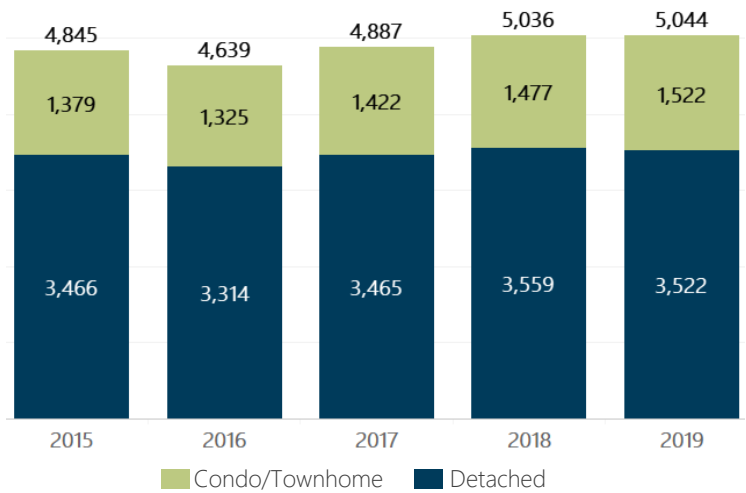


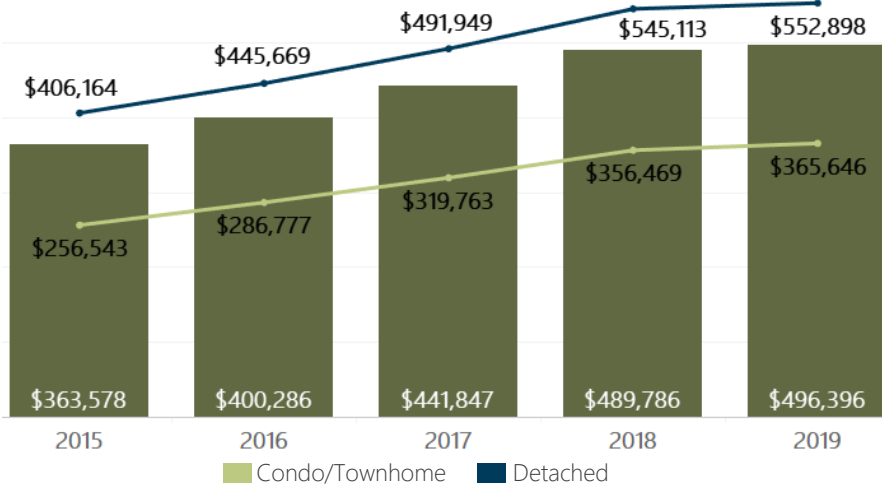
0% HOME SALES

More homes sold in April than we've seen in any other April in more than a decade. Throughout the month, 5,044 homes sold in the 11-county Denver Metro Area, up just slightly from last year, but a month-over-month increase of 12%. Year to date, sales are just 2% lower than this time last year indicating we're on pace for another busy sales season.

Contracts were put in place on 6,442 homes in April, up 11% from last year and 18% higher than last month.



Average Sold Prices



+1% PRICES

The average sold price of a home inched closer to the half million dollar mark in April reaching \$496,396, an increase of 1% from last year and a 4% increase compared to last month.

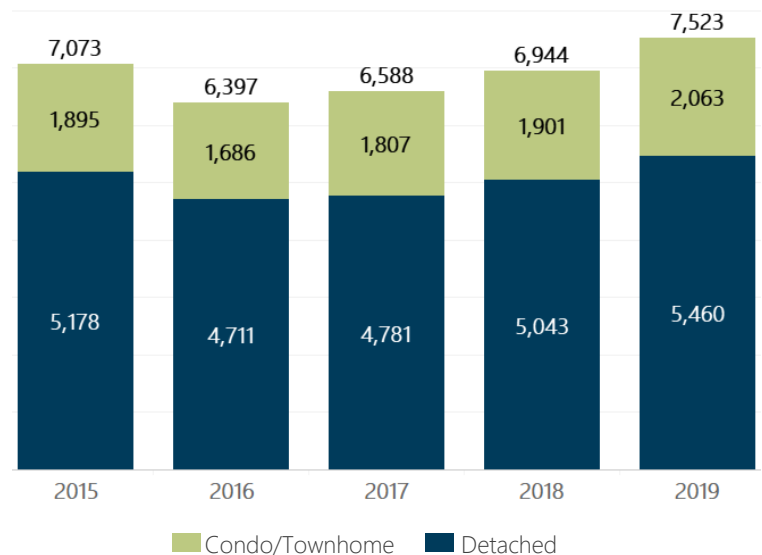
Single-family detached homes sold for an average price of \$552,898, up 1% year over year. The price of condos/townhomes was up 3% from April 2018, at an average of \$365,646.

+8% NEW LISTINGS

Sellers continued to bring more new listings of homes for sale to the market in April. Throughout the month, 7,523 listings hit the market, an increase of 20% compared to last month, and 8% more than last year. Year to date, New listings are up 7% year over year.

The count of active listings of homes for sale at the end of April was 7,869, 39% higher than last year and 25% higher than the end of last month.

We currently have 7 weeks of inventory, 1 week more than last month, and 2 weeks more than last year at this time.

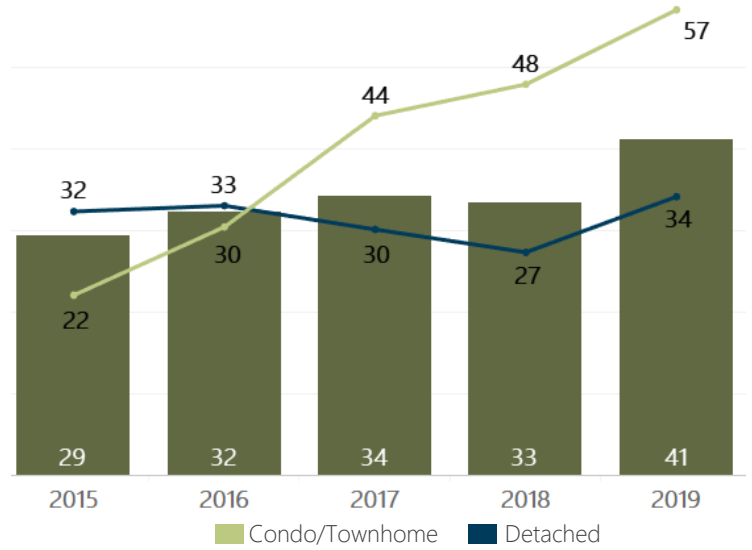


+8 Days

DAYS ON MARKET

In April, homes spent an average of 41 days on the market, 7 days less than last month, but 8 days more than this time last year. On average, single-family detached homes were on the market 34 days, while condos/townhomes were on the market 57 days.

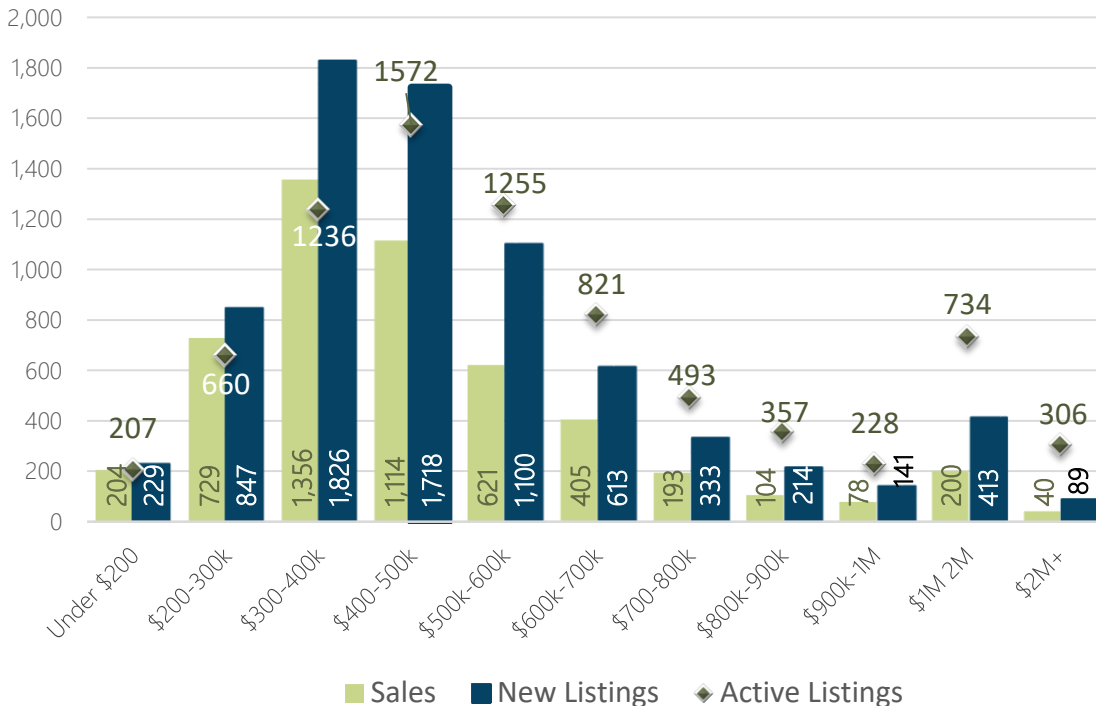
The median amount of time a home spent on the market in April was 8 days, 3 days more than this time last year.



7,869 Active Listings	\$496,396 Average Sold Price	5,044 Listings Sold	41 Average Days on Market
7,723 New Listings	\$420,000 Median Sold Price	6,442 Listings Under Contract	7 Weeks of Inventory

Greater Denver Metro Market by Price Range

The April housing market saw the most activity in the \$300 to 500,000 price ranges, with 47% of all new listings and 49% of sales. At the end of the month, 36% of all active listings were priced between \$300,00 and \$500,000. Homes in these ranges are in high demand, spending an average of only 31 days on the market.



Average Days on Market by Price Range	
Under \$200k	33
\$200-300k	22
\$300-400k	27
\$400-500k	36
\$500-600k	59
\$600-700k	74
\$700-800k	71
\$800-900k	52
\$900-1M	71
\$1-2M	66
\$2M+	99