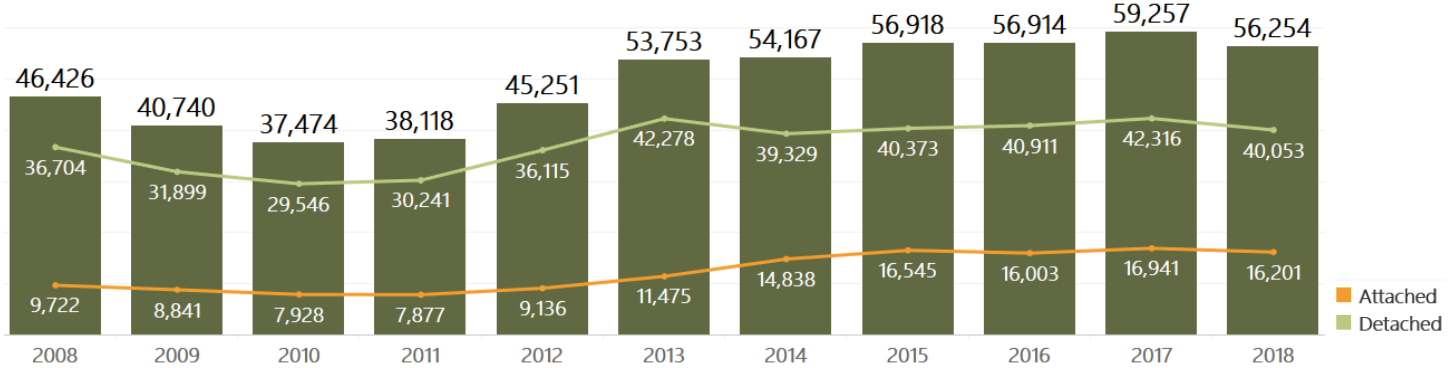




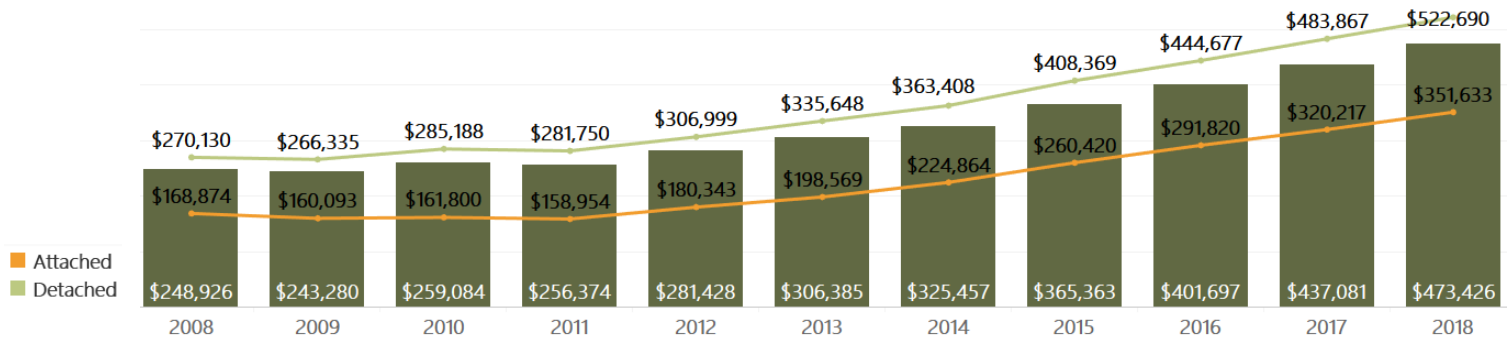
HOME SALES

Sales of homes in the Denver Metro area remained strong in 2018, decreasing just 5% as compared to last year's ten-year high.



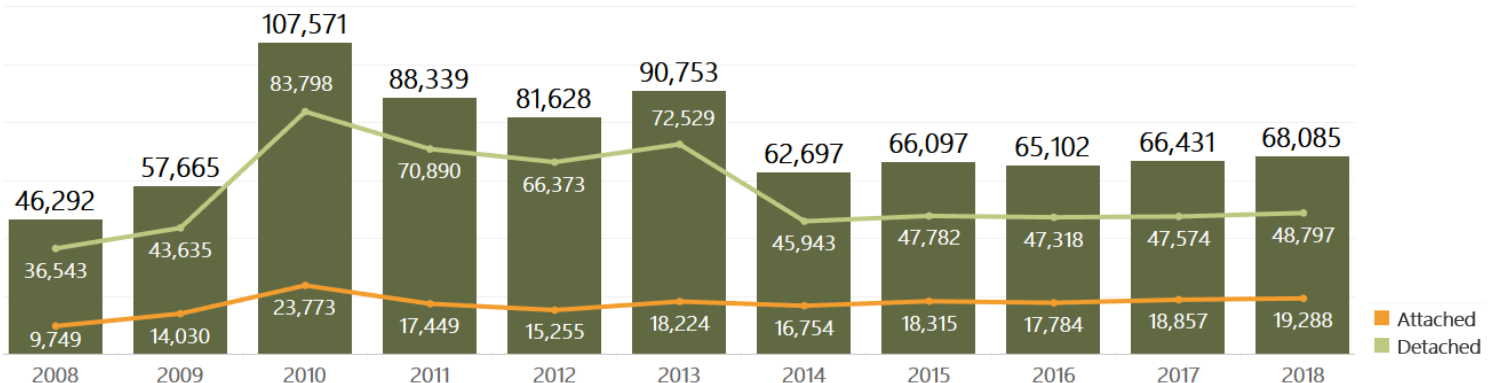
PRICES

Home values continued to rise in 2018, with the average price of a single-family home reaching \$473,426. The price of detached homes increased 8%, with Condos/townhomes increasing 10%. As the year progressed, we saw the rate at which prices were rising begin to moderate.



NEW LISTINGS

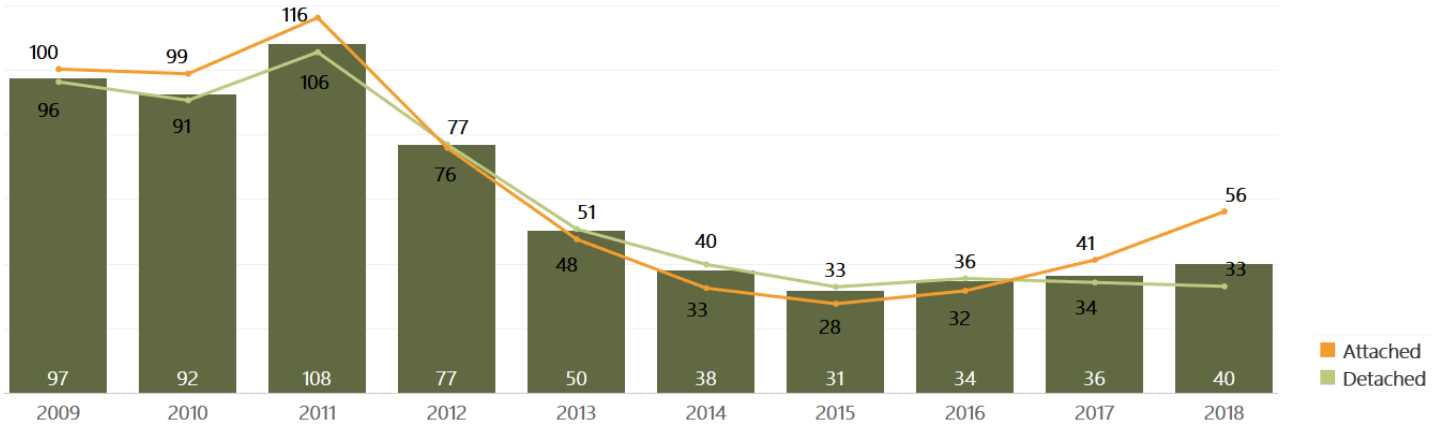
The Denver Metro area saw more new listings come to the market than we've seen in 5 years, which helped to push up inventory levels, giving eager buyers more choices. New listings of detached homes increased 3% and condos/townhomes increased 2%.



**+4
days**

DAYS ON MARKET

The average number of days a Denver Metro home spent on the increased by 4 days in 2018 to 40 days. Detached homes sold more quickly, at 33 days, while attached homes sold in 56 days on average.



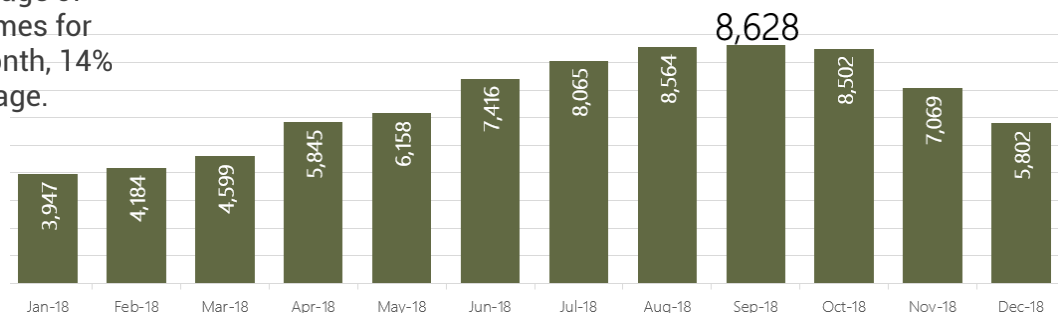
6,564 Average Active Listings	\$473,426 Average Sold Price	56,254 Listings Sold	40 Average Days on Market
68,085 New Listings	\$409,900 Median Sold Price	57,125 Listings Under Contract	6 Avg. Weeks of Inventory

+14%

AVERAGE ACTIVE LISTINGS AT MONTH END

In 2018, there was an average of 6,565 active listings of homes for sale at the end of each month, 14% higher than the 2017 average.

In September 2018, the market hit a peak of 8,628 active listings on the market.



**+1
week**

AVERAGE WEEKS OF INVENTORY

The Denver Metro area averaged 6 weeks of inventory in 2018, one week more than last year. Weeks of inventory climbed above 2 months in September.

