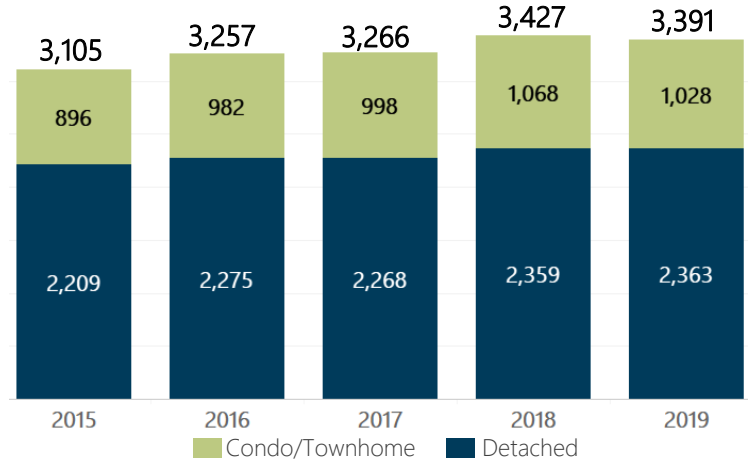


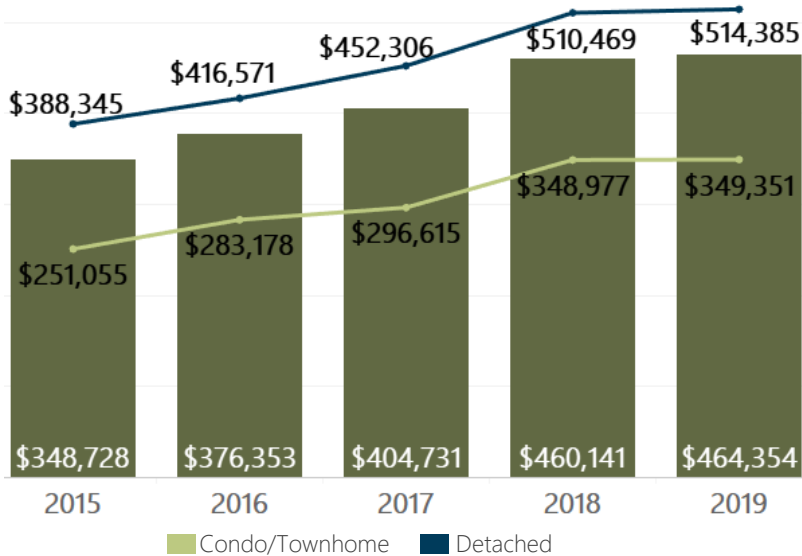
-1% HOME SALES

In February, 3,391 homes sold in the 11-county Denver Metro Area, a slight 1% decrease from last year and a month-over-month increase of 16%.

The number of homes that moved to Under Contract in February was 10% higher than last year. Throughout the month, contracts were placed on 4,616 homes, a 15% month-over-month increase.



Average Sold Prices



+1% PRICES

The average sold price of a home saw a slight increase. In February, homes sold for \$464,354 on average, a 1% increase from last month and 1% higher than last year.

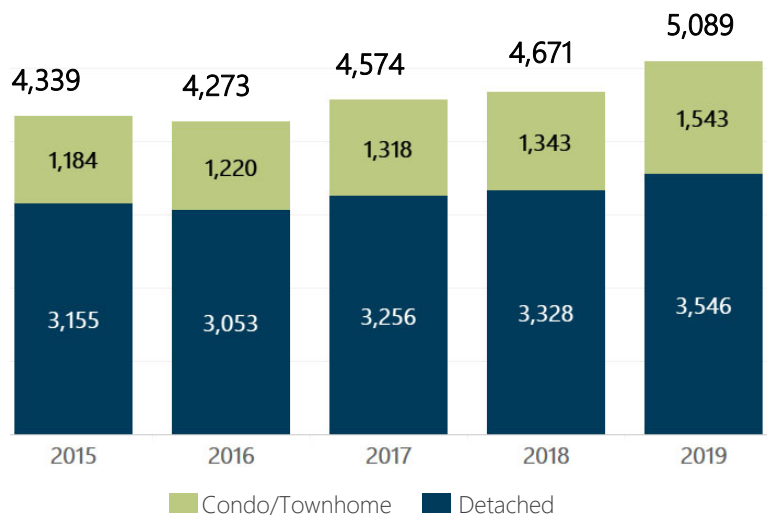
The average price of a single-family detached home was \$514,385, up 1% year over year. The price of condos/townhomes remained relatively unchanged from last year, at an average of \$349,351.

+9% NEW LISTINGS

The Denver Metro Area hit a five-year high for new listings in the month of February. With 5,089 new homes for sale brought to the market, we saw a 9% increase from last year. Compared to last month, new listings are up 6%.

The count of active listings of homes for sale at the end of February was 5,832, 39% higher than last year and 4% higher than the end of last month.

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

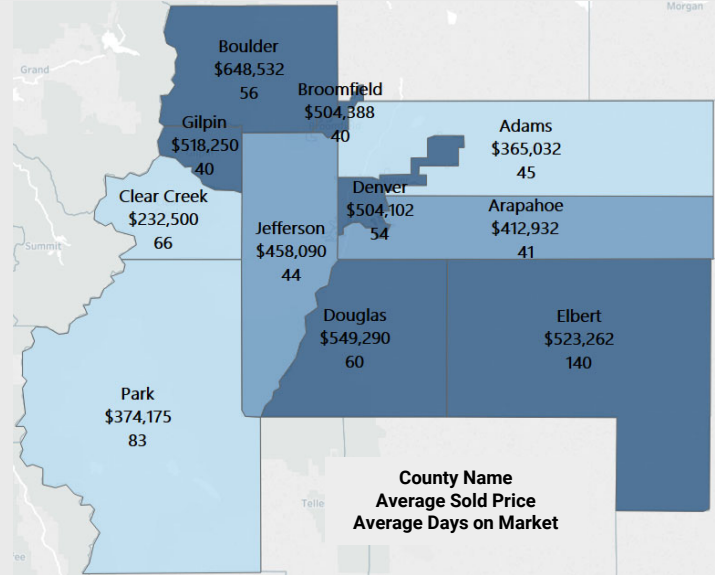




DAYS ON MARKET

In February, homes spent an average of 49 days on the market, 5 days fewer than last month and 5 days fewer than this time last year. On average, single-family detached homes were on the market for 49 days, while condos/townhomes were on the market for 51 days.

The median amount of time a home spent on the market in February was 17 days, 10 days more than this time last year.

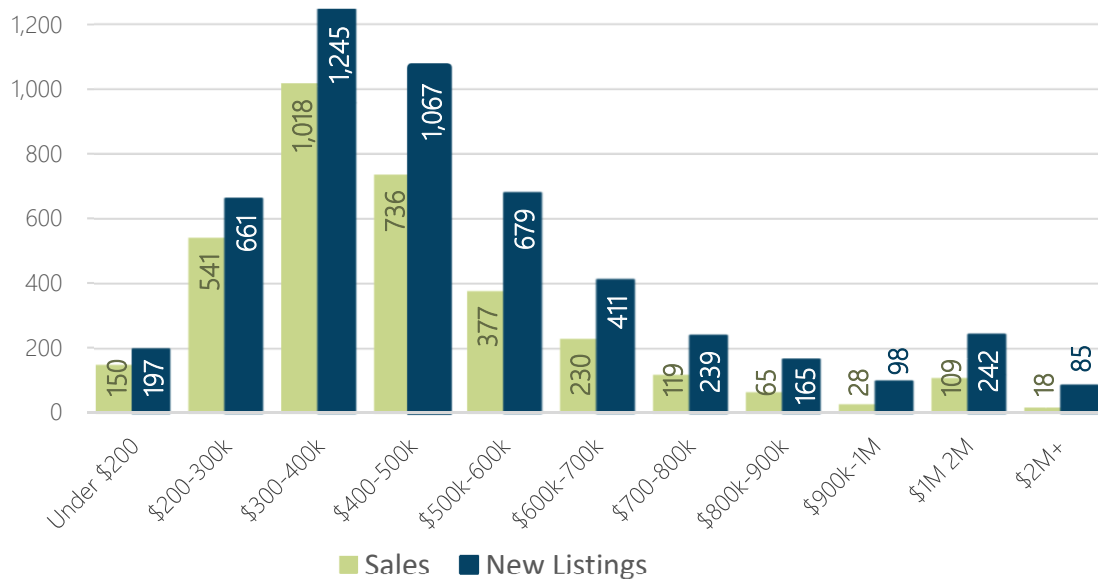


5,832 Active Listings	\$464,354 Average Sold Price	3,391 Listings Sold	49 Average Days on Market
5,089 New Listings	\$400,000 Median Sold Price	4,616 Listings Under Contract	7 Weeks of Inventory

Greater Denver Metro Market by Price Range

With a significant number of new listings coming on the market in February, inventory levels got another welcome boost. The influx of new listings is also a sign the 2019 buying and selling season is ramping up. The \$300 to 500,000 price ranges saw the bulk of the activity during the month with 45% of all new listings and 52% of sales. Homes in these ranges are in high demand, spending an average of only 42 days on the market. New listings saw year-over-year increases in all price ranges above \$300,000.

The number of new listings in the price ranges below \$300,000 decreased 12%.



Average Days on Market by Price Range	
Under \$200k	32
\$200-300k	35
\$300-400k	34
\$400-500k	53
\$500-600k	65
\$600-700k	66
\$700-800k	64
\$800-900k	72
\$900-1M	102
\$1-2M	125
\$2M+	85

Greater Denver Metro Area Counties:

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