

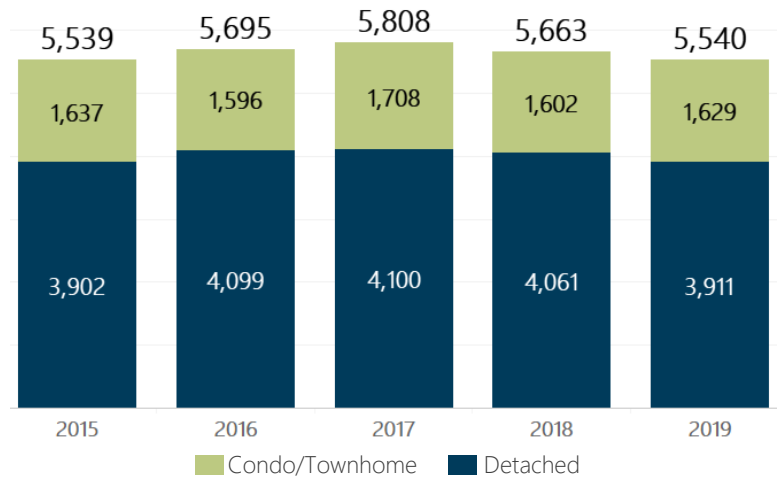


HOME SALES

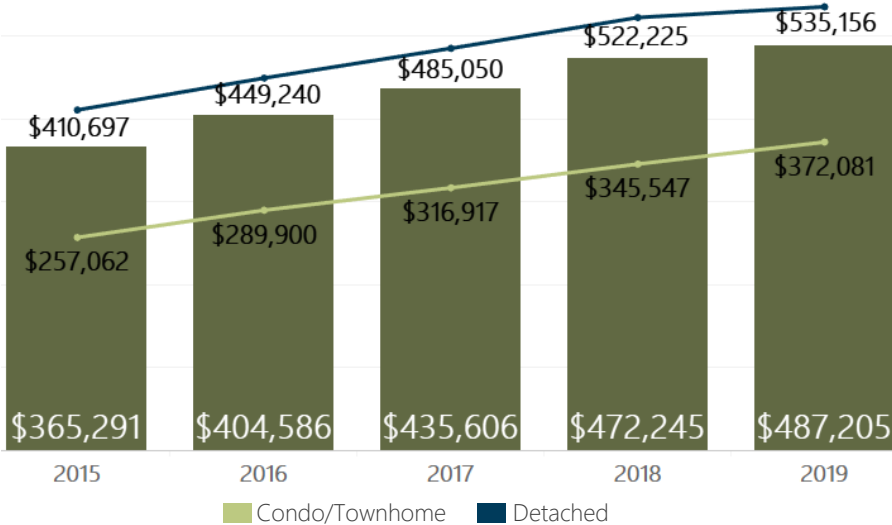
Denver Metro home sales saw a slight decrease in August. Throughout the month, 5,540 homes sold, down 6% from last month and down 2% from this time last year.

The number of sold homes year to date is 39,556, just slightly higher than last year at this time.

In August, contracts were put in place on 5,838 homes, up 16% from last year and up 3% from last month.



Average Sold Prices



PRICES

Home prices saw a slight decrease for the third consecutive month, down 3% from the summer peak of \$502,460. In August, the average sold price for a home was \$487,205, down 2% month over month, but 3% higher than this time last year.

In August, single-family detached homes sold for an average price of \$535,156, up 3% year over year. The price of condos/townhomes was up 8% from August 2018, at an average of \$372,081.

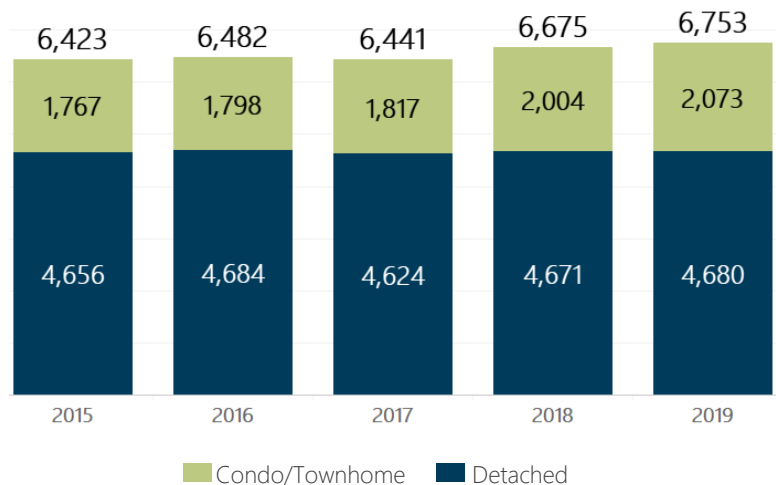


NEW LISTINGS

Throughout the month, the market saw 6,753 new listings of homes for sale, up 2% compared to last month, but 1% more than last year. Year to date, new listings are up 6% compared to last year at this time.

The count of active listings of homes for sale at the end of August was 9,511, 14% higher than last year and 1% higher than the end of last month.

We currently have **7 weeks of inventory**, unchanged from both last month and last year at this time.

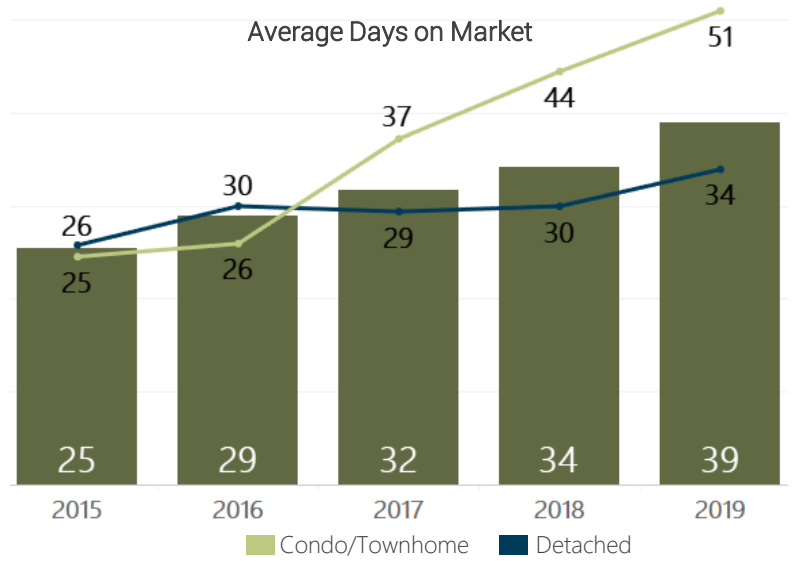




DAYS ON MARKET

In August, homes spent an average of 39 days on the market, 5 days longer than this time last year, and 7 days longer than last month. On average, single-family detached homes were on the market 34 days, while condos/townhomes were on the market 51 days.

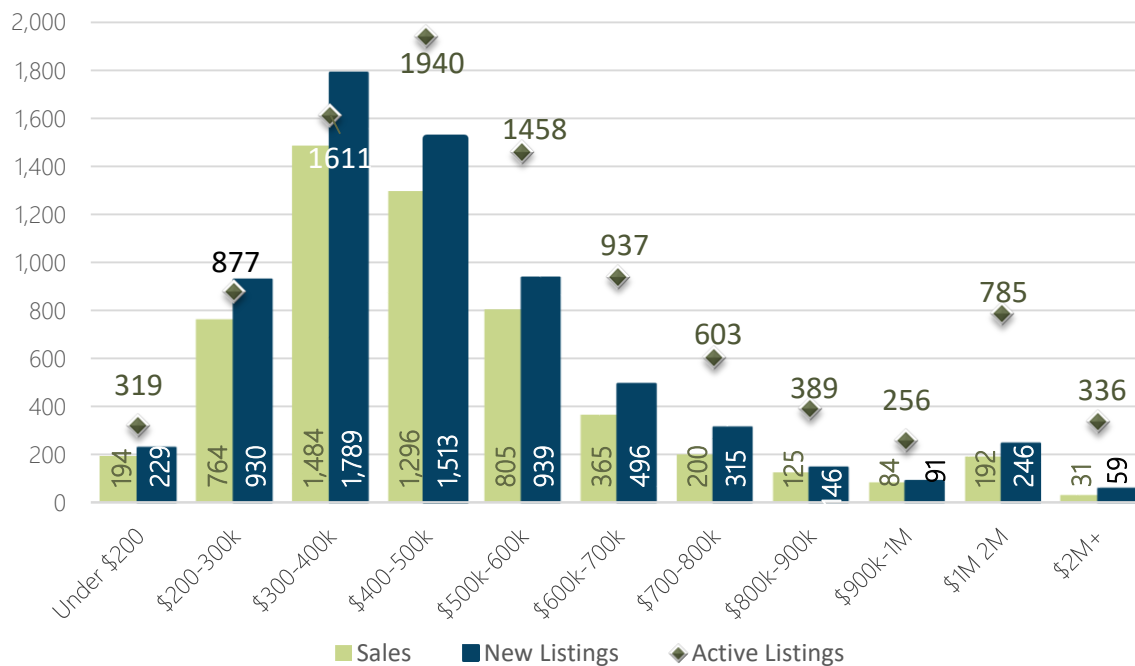
The median amount of time a home spent on the market in August was 16 days, 5 days more than this time last year.



9,511 Active Listings	\$487,205 Average Sold Price	5,540 Listings Sold	39 Average Days on Market
6,753 New Listings	\$425,000 Median Sold Price	5,838 Listings Under Contract	7 Weeks of Inventory

Greater Denver Metro Market by Price Range

In August, the \$400-500,000 price range contained 20% of the Denver Metro region's active listings, more than any other price range. Throughout the month, 1,513 new listings were brought to the market in this range, 10% more than last year. August sales in the \$400-500,000 increased 5% compared to a year ago, with 1,296 homes sold. The \$300-400,000 price range saw the highest number of August sales, at 1,484; however, sales in this range were down 10% from last year as home prices continue their climb.



Under \$200k	40
\$200-300k	26
\$300-400k	24
\$400-500k	34
\$500-600k	56
\$600-700k	59
\$700-800k	60
\$800-900k	64
\$900-1M	70
\$1-2M	65
\$2M+	75