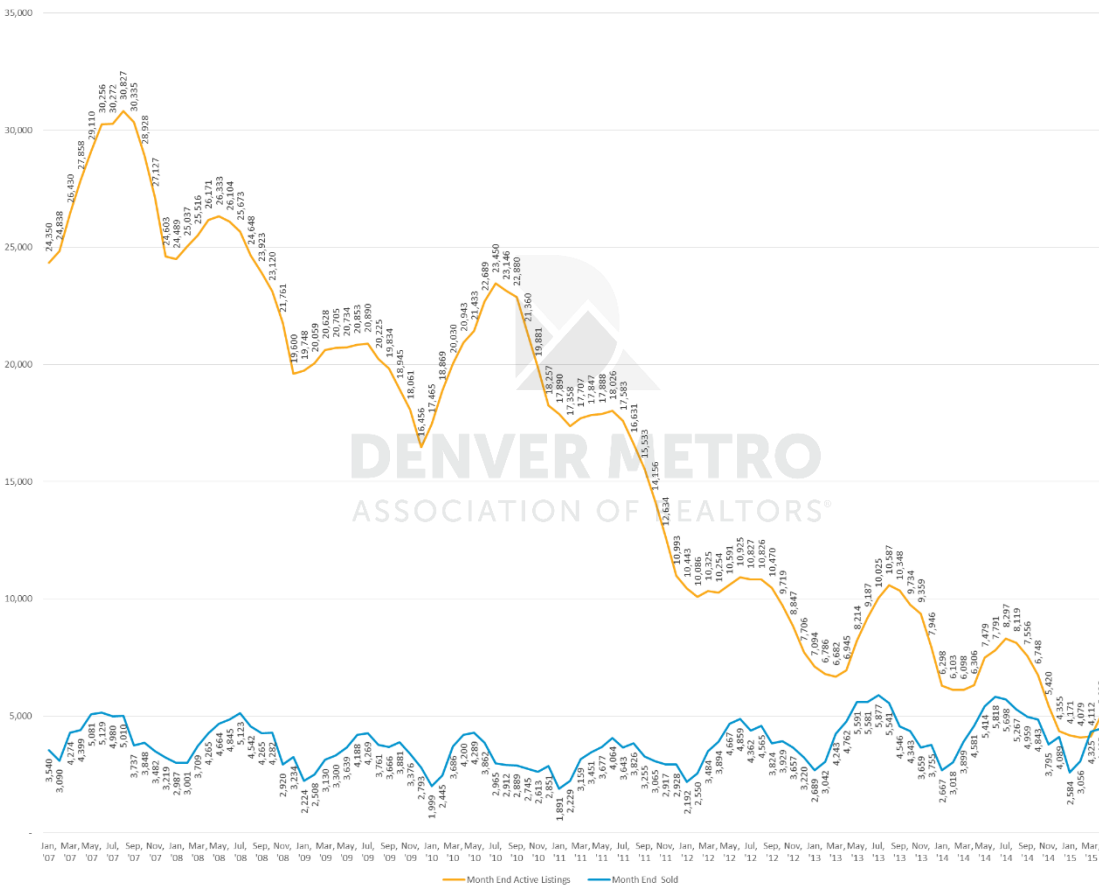




New Listings



Month End Active Listings and Month End Sold Homes





▶ DATA SNAPSHOT:

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

	Apr, '15	Prior Month	Year Ago	Prior Month	Year Ago
Residential (Single Family plus Condo)					
Active	5,025	4,112	6,306	22.20%	-20.31%
New Listings	7,059	5,824	6,643	21.21%	6.26%
Under Contract	5,605	5,139	5,124	9.07%	9.39%
DOM	28	39	41	-28.21%	-31.71%
Sold	4,465	4,325	4,581	3.24%	-2.53%
Average Sold Price	\$361,915	\$358,719	\$325,889	0.89%	11.05%
Median Sold Price	\$315,000	\$315,000	\$275,000	0.00%	14.55%
Sales Volume	\$1,615,952,255	\$1,551,459,742	\$1,492,898,899	4.16%	8.24%

Single Family

Active	4,075	3,325	5,088	22.56%	-19.91%
New Listings	5,167	4,165	4,963	24.06%	4.11%
Under Contract	4,038	3,706	3,773	8.96%	7.02%
DOM	31	39	42	-20.51%	-26.19%
Sold	3,195	3,059	3,354	4.45%	-4.74%
Average Sold Price	\$404,206	\$400,401	\$362,368	0.95%	11.55%
Median Sold Price	\$350,000	\$345,000	\$307,000	1.45%	14.01%
Sales Volume	\$1,291,438,668	\$1,224,826,090	\$1,215,381,802	5.44%	6.26%

Condo

Active	950	787	1,218	20.71%	-22.00%
New Listings	1,892	1,659	1,680	14.04%	12.62%
Under Contract	1,567	1,433	1,351	9.35%	15.99%
DOM	20	37	39	-45.95%	-48.72%
Sold	1,270	1,266	1,227	0.32%	3.50%
Average Sold Price	\$255,523	\$258,004	\$226,175	-0.96%	12.98%
Median Sold Price	\$207,000	\$208,500	\$177,000	-0.72%	16.95%
Sales Volume	\$324,513,587	\$326,633,652	\$277,517,097	-0.65%	16.93%



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	5,025	6,306	6,945	-20.31%	-27.65%
Sold	14,430	14,165	14,743	1.87%	-2.12%
Average Sold Price	\$351,950	\$311,635	\$294,050	12.94%	19.69%
Sales Volume	\$5,078,640,051	\$4,414,308,786	\$4,335,178,285	15.05%	17.15%
Single Family					
Active	4,075	5,088	5,662	-19.91%	-28.03%
Sold	10,261	10,444	11,753	-1.75%	-12.69%
Average Sold Price	\$393,268	\$345,476	\$321,280	13.83%	22.41%
Sales Volume	\$4,035,320,946	\$3,608,155,180	\$3,776,001,675	11.84%	6.87%
Condo					
Active	950	1,218	1,283	-22.00%	-25.95%
Sold	4,169	3,721	2,990	12.04%	39.43%
Average Sold Price	\$250,256	\$216,650	\$187,016	15.51%	33.82%
Sales Volume	\$1,043,319,105	\$806,153,606	\$559,176,610	29.42%	86.58%

Number Of Homes Sold by County

April 2015 Data			
County	Single Family	Condo	Residential
ADAMS	539	119	658
ARAPAHOE	670	326	996
BOULDER	72	23	95
BROOMFIELD	67	20	87
CLEAR CREEK	19	2	21
DENVER	647	453	1,100
DOUGLAS	512	97	609
ELBERT	37	-	37
GILPIN	8	1	9
JEFFERSON	582	229	811
PARK	42	-	42
TOTALS	3,195	1,270	4,465
Year to Date			
County	Single Family	Condo	Residential
ADAMS	1,661	388	2,049
ARAPAHOE	2,058	1,100	3,158
BOULDER	282	91	373
BROOMFIELD	208	59	267
CLEAR CREEK	53	6	59
DENVER	2,109	1,519	3,628
DOUGLAS	1,677	308	1,985
ELBERT	133	2	135
GILPIN	23	2	25
JEFFERSON	1,937	693	2,630
PARK	120	1	121
TOTALS	10,261	4,169	14,430



▶ MARKET TRENDS:

Price Range	Single Family			Condo		
	Sold	Active	MOI	Sold	Active	MOI
\$0 to \$99,999	10	19	1.90	73	53	0.73
\$100,000 to \$199,999	157	144	0.92	512	208	0.41
\$200,000 to \$299,999	891	424	0.48	367	144	0.39
\$300,000 to \$399,999	948	599	0.63	159	119	0.75
\$400,000 to \$499,999	546	667	1.22	79	141	1.78
\$500,000 to \$699,999	411	885	2.15	46	144	3.13
\$700,000 to \$999,999	169	610	3.61	27	93	3.44
\$1,000,000 to \$1,999,999	55	519	9.44	5	36	7.20
\$2,000,000 and over	8	208	26.00	2	12	
TOTALS	3,195	4,075	1.28	1,270	950	0.75

Price Range	Single Family		% change	Condo		% change
	Sold	Sold		Sold	Sold	
	Apr, '15	Mar, '15		Apr, '15	Mar, '15	
\$0 to \$99,999	10	9	11.11%	73	79	-7.59%
\$100,000 to \$199,999	157	184	-14.67%	512	518	-1.16%
\$200,000 to \$299,999	891	900	-1.00%	367	290	26.55%
\$300,000 to \$399,999	948	876	8.22%	159	186	-14.52%
\$400,000 to \$499,999	546	503	8.55%	79	91	-13.19%
\$500,000 to \$699,999	411	370	11.08%	46	75	-38.67%
\$700,000 to \$999,999	169	141	19.86%	27	22	22.73%
\$1,000,000 to \$1,999,999	55	66	-16.67%	5	5	0.00%
\$2,000,000 and over	8	10	-20.00%	2	-	
TOTALS	3,195	3,059	4.45%	1,270	1,266	0.32%

Price Range	Single Family		% change	Condo		% change
	Sold	Sold		Sold	Sold	
	YTD Apr, '15	YTD Apr, '14		YTD Apr, '15	YTD Apr, '14	
\$0 to \$99,999	36	85	-57.65%	304	489	-37.83%
\$100,000 to \$199,999	724	1,646	-56.01%	1,757	1,794	-2.06%
\$200,000 to \$299,999	3,096	3,739	-17.20%	1,040	788	31.98%
\$300,000 to \$399,999	2,864	2,314	23.77%	491	336	46.13%
\$400,000 to \$499,999	1,627	1,234	31.85%	271	125	116.80%
\$500,000 to \$699,999	1,214	885	37.18%	216	126	71.43%
\$700,000 to \$999,999	471	320	47.19%	73	43	69.77%
\$1,000,000 to \$1,999,999	197	158	24.68%	15	14	7.14%
\$2,000,000 and over	27	23	17.39%	2	4	-50.00%
TOTALS	10,256	10,404	-1.42%	4,169	3,719	12.10%



▶ **EXPERT OPINION** | **Luxury, Signature, Premier Reports**

In past months, the news has been about the properties priced under \$400,000 selling at the speed of light. Now all homes under \$1,000,000 are selling fast. It appears the hot market has raced up to include the Premiere (\$500,000-\$749,999) and the Signature (\$750,000-999,999) price ranges. We use the months of inventory as a way to determine the strength of the market. When the inventory is between 5 and 6 months neither buyer or seller has the advantage. More months of inventory puts the buyer advantage but like we've seen in Denver lately, fewer than 5 months inventory puts the power in the seller's hands. In April, there was only a little more than 2 months of single family inventory priced between \$500,000-\$749,999 and about four months between \$750,000-\$999,999. The condo market had a little more than 3 months inventory in the Premiere market and 3.67 months in the Signature market. That means the seller is firmly at an advantage in these prices.



The number of Premiere home sales increased 5.56% over March. The longer term look back shows the number of single family homes sold in April increased 37% over the same time in 2014. The number of condo's sold was up a whopping 71% compared to this time a year ago.

It doesn't stop there, move up a price range it's growing stronger and stronger. The number of homes sold in the Signature market(\$750,000-\$999,999) is nearly 15% higher in April than the month before. Year to date we saw nearly 54% more homes sold. Meanwhile sellers in this price range are selling on average a couple of weeks faster That means buyers looking at homes in this price range, will have to move quickly, as well as bring their highest and best offers from the beginning.

Things down shift when the price goes over a million. Luxury buyers found themselves with more power over sellers in April. There was 11.5 months of inventory in the single family million plus price range and 6.8 months inventory of condos. That means luxury buyers had more choices than those on the lower end. That may not last for long. The number of sales in this price range was down from March to April but still up 21% compared to this time in 2014. They're also selling in an average of about 4 months compared to about 6 months in 2013. So while it's still a buyer's market for luxury homes, at this pace it may not be long before the power evens out.

- 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	Apr '15	Prior Month	Year Ago	Prior Month	Year Ago
# SOLD	63	76	73	-17.11%	-13.70%
AVERAGE PRICE	\$ 1,476,523	\$ 1,480,664	\$ 1,549,237	-0.28%	-4.69%
SALES VOLUME	\$ 93,020,949	\$ 112,530,464	\$ 113,094,301	-17.34%	-17.75%
CDOM	94	130	156	-27.69%	-39.74%
SALE/LIST PRICE	97.03%	96.05%	96.66%	1.02%	0.38%
PSF TOTAL	\$ 250	\$ 249	\$ 243	0.40%	2.88%

Condo	Apr '15	Prior Month	Year Ago	Prior Month	Year Ago
# SOLD	7	5	5	40.00%	40.00%
AVERAGE PRICE	\$ 1,956,429	\$ 1,352,000	\$ 1,537,000	44.71%	27.29%
SALES VOLUME	\$ 13,695,003	\$ 6,760,000	\$ 7,685,000	102.59%	78.20%
CDOM	292	176	179	65.91%	63.13%
SALE/LIST PRICE	94.34%	109.35%	97.09%	-13.73%	-2.83%
PSF TOTAL	\$ 608	\$ 443	\$ 419	37.25%	45.11%

Residential	Apr '15	Prior Month	Year Ago	Prior Month	Year Ago
# SOLD	70	81	78	-13.58%	-10.26%
AVERAGE PRICE	\$ 1,524,513	\$ 1,472,722	\$ 1,548,453	3.52%	-1.55%
SALES VOLUME	\$ 106,715,910	\$ 119,290,482	\$ 120,779,334	-10.54%	-11.64%
CDOM	114	132	157	-13.64%	-27.39%
SALE/LIST PRICE	96.76%	96.87%	96.69%	-0.11%	0.07%
PSF TOTAL	\$ 286	\$ 261	\$ 255	9.58%	12.16%

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

Single Family	YTD 2015	YTD 2014	YTD 2013	'15 vs '14	'15 vs '13
# SOLD	224	181	191	23.76%	17.28%
AVERAGE PRICE	\$ 1,482,590	\$ 1,518,117	\$ 1,507,972	-2.34%	-1.68%
SALES VOLUME	\$ 332,100,160	\$ 274,779,177	\$ 288,022,652	20.86%	15.30%
CDOM	122	135	193	-9.63%	-36.79%
SALE/LIST PRICE	96.16%	95.93%	95.63%	0.24%	0.55%
PSF TOTAL	\$ 257	\$ 245	\$ 238	4.90%	7.98%

Condo	YTD 2015	YTD 2014	YTD 2013	'15 vs '14	'15 vs '13
# SOLD	17	18	12	-5.56%	41.67%
AVERAGE PRICE	\$ 1,558,824	\$ 1,725,199	\$ 1,332,583	-9.64%	16.98%
SALES VOLUME	\$ 26,500,008	\$ 31,053,582	\$ 15,990,996	-14.66%	65.72%
CDOM	217	131	149	65.65%	45.64%
SALE/LIST PRICE	98.75%	94.29%	92.78%	4.73%	6.43%
PSF TOTAL	\$ 525	\$ 459	\$ 425	14.38%	23.53%

Residential	YTD 2015	YTD 2014	YTD 2013	'15 vs '14	'15 vs '13
# SOLD	241	199	203	21.11%	18.72%
AVERAGE PRICE	\$ 1,487,968	\$ 1,536,848	\$ 1,497,604	-3.18%	-0.64%
SALES VOLUME	\$ 358,600,288	\$ 305,832,752	\$ 304,013,612	17.25%	17.96%
CDOM	128	135	191	-5.19%	-32.98%
SALE/LIST PRICE	96.34%	95.78%	95.46%	0.58%	0.92%
PSF TOTAL	\$ 275	\$ 264	\$ 249	4.17%	10.44%



▶ SIGNATURE MARKET |

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

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

Single Family	Apr '15	Prior Month	Year Ago	Prior Month	Year Ago
# SOLD	122	105	68	16.19%	79.41%
AVERAGE PRICE	\$ 849,085	\$ 840,470	\$ 843,601	1.03%	0.65%
SALES VOLUME	\$ 103,588,370	\$ 88,249,350	\$ 57,364,868	17.38%	80.58%
CDOM	97	103	138	-5.83%	-29.71%
SALE/LIST PRICE	98.22%	97.59%	98.58%	0.65%	-0.37%
PSF TOTAL	\$ 196	\$ 189	\$ 189	3.70%	3.70%
Condo	Apr '15	Prior Month	Year Ago	Prior Month	Year Ago
# SOLD	18	17	12	5.88%	50.00%
AVERAGE PRICE	\$ 861,717	\$ 848,132	\$ 854,940	1.60%	0.79%
SALES VOLUME	\$ 15,510,906	\$ 14,418,244	\$ 10,259,280	7.58%	51.19%
CDOM	55	136	129	-59.56%	-57.36%
SALE/LIST PRICE	100.30%	98.01%	97.84%	2.34%	2.51%
PSF TOTAL	\$ 343	\$ 302	\$ 298	13.58%	15.10%
Residential	Apr '15	Prior Month	Year Ago	Prior Month	Year Ago
# SOLD	140	122	80	14.75%	75.00%
AVERAGE PRICE	\$ 850,709	\$ 841,537	\$ 845,302	1.09%	0.64%
SALES VOLUME	\$ 119,099,260	\$ 102,667,514	\$ 67,624,160	16.00%	76.12%
CDOM	92	108	137	-14.81%	-32.85%
SALE/LIST PRICE	98.49%	97.65%	98.47%	0.86%	0.02%
PSF TOTAL	\$ 215	\$ 205	\$ 205	4.88%	4.88%

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

Single Family	YTD 2015	YTD 2014	YTD 2013	'15 vs '14	'15 vs '13
# SOLD	338	224	233	50.89%	45.06%
AVERAGE PRICE	\$ 846,935	\$ 841,570	\$ 852,515	0.64%	-0.65%
SALES VOLUME	\$ 286,264,030	\$ 188,511,680	\$ 198,635,995	51.85%	44.11%
CDOM	110	120	126	-8.33%	-12.70%
SALE/LIST PRICE	97.63%	97.57%	97.60%	0.06%	0.03%
PSF TOTAL	\$ 191	\$ 179	\$ 183	6.70%	4.37%
Condo	YTD 2015	YTD 2014	YTD 2013	'15 vs '14	'15 vs '13
# SOLD	52	30	17	73.33%	205.88%
AVERAGE PRICE	\$ 865,823	\$ 858,658	\$ 872,426	0.83%	-0.76%
SALES VOLUME	\$ 45,022,796	\$ 25,759,740	\$ 14,831,242	74.78%	203.57%
CDOM	84	158	216	-46.84%	-61.11%
SALE/LIST PRICE	99.01%	97.22%	93.71%	1.84%	5.66%
PSF TOTAL	\$ 318	\$ 335	\$ 390	-5.07%	-18.46%
Residential	YTD 2015	YTD 2014	YTD 2013	'15 vs '14	'15 vs '13
# SOLD	390	254	250	53.54%	56.00%
AVERAGE PRICE	\$ 849,453	\$ 843,588	\$ 853,869	0.70%	-0.52%
SALES VOLUME	\$ 331,286,670	\$ 214,271,352	\$ 213,467,250	54.61%	55.19%
CDOM	106	124	132	-14.52%	-19.70%
SALE/LIST PRICE	97.81%	97.53%	97.34%	0.29%	0.48%
PSF TOTAL	\$ 208	\$ 198	\$ 197	5.05%	5.58%



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

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

Single Family	Apr '15	Prior Month	Year Ago	Prior Month	Year Ago
# SOLD	458	406	342	12.81%	33.92%
AVERAGE PRICE	\$ 593,512	\$ 589,610	\$ 590,392	0.66%	0.53%
SALES VOLUME	\$ 271,828,496	\$ 239,381,660	\$ 201,914,064	13.55%	34.63%
CDOM	55	71	61	-22.54%	-9.84%
SALE/LIST PRICE	99.16%	98.81%	98.52%	0.35%	0.65%
PSF TOTAL	\$ 166	\$ 159	\$ 160	4.40%	3.75%

Condo	Apr '15	Prior Month	Year Ago	Prior Month	Year Ago
# SOLD	55	80	53	-31.25%	3.77%
AVERAGE PRICE	\$ 600,432	\$ 588,198	\$ 623,749	2.08%	-3.74%
SALES VOLUME	\$ 33,023,760	\$ 47,055,840	\$ 33,058,697	-29.82%	-0.11%
CDOM	80	145	132	-44.83%	-39.39%
SALE/LIST PRICE	99.26%	98.75%	98.43%	0.52%	0.84%
PSF TOTAL	\$ 266	\$ 269	\$ 286	-1.12%	-6.99%

Residential	Apr '15	Prior Month	Year Ago	Prior Month	Year Ago
# SOLD	513	486	395	5.56%	29.87%
AVERAGE PRICE	\$ 594,254	\$ 589,377	\$ 594,867	0.83%	-0.10%
SALES VOLUME	\$ 304,852,302	\$ 286,437,222	\$ 234,972,465	6.43%	29.74%
CDOM	57	84	71	-32.14%	-19.72%
SALE/LIST PRICE	99.18%	98.80%	98.51%	0.38%	0.68%
PSF TOTAL	\$ 177	\$ 177	\$ 177	0.00%	0.00%

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

Single Family	YTD 2015	YTD 2014	YTD 2013	'15 vs '14	'15 vs '13
# SOLD	1,347	981	941	37.31%	43.15%
AVERAGE PRICE	\$ 592,780	\$ 590,336	\$ 589,443	0.41%	0.57%
SALES VOLUME	\$ 798,474,660	\$ 579,119,616	\$ 554,665,863	37.88%	43.96%
CDOM	73	79	99	-7.59%	-26.26%
SALE/LIST PRICE	98.69%	98.35%	97.91%	0.35%	0.80%
PSF TOTAL	\$ 164	\$ 155	\$ 157	5.81%	4.46%

Condo	YTD 2015	YTD 2014	YTD 2013	'15 vs '14	'15 vs '13
# SOLD	237	139	63	70.50%	276.19%
AVERAGE PRICE	\$ 593,377	\$ 610,687	\$ 617,584	-2.83%	-3.92%
SALES VOLUME	\$ 140,630,349	\$ 84,885,493	\$ 38,907,792	65.67%	261.45%
CDOM	128	108	77	18.52%	66.23%
SALE/LIST PRICE	98.75%	98.03%	98.05%	0.73%	0.71%
PSF TOTAL	\$ 276	\$ 282	\$ 293	-2.13%	-5.80%

Residential	YTD 2015	YTD 2014	YTD 2013	'15 vs '14	'15 vs '13
# SOLD	1,584	1,120	1,004	41.43%	57.77%
AVERAGE PRICE	\$ 592,869	\$ 592,862	\$ 591,209	0.00%	0.28%
SALES VOLUME	\$ 939,104,496	\$ 664,005,440	\$ 593,573,836	41.43%	58.21%
CDOM	81	82	97	-1.22%	-16.49%
SALE/LIST PRICE	98.70%	98.31%	97.92%	0.40%	0.80%
PSF TOTAL	\$ 181	\$ 170	\$ 165	6.47%	9.70%



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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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