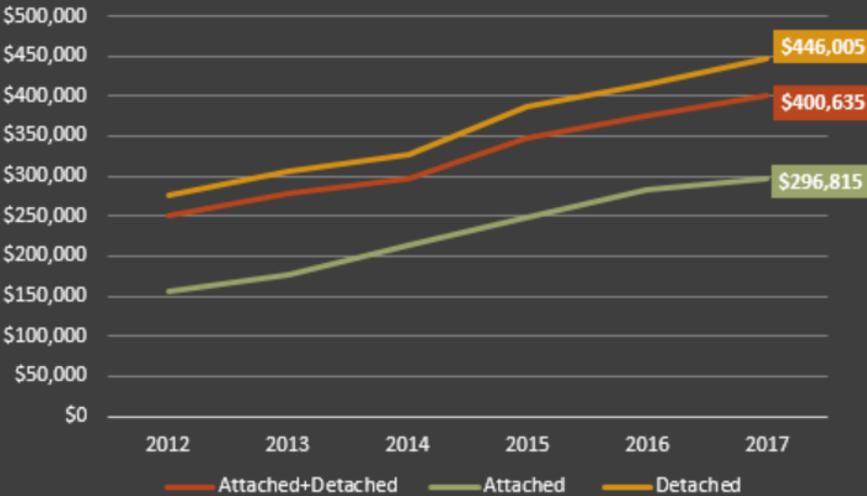
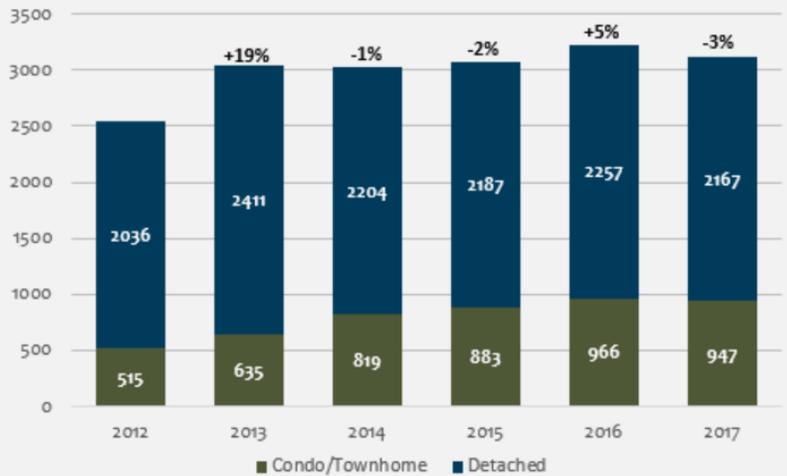




Home Sales

After a strong January, sales leveled off a bit in February. During the month, 3,114 homes sold in the Greater Denver Metro area, down 3% as compared to last year, but up 22% as compared to 5 years ago. Of the homes that sold in January, 2,167 were attached and 947 were condos/townhomes.

Monthly Change
 February 2017 3,114
 January 2017 3,201 **-3%**



Sold Prices

The average sold price for a single family home saw an 7% year-over-year increase, reaching \$400,635. In February, the average price for a single family detached home increased 7.5% year over year to \$446,005. The average price of a condo/townhome was \$296,815, a year-over-year increase of 5%.

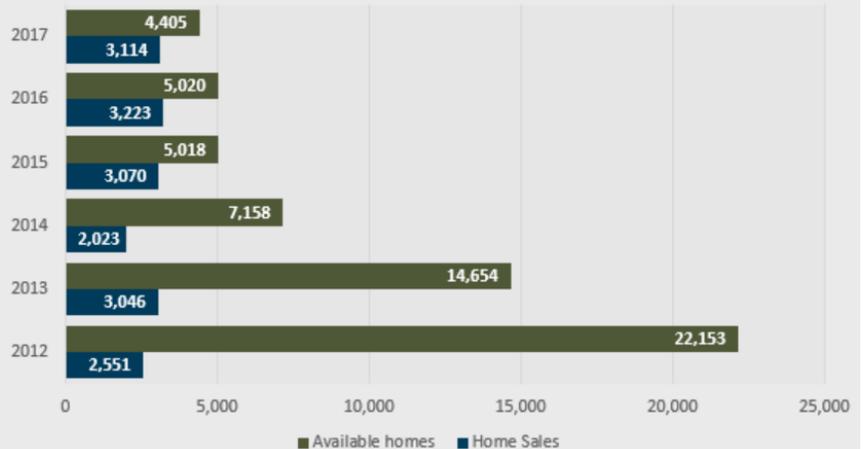
Monthly Change
 February 2017 \$400,635
 January 2017 \$401,730 **0%**

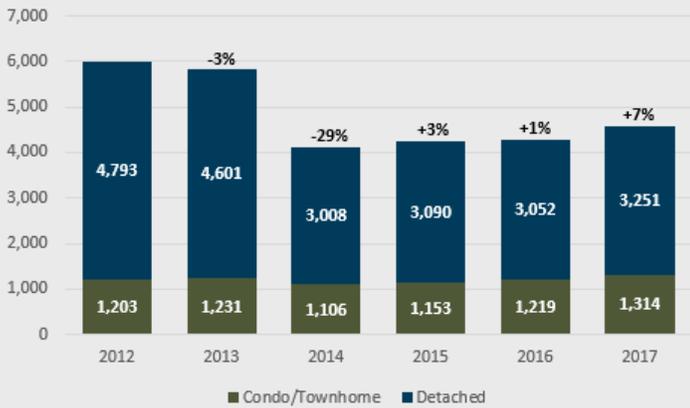


Supply & Demand

Sales across the Greater Denver Metro area remained strong in February, consistent with numbers we've seen over the last 5 years. Inventory levels: however, are continuing to shrink. February ended with 4,405 active listings of homes for, 8% less than last month, and 12% less than last year.

At the current sales pace, there are enough listings on the market to last 6 weeks.





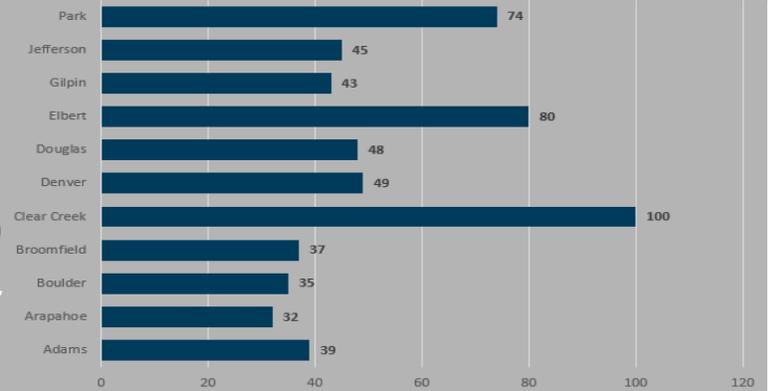
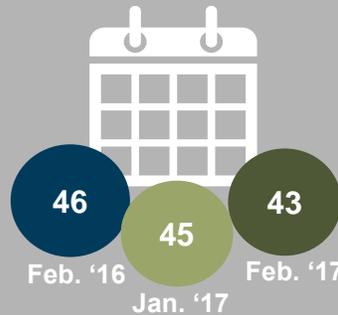
New Listings

In February 4,565 new listings came on the market, 20% more than in January and 7% percent more than last year at this time. Two consecutive months of double-digit increases in new listings is a good sign that the selling season is well underway.

Monthly Change
 February 2017 4,565
 January 2017 3,804 **+20%**

Days on Market

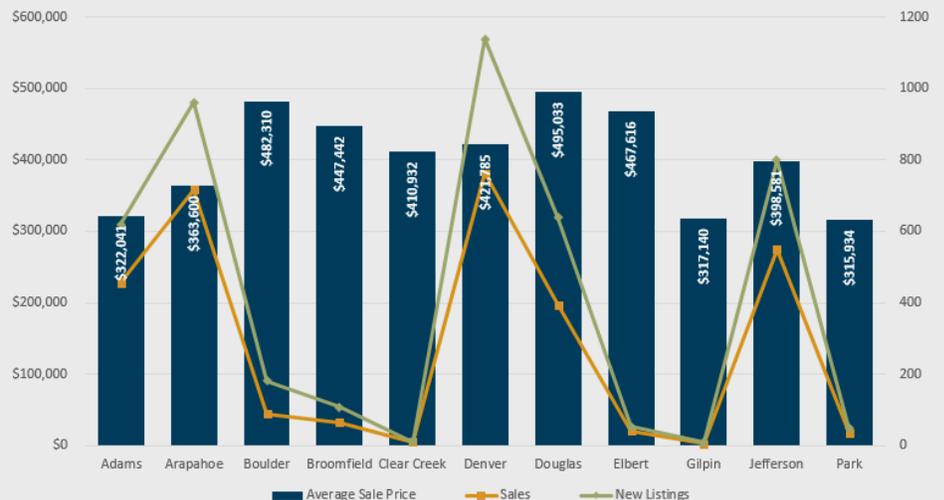
Homes are selling quickly throughout the Denver Metro Area, spending an average of 43 days on the market, 3 days less than this time last year.



4,405 Total Active Listings	\$400,635 Average Sold Price	3,114 Total Listings Sold	43 Average Days on Market
4,565 Total New Listings	\$356,000 Median Sold Price	4,625 Total Listings Under Contract	6 Weeks of Inventory

County by County

In February, Denver, Arapahoe, Jefferson, and Douglas counties saw significant increases in the number of new listings coming on the market. These same counties also saw strong sales, which held prices high. Douglas and Boulder counties were the counties that saw the highest average sold prices.



Greater Denver Metro Area Counties

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