

June Brings Buyers New Listings and More Homes for Sale

Inventory

June ended with **8,030 Active Listings** of homes for sale, a 22% increase as compared to May, and 7% higher than a year ago. During the month, **8,248 new listings** came on the market, a 13% increase over last month and 8% higher than last year. The supply of inventory in the greater Denver Metro area remained at approximately weeks.

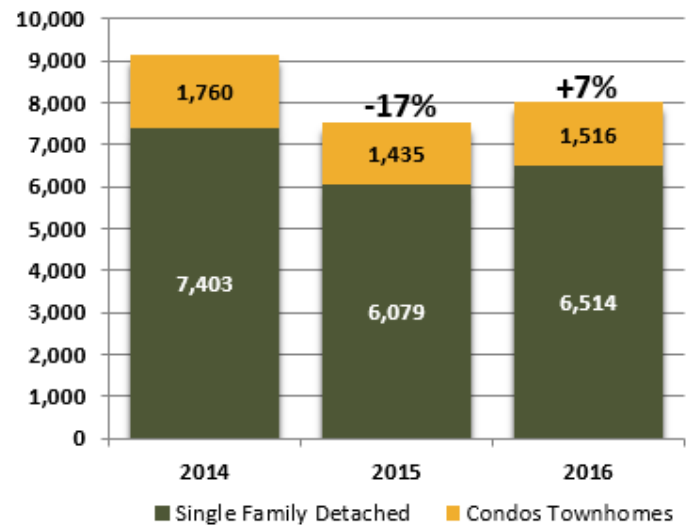
Sales

June ended with **5,420 sold listings**, a 10% increase as compared to May, but down 17% year over year. During the month, 7,220 homes went Under Contract, down 2% month over month and down 4% as compared to last year.

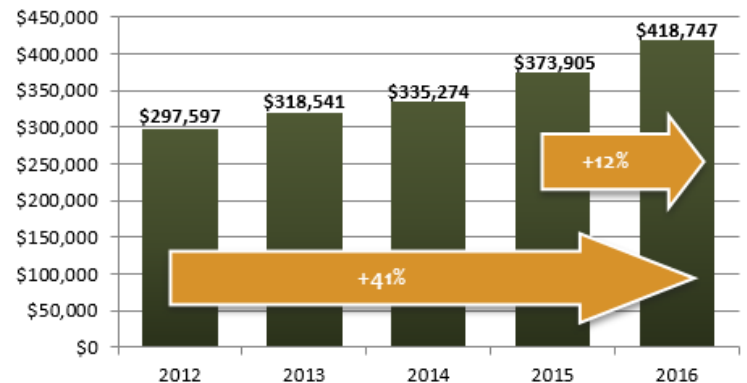
Price

In June, the average sold price for a single family home was **\$418,747**, up 3% as compared to last month, and 12% higher than this time last year. The average sold price for a single family detached home was **\$461,014**, up 11% year over year. The average sold price for condos/townhomes was up 12% year over year, at **\$292,847**.

June Active Listings

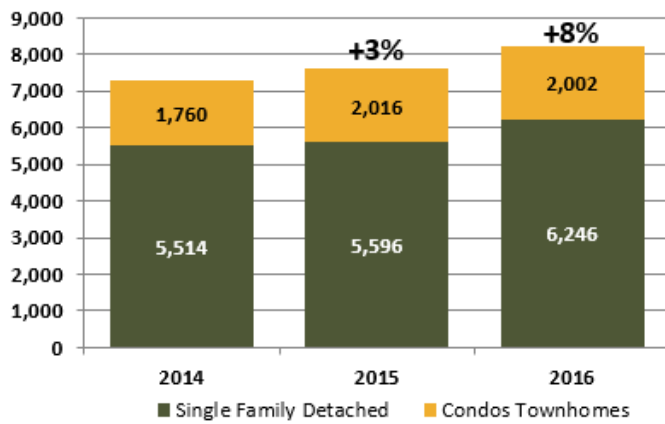


June Average Sold Price

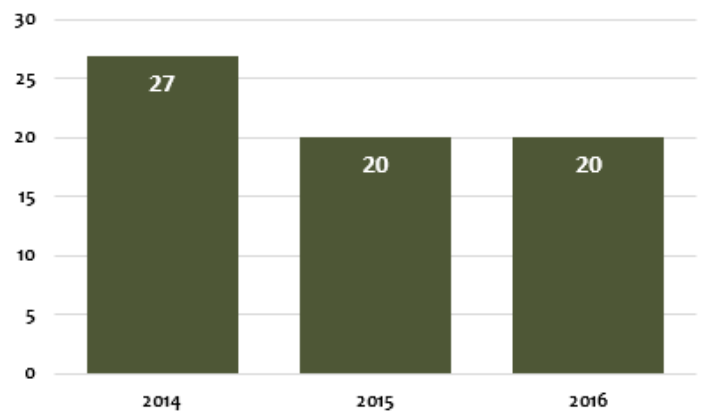


8,030 Total Active Listings	\$418,747 Average Sold Price	5,420 Total Listings Sold	20 Average Days on Market
8,248 Total New Listings	\$360,000 Median Sold Price	7,220 Total Listings Under Contract	6 Weeks of Inventory

June New Listings



June Average Days on Market



Market Snapshot

As of June 30, 2016

	June 2016	Prior Month	% Change		Year Ago	% Change	
Single Family (Detached + Attached)							
Active	8,030	6,565	22%	↑	7,514	7%	↑
New Listings	8,248	7,285	13%	↑	7,612	8%	↑
Under Contract	7,220	7,372	-2%	↓	7,502	-4%	↓
Sold	5,420	4,939	10%	↑	6,520	-17%	↓
Avg CDOM	20	24	-17%	↓	20	0%	↔
Avg Sold Price	\$ 418,747	\$ 407,662	3%	↑	\$ 372,808	12%	↑
Median Sold Price	\$ 360,000	\$ 359,950	0%	↔	\$ 325,000	11%	↑
Single Family Detached							
Active	6,514	5,267	24%	↑	6,079	7%	↑
New Listings	6,246	5,478	14%	↑	5,596	12%	↑
Under Contract	5,336	5,493	-3%	↓	5,382	-1%	↓
Sold	4,058	3,593	13%	↑	4,743	-14%	↓
Avg CDOM	21	26	-19%	↓	23	-9%	↓
Avg Sold Price	\$ 461,014	\$ 448,804	3%	↑	\$ 414,877	11%	↑
Median Sold Price	\$ 392,500	\$ 390,000	1%	↑	\$ 358,000	10%	↑
Single Family Attached							
Active	1,516	1,298	17%	↑	1,435	6%	↑
New Listings	2,002	1,807	11%	↑	2,016	-1%	↓
Under Contract	1,884	1,879	0%	↔	2,120	-11%	↓
Sold	1,362	1,346	1%	↑	1,777	-23%	↓
Avg CDOM	16	17	-6%	↓	14	14%	↑
Avg Sold Price	\$ 292,847	\$ 297,930	-2%	↓	\$ 260,520	12%	↑
Median Sold Price	\$ 246,000	\$ 245,000	0%	↔	\$ 218,000	13%	↑

