

# 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  
**4.14 / .5**

15 Year Fixed  
Conforming/Points  
**3.60 / .4**

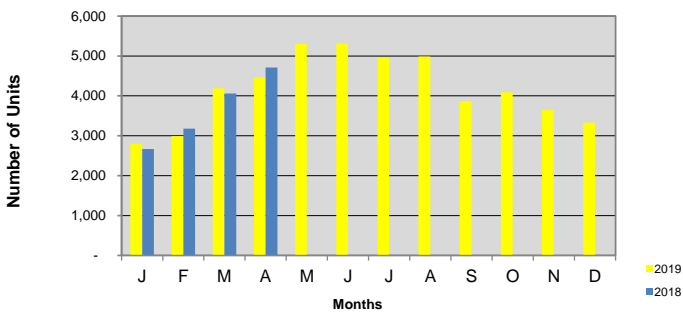
1 Year  
ARM/Points  
**3.68 / .4**

6 Month  
Libor  
**2.64**

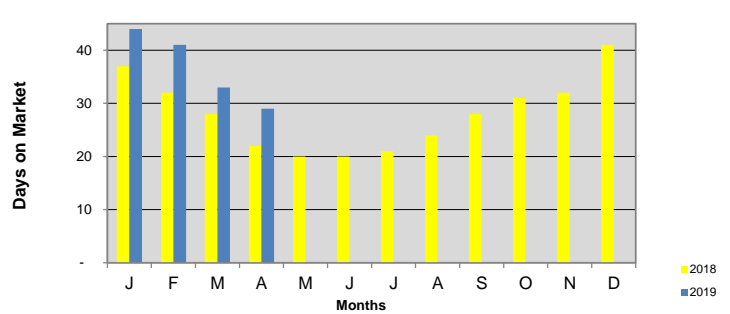
Prime  
Rate  
**5.50%**

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)



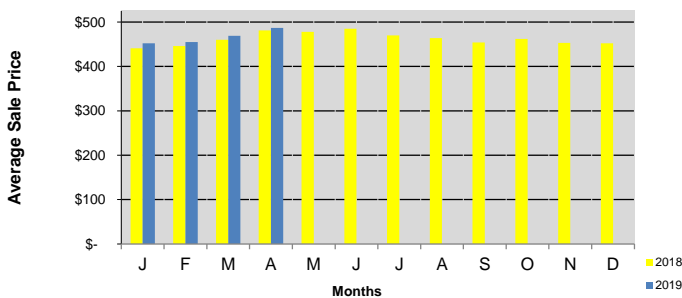
Total Properties Sold 2016 - 2019

	J	F	M	A	M	J	J	A	S	O	N	D	YTD	YOY
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	-2.2%	-1.0%
2017	3,062	3,022	4,506	4,479	5,424	5,664	5,048	5,231	4,576	4,491	4,271	3,961	3.7%	8.9%
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%	-4.2%
2019	2,665	3,180	4,057	4,713										1.2%
(%)	-4.9%	6.3%	-3.2%	5.7%										

Days on Market 2016 - 2019

	J	F	M	A	M	J	J	A	S	O	N	D	YTD	YOY
2016	39	38	32	26	22	20	20	23	25	28	32	35	2.4%	-0.7%
2017	37	37	30	23	22	20	22	23	26	29	31	37	-0.9%	-5.9%
2018	37	32	28	22	20	20	21	24	28	31	32	41	-0.3%	-6.3%
2019	44	41	33	29										23.5%
(%)	18.9%	28.1%	17.9%	31.8%										

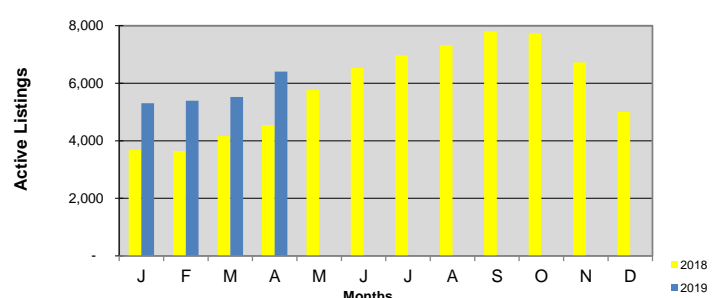
### Average Sales Price (SFR & Condo)



Average Sales Price 2016 - 2019

	J	F	M	A	M	J	J	A	S	O	N	D	YTD	YOY
2016	\$ 373	\$ 376	\$ 389	\$ 408	\$ 407	\$ 415	\$ 415	\$ 403	\$ 394	\$ 396	\$ 401	\$ 393	10.7%	11.2%
2017	\$ 398	\$ 422	\$ 423	\$ 434	\$ 441	\$ 449	\$ 436	\$ 427	\$ 421	\$ 434	\$ 428	\$ 439	8.0%	8.5%
2018	\$ 441	\$ 446	\$ 460	\$ 481	\$ 478	\$ 485	\$ 470	\$ 464	\$ 454	\$ 462	\$ 453	\$ 452	7.6%	9.0%
2019	\$ 452	\$ 455	\$ 469	\$ 487										1.9%
(%)	2.5%	2.0%	2.0%	1.2%										

### Active Inventory (SFR & Condo)



Active Inventory 2016 - 2019

	J	F	M	A	M	J	J	A	S	O	N	D	YTD	YOY
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	0.6%	2.6%
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%	0.3%
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%	-12.0%
2019	5,303	5,396	5,526	6,403										41.2%
(%)	44.2%	48.2%	32.7%	40.8%										

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 APRIL 2019**

<b>Based on Condos and Single Family:</b>	<u><b>Under Contract</b></u>	<u><b>Closed</b></u>
Current Month	5,687	4,713
Previous Month	5,106	4,087
Percentage Change (Over last Month)	11.4%	15.3%
Current Month (Previous Year)	5,573	4,459
Percentage Change (Over Last Year)	2.0%	5.7%
Year to Date - Current Year	18,771	14,645
Year to Date - Previous Year	18,267	14,440
Percentage Change (Over Last Year)	2.8%	1.4%

**UNSOLD HOMES ON THE MARKET: ACTIVE INVENTORY**

Current Month	6,403
Current Month (Previous Year)	4,549
Percentage Change (Over Last Year)	40.8%
Current Month	6,403
Previous Month	5,526
Percentage Change (Over last Month)	15.9%

<b>AVERAGE PRICE OF PROPERTIES CLOSED:</b>	<u><b>Total</b></u>	<u><b>Condos</b></u>	<u><b>Single Family</b></u>
Current Month	\$487	\$359	\$498
Previous Month	\$469	\$330	\$479
Current Month (Previous Year)	\$481	\$326	\$493
Year to Date - Current Year Average	\$466	\$339	\$476
Year to Date - Previous Year Average	\$457	\$317	\$469

<b>MEDIAN PRICE OF PROPERTIES CLOSED:</b>	<u><b>Condos</b></u>	<u><b>Single Family</b></u>
Current Month	\$260	\$425
Previous Month	\$260	\$415
Current Month (Previous Year)	\$265	\$423

<b>Based on Condos:</b>	<u><b>Under Contract</b></u>	<u><b>Closed</b></u>
Current Month	404	389
Previous Month	388	296
Percentage Change (Over last Month)	4.1%	31.4%
Current Month (Previous Year)	376	319
Percentage Change (Over Last Year)	7.4%	21.9%
Year to Date - Current Year	1,395	1,130
Year to Date - Previous Year	1,302	1,099
Percentage Change (Over Last Year)	7.1%	2.8%

<b>Based on Single Family:</b>	<u><b>Under Contract</b></u>	<u><b>Closed</b></u>
Current Month	5,283	4,324
Previous Month	4,718	3,791
Percentage Change (Over last Month)	12.0%	14.1%
Current Month (Previous Year)	5,197	4,140
Percentage Change (Over Last Year)	1.7%	4.4%
Year to Date - Current Year	17,376	13,515
Year to Date - Previous Year	16,965	13,341
Percentage Change (Over Last Year)	2.4%	1.3%

\*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.