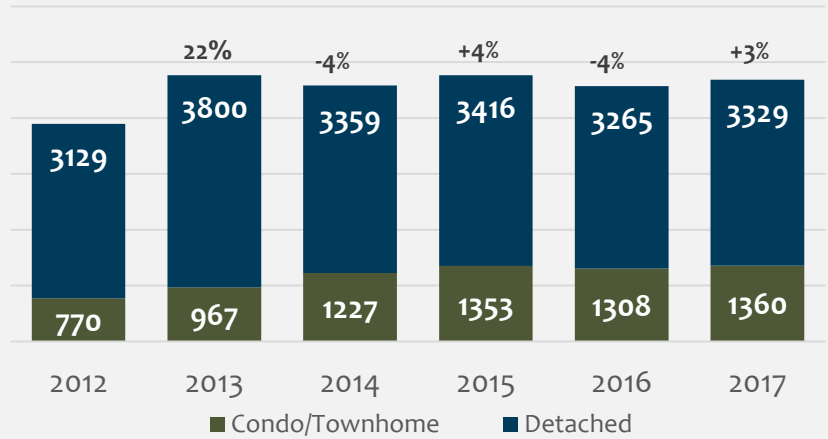
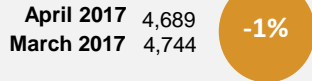




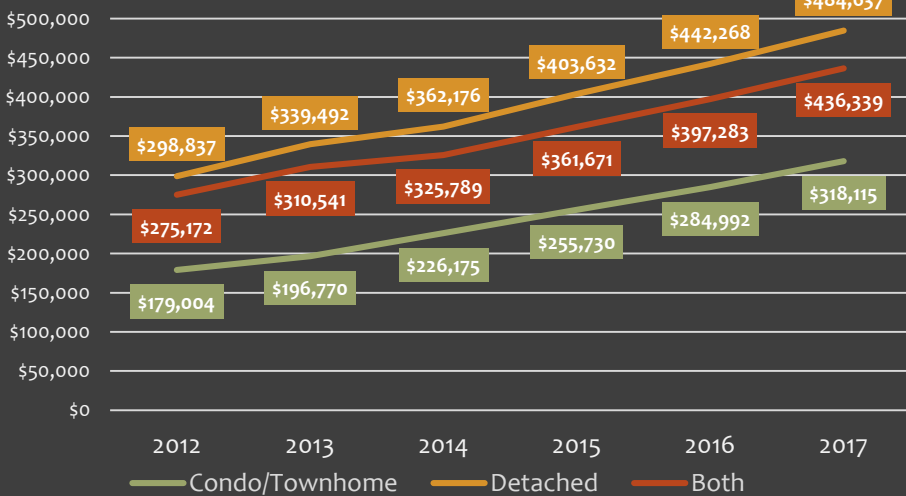
Home Sales

Although they dipped slightly as compared to last month, Denver Metro area home sales in April remained strong. Throughout the month, 4,689 homes sold, down 1% compared to last month and up 3% from this time last year. Sales of detached homes were up 2% over last year. Condo/townhome sales also saw a year-over-year increase of 4%.

Home Sales Monthly Change



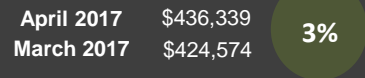
Average Sold Prices



Sold Prices

The average sold price for a single family home saw an 10% year-over-year increase, reaching \$436,339 and setting a new all-time high. Prices are up 3% month over month. In April, the average price for a single family detached home was \$484,637, and the average price of a condo/townhome was \$318,115.

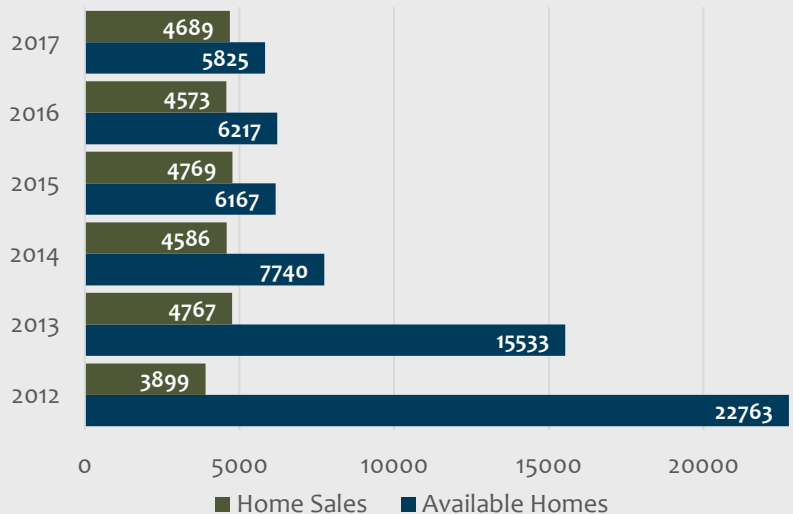
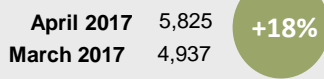
Sold Prices Monthly Change

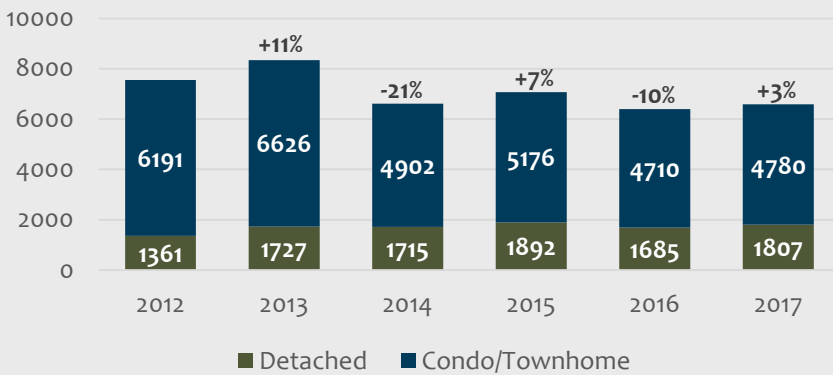


Supply & Demand

April brought an unexpected decrease in inventory to the Denver Metro housing market. At the end of the month, 5,825 homes were on the market, 18% more than this time last month, but 6 percent less than this time last year. Sales inched up, remaining consistent with numbers we've seen over the last 5 years. At the current sales pace, there are enough listings on the market to last 5 weeks.

Active Listings Monthly Change





New Listings

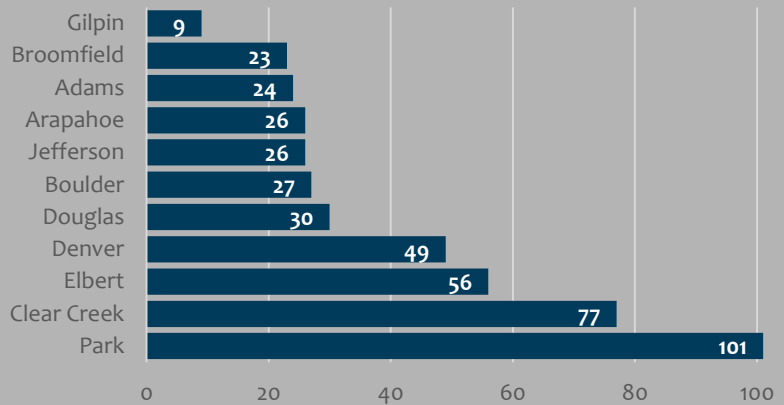
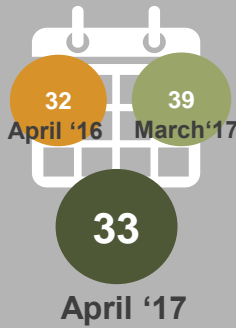
After a large increase last month, new listings saw a slight month-over-month decrease. In April, 6,587 new listings came on the market, 3% less than in March, but up 3% as compared to April 2016.

Monthly Change
 April 2017 6,587
 March 2017 6,823
-3%



Days on Market

Homes continue to sell quickly throughout the Denver Metro Area, spending an average of 33 days on the market, 6 days less than this time last month, but one day longer as compared to last year.

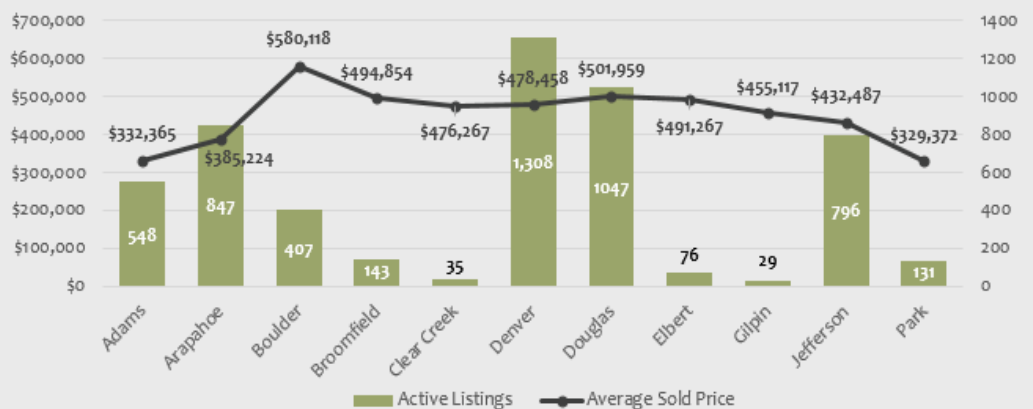


5,825 Total Active Listings	\$436,339 Average Sold Price	4,689 Total Listings Sold	33 Average Days on Market
6,587 Total New Listings	\$380,000 Median Sold Price	6,118 Total Listings Under Contract	5 Weeks of Inventory



County by County

In April, Denver had the most active listings of homes for sale, followed by Douglas, Arapahoe and Jefferson counties. Boulder County homes had the highest average home price. Homes in Adams, Arapahoe and park counties offered average sales prices that remain in the \$300,000 range.



Greater Denver Metro Area Counties:

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