



Home Sales

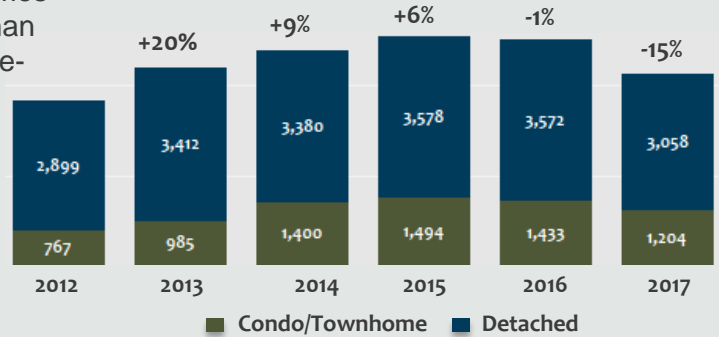
September brought a fourth consecutive month of slowing home sales in the Denver Metro area. A total of 4,262 homes sold, down 21% compared to last month and 15% less than September 2016. As compared to last year, sales of single-family detached homes decreased by 14% and sales of condos/townhomes decreased by 16%. September's slowing was greater than we typically see; however, year to date, sales are strong, up 3% compared to 2016.

Home Sales Monthly Change

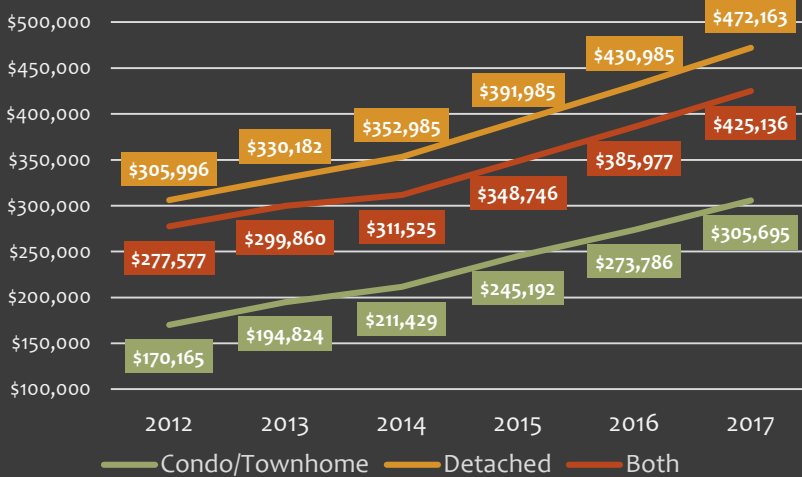
September 2017 4,262
August 2017 5,424

-21%

September Home Sales



September Average Sold Prices



Sold Prices

The price of a single family home remained relatively unchanged, following two consecutive months of decreases. In September, the average price of a single family home was \$425,136, flat from last month, but still 10% higher than last year at this time. As compared to last month, the average price of a single family detached home decreased very slightly, while the average sold price of a condo/townhome decreased 1%.

Sold Prices Monthly Change

September 2017 \$425,136
August 2017 \$425,635

0%



New and Active Listings

The number of new listings that came on the market decreased for the third consecutive month. In September, there were 5,501 new listings of homes for sale, down 10% compared to last month, and a year-over-year decrease of 3%. The month ended with 6,562 active listings of homes for sale, higher than August levels, thanks to slowing demand.

Active Listings Monthly Change

September 2017 6,562
August 2017 6,414

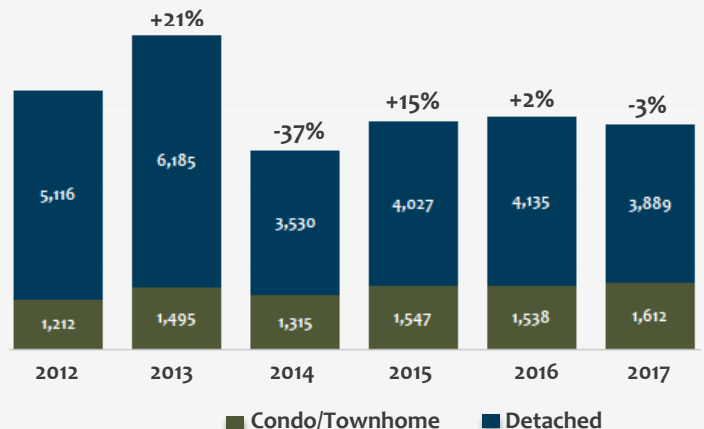
+2%

New Listings Monthly Change

September 2017 5,501
August 2017 6,091

-10%

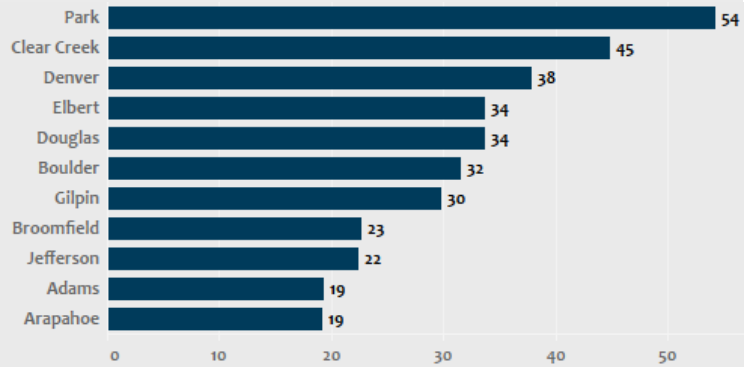
September New Listings





Average Days on Market

Homes in the Denver Metro area spend more time on the market in September. On average, homes spent 27 days on the market, 3 days more than this time last month and time last year. The median amount of time a home spent on the market increased from 8 days to 10 days.

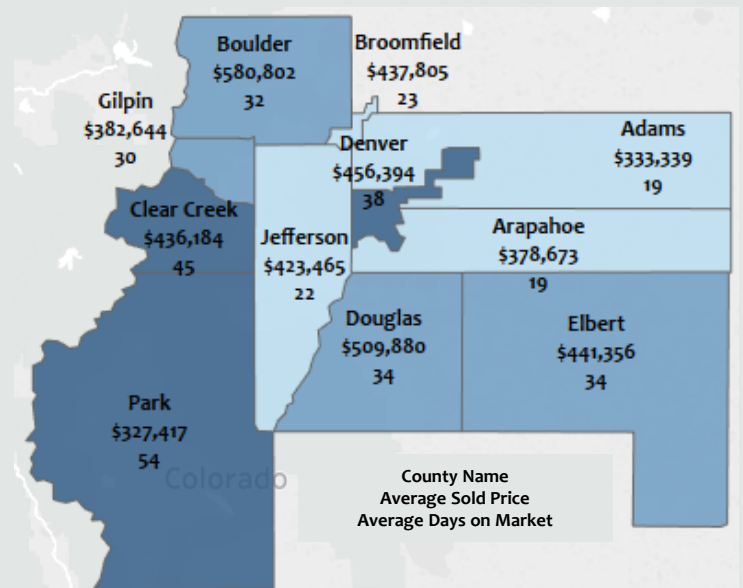
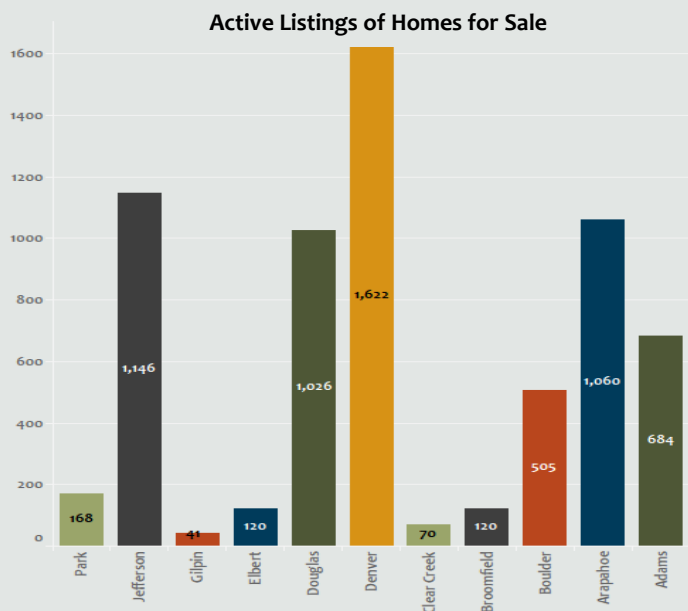


6,562 Total Active Listings	\$425,136 Average Sold Price	4,262 Total Listings Sold	27 Average Days on Market
5,501 Total New Listings	\$370,000 Median Sold Price	4,930 Total Listings Under Contract	7 Weeks of Inventory



County by County

Six counties in the Denver Metro area saw an increase in the active number of listings for sale, with five seeing a decrease. The number of active listings increased by 11% in Denver County, 7% in Adams County, and 5% in Jefferson County. Homes are spending more time on the market throughout the Denver Metro area. Homes sold the quickest in Adams and Arapahoe Counties, where average sale prices remain in the \$300,000 range.



Greater Denver Metro Area Counties:

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