

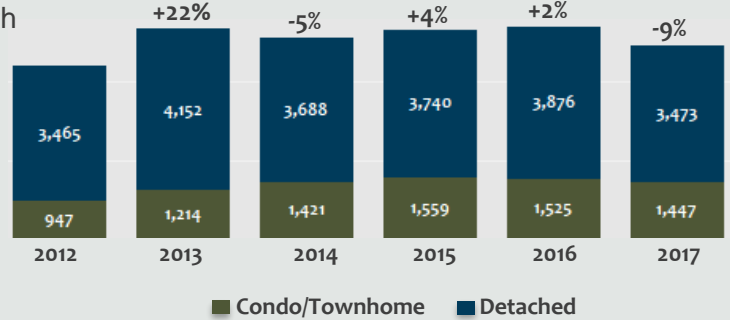
### Home Sales

August brought a third consecutive month of slowing home sales. The number of homes sold in the Denver Metro area totaled 4,920 in August, down 6% compared to last month and 9% less than August 2016. Home sales typically drop off this time of year, as the children head back to school. As compared to last year, sales of single family detached homes decreased by 10%, and sales of condos/townhomes decreased by 5%.

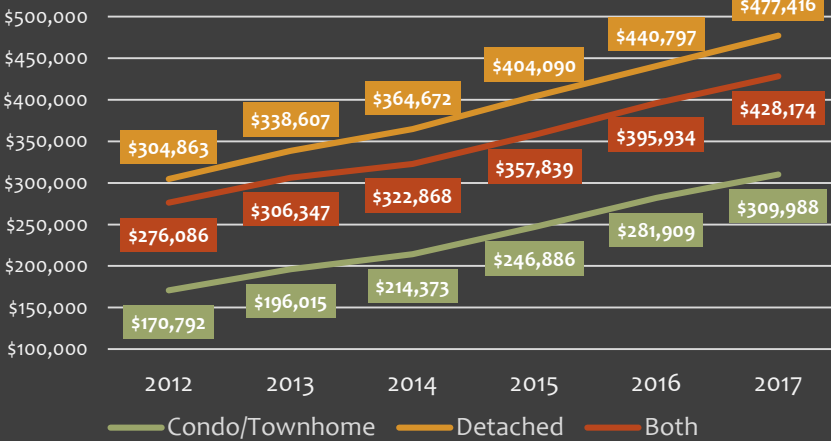
#### Home Sales Monthly Change



#### August Home Sales



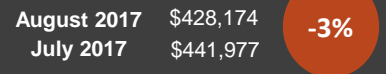
### Average Sold Prices



### Sold Prices

The price of a single family home decreased for the second consecutive month, after peaking in June. In August, the average price of a single family home was \$428,174, down 3% from last month, but still 8% higher than last year at this time. As compared to last month, the average price of a single family detached home decreased by 3%, while the average sold price of a condo/townhome was relatively unchanged.

#### Sold Prices Monthly Change



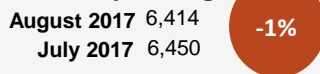
### New and Active Listings

As is typical for this time of year, we saw a decrease in the number of new listings, as well as available inventory. In August, 6,091 new listings of homes for sale came on the market, down 3% compared to last month, and a year-over-year decrease of 1%. As a result, the month ended with 6,414 active listings of homes for sale, slightly lower than we saw at the end of July.

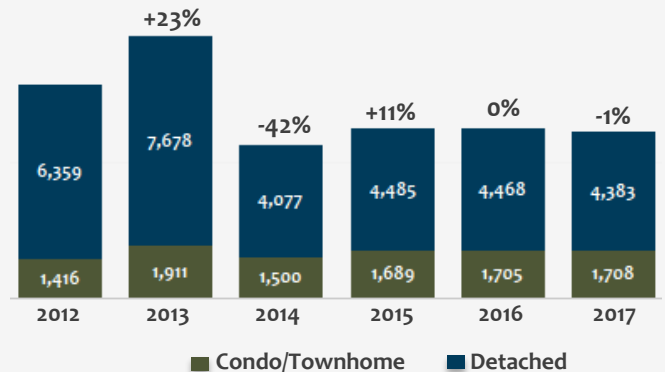
#### New Listings Monthly Change



#### Active Listings Monthly Change



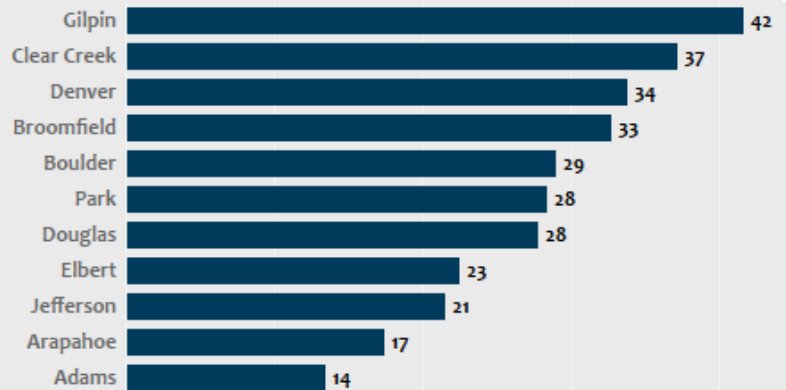
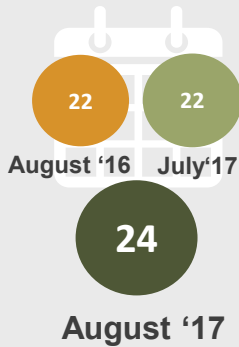
#### August New Listings





## Average Days on Market

Throughout the Denver Metro area, the amount of time a home spent on the market saw little change. On average, homes spent 24 days on the market in August, 2 days more than this time last month, and 2 days longer than this time last year.

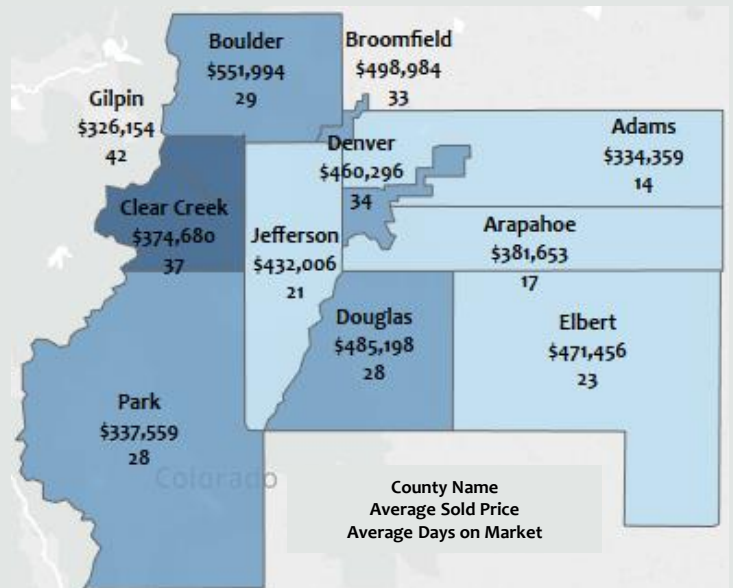
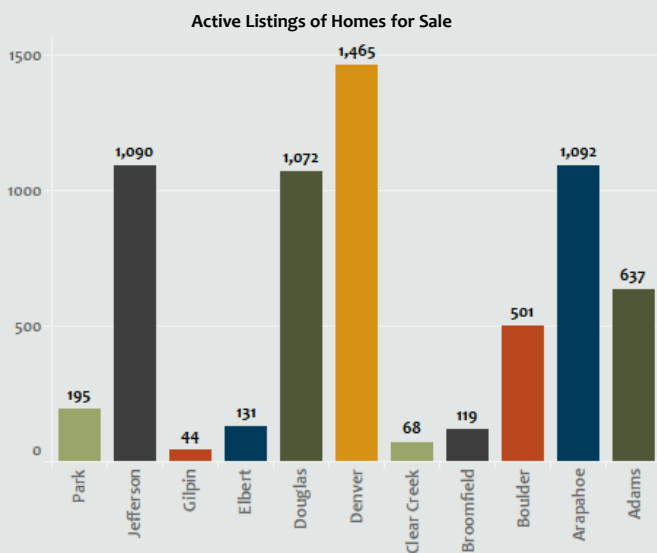


<b>6,414</b> Total Active Listings	<b>\$428,174</b> Average Sold Price	<b>4,920</b> Total Listings Sold	<b>24</b> Average Days on Market
<b>6,091</b> Total New Listings	<b>\$375,000</b> Median Sold Price	<b>5,573</b> Total Listings Under Contract	<b>5.5</b> Weeks of Inventory



## County by County

In August, the County of Denver had the most active listings of homes for sale, followed by Arapahoe and Jefferson Counties. Homes sold the quickest in Adams County, where homes were most affordable. Homes in Boulder and Douglas Counties saw the highest average home prices and stayed on the market a bit longer.



Greater Denver Metro Area Counties:

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