

Coldwell Banker #1 IN COLORADO



DENVER METRO REAL ESTATE REPORT

ALL DENVER METROPOLITAN REAL ESTATE TRANSACTIONS

COLORADOHOMES.COM

Interest/Mortgage Rates

30 Year Fixed
Conforming/Points
4.55 / .5

15 Year Fixed
Conforming/Points
4.01 / .4

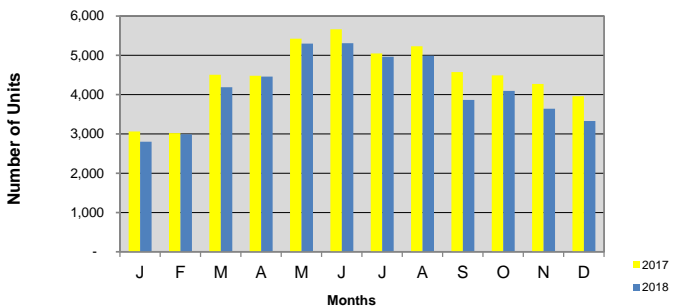
1 Year
ARM/Points
4.00 / .3

6 Month
Libor
3.09

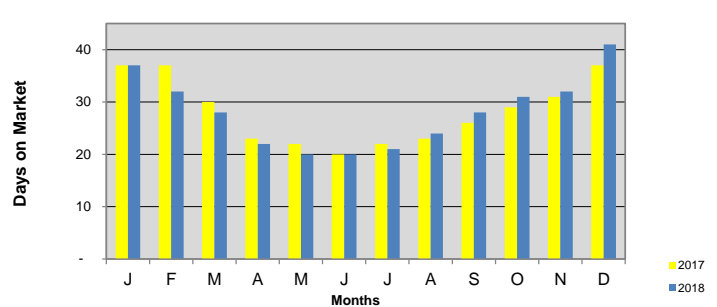
Prime
Rate
5.50%

All information deemed reliable but not guaranteed and should be independently verified. All interest rates are subject to change or withdrawal. Neither listing broker(s) nor Coldwell Banker Residential Brokerage shall be responsible for any typographical errors, misinformation, misprints and shall be held totally harmless. Source: Freddie Mac For Additional Info on Current Rates call 888-781-7425.

Total Properties Sold (SFR & Condo)



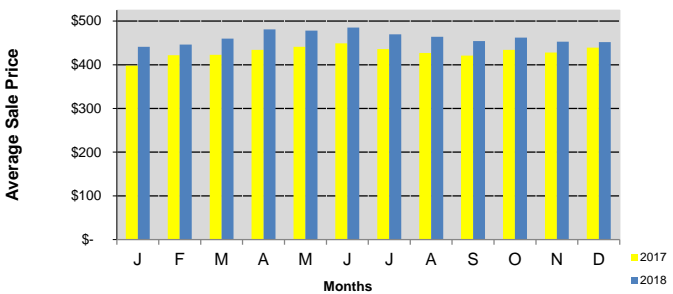
Days on Market (SFR & Condo)



	J	F	M	A	M	J	J	A	S	O	N	D	YOY	YTD
2015	2,460	2,897	4,091	4,528	4,973	5,825	5,759	5,133	4,942	4,568	3,456	4,338	6.1%	6.1%
2016	2,745	2,895	3,950	4,253	4,767	5,340	4,872	5,136	4,885	4,381	4,319	4,251	3.7%	3.7%
2017	3,062	3,022	4,506	4,479	5,664	5,048	5,231	4,576	4,491	4,271	3,961	3,961	3.7%	3.7%
2018	2,801	2,991	4,189	4,459	5,301	5,311	4,964	4,989	3,866	4,093	3,642	3,331	-7.1%	-7.1%
(%)	-8.5%	-1.0%	-7.0%	-0.4%	-2.3%	-6.2%	-1.7%	-4.6%	-15.5%	-8.9%	-14.7%	-15.9%		

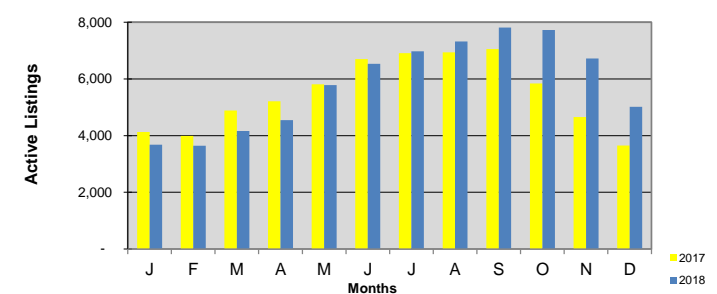
	J	F	M	A	M	J	J	A	S	O	N	D	YOY	YTD
2015	40	40	32	24	21	20	20	21	24	27	29	34	-23.7%	-23.7%
2016	39	38	32	26	22	20	20	23	25	28	32	35	-21.8%	-21.8%
2017	37	37	30	23	22	20	22	23	26	29	31	37	-0.9%	-0.9%
2018	37	32	28	22	20	20	21	24	28	31	32	41	-0.3%	-0.3%
(%)	0.0%	-13.5%	-6.7%	-4.3%	-9.1%	0.0%	-4.5%	4.3%	7.7%	6.9%	3.2%	10.8%		

Average Sales Price (SFR & Condo)



	J	F	M	A	M	J	J	A	S	O	N	D	YOY	YTD
2015	\$329	\$344	\$356	\$361	\$375	\$376	\$365	\$364	\$357	\$359	\$354	\$368	10.5%	10.5%
2016	\$373	\$376	\$389	\$408	\$407	\$415	\$415	\$403	\$394	\$396	\$401	\$393	22.4%	22.4%
2017	\$398	\$422	\$423	\$434	\$441	\$449	\$436	\$427	\$421	\$434	\$428	\$439	8.0%	8.0%
2018	\$441	\$446	\$460	\$481	\$478	\$485	\$470	\$464	\$454	\$462	\$453	\$452	7.6%	7.6%
(%)	10.8%	5.7%	8.7%	10.8%	8.4%	8.0%	7.8%	8.7%	7.8%	6.5%	5.8%	3.0%		

Active Inventory (SFR & Condo)



	J	F	M	A	M	J	J	A	S	O	N	D	YOY	YTD
2015	4,229	4,116	4,235	5,127	5,643	6,211	7,318	7,347	7,383	7,023	5,695	4,487	-10.6%	-10.6%
2016	4,306	4,075	4,513	5,276	5,568	6,731	7,335	7,284	7,531	6,630	5,605	4,364	-10.1%	-10.1%
2017	4,126	3,993	4,888	5,214	5,810	6,698	6,912	6,941	7,053	5,837	4,656	3,652	-5.0%	-5.0%
2018	3,678	3,640	4,163	4,549	5,778	6,535	6,971	7,319	7,810	7,726	6,724	5,013	6.3%	6.3%
(%)	-10.9%	-8.8%	-14.8%	-12.8%	-0.6%	-2.4%	0.9%	5.4%	10.7%	32.4%	44.4%	37.3%		

For Additional Information Contact Chris Mygatt, President/COO. 303.409.1500

This representation is based in whole or in part on data supplied by MarketQuest. Due to MLS reporting methods and allowable reporting policy, this data is only informational and may not be completely accurate. Therefore, Coldwell Banker does not guarantee the data accuracy. Data maintained by the MLS's may not reflect all real estate activity in the market.

**THE COLDWELL BANKER RESIDENTIAL BROKERAGE REPORT
METROPOLITAN DENVER REAL ESTATE STATISTICS
AS OF DECEMBER 2018**

Based on Condos and Single Family:	<u>Under Contract</u>	<u>Closed</u>
Current Month	2,928	3,378
Previous Month	3,580	3,642
Percentage Change (Over last Month)	-18.2%	-7.2%
Current Month (Previous Year)	2,776	3,961
Percentage Change (Over Last Year)	5.5%	-14.7%
Year to Date - Current Year	53,723	50,256
Year to Date - Previous Year	53,887	53,735
Percentage Change (Over Last Year)	-0.3%	-6.5%

UNSOLD HOMES ON THE MARKET: ACTIVE INVENTORY

Current Month	5,013
Current Month (Previous Year)	3,652
Percentage Change (Over Last Year)	37.3%
Current Month	5,013
Previous Month	6,724
Percentage Change (Over last Month)	-25.4%

AVERAGE PRICE OF PROPERTIES CLOSED:	<u>Total</u>	<u>Condos</u>	<u>Single Family</u>
Current Month	\$452	\$302	\$460
Previous Month	\$453	\$293	\$464
Current Month (Previous Year)	\$439	\$304	\$449
Year to Date - Current Year Average	\$462	\$311	\$470
Year to Date - Previous Year Average	\$429	\$290	\$440

MEDIAN PRICE OF PROPERTIES CLOSED:	<u>Condos</u>	<u>Single Family</u>
Current Month	\$255	\$400
Previous Month	\$243	\$400
Current Month (Previous Year)	\$231	\$389

Based on Condos:	<u>Under Contract</u>	<u>Closed</u>
Current Month	201	200
Previous Month	238	235
Percentage Change (Over last Month)	-15.5%	-14.9%
Current Month (Previous Year)	226	269
Percentage Change (Over Last Year)	-11.1%	-25.7%
Year to Date - Current Year	3,816	3,576
Year to Date - Previous Year	4,090	3,971
Percentage Change (Over Last Year)	-6.7%	-9.9%

Based on Single Family:	<u>Under Contract</u>	<u>Closed</u>
Current Month	2,727	3,178
Previous Month	3,342	3,407
Percentage Change (Over last Month)	-18.4%	-6.7%
Current Month (Previous Year)	2,550	3,692
Percentage Change (Over Last Year)	6.9%	-13.9%
Year to Date - Current Year	49,907	46,680
Year to Date - Previous Year	49,797	49,764
Percentage Change (Over Last Year)	0.2%	-6.2%

*This report summarizes the sales of residential real estate units during the reported-on period. Please Note: (1) The reported units have been adjusted for a true calendar month (as defined by MLS cut-off dates each month) (2) Under Contract units reflect those properties reported as "under contract" during the period- i.e., a binding contract was executed between buyer and seller. (3) Closed units reflect the passing of title. The close date generally lags 30-90 days behind the under contract date and is often distorted by many outside factors unrelated to the extent of real estate activity.