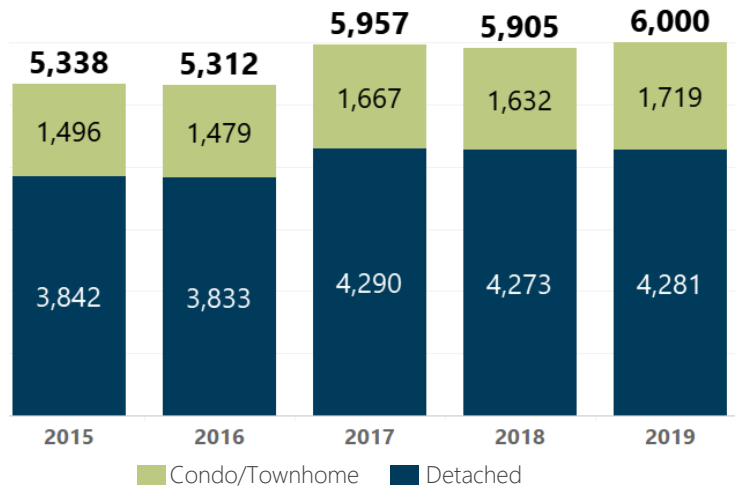




### HOME SALES

A plentiful supply of housing translated into another strong month for home sales throughout the Denver Metro area. With 6,000 homes sold in May, sales of single-family homes saw increases of 2% year over year and 17% month over month. That marks the fourth straight month of positive sales this year. Year to date, sales are just .2% lower than this time last year.

In May, contracts were put in place on 6,426 homes, up 10% from last year and 5% higher than last month.



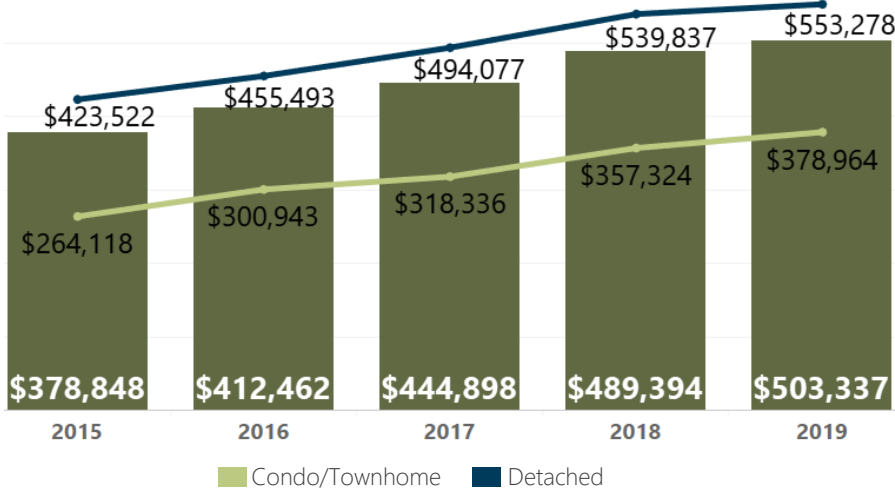
Average Sold Prices



### PRICES

The average sold price of a home moved past the half million dollar mark in May reaching an all-time high of \$503,337, an increase of 3% from last year and a 2% increase compared to last month.

Single-family detached homes sold for an average price of \$553,278, up 2.5% year over year. The price of condos/townhomes was up 6% from May 2018, at an average of \$378,964.

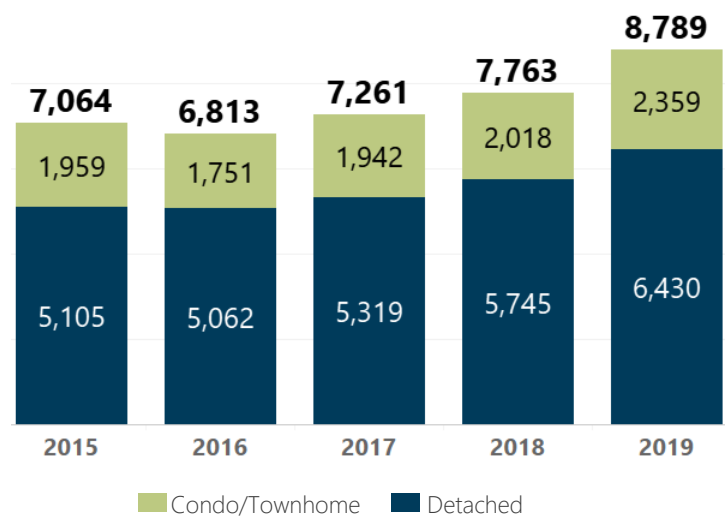


### NEW LISTINGS

Inventory levels were pushed up in May as a result of sellers continuing to bring new listings to the market. Throughout the month, the market saw 8,789 new listings of homes for sale, 13% more than last year and 17% more than last month. Year to date, new listings are up 8% compared to last year at this time.

The count of active listings of homes for sale at the end of May was 8,516, 38% higher than last year and 8% higher than the end of last month.

We currently have 6 weeks of inventory, 1 week less than last month, and 1 week more than last year at this time.



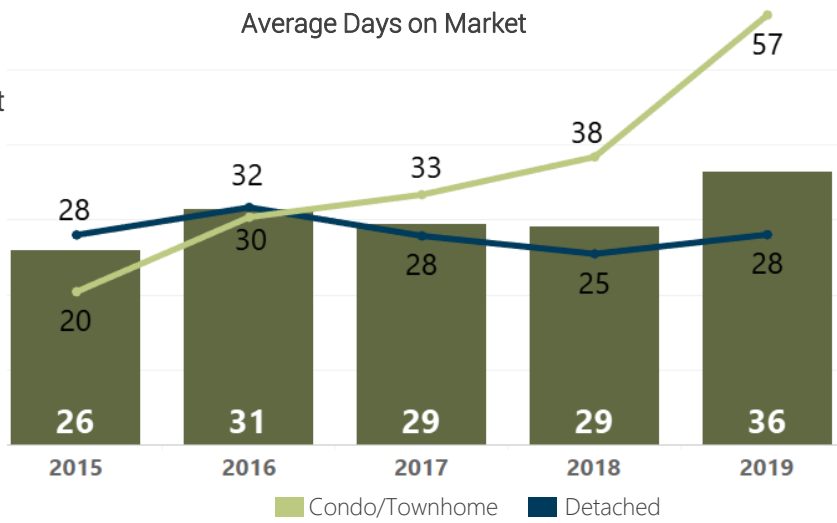


### DAYS ON MARKET

In May, homes spent an average of 36 days on the market, 6 days less than last month but 7 days more than this time last year. On average, single-family detached homes were on the market 28 days, while condos/townhomes were on the market 57 days.

The median amount of time a home spent on the market in May was 8 days, 2 days more than this time last year.

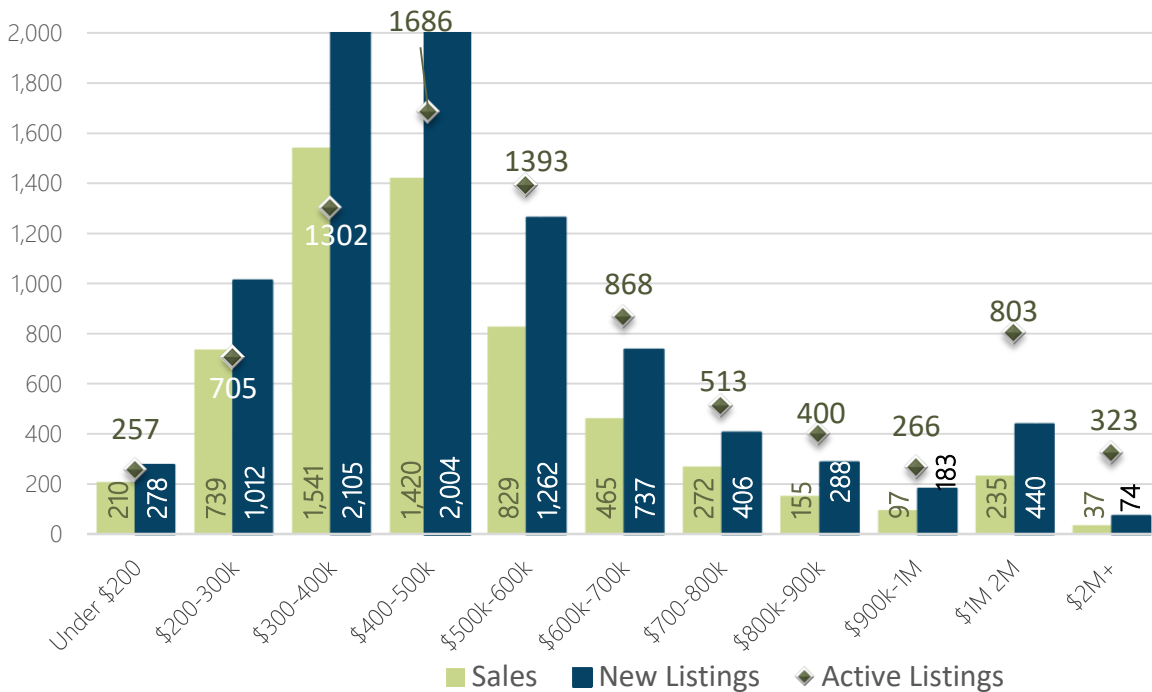
Average Days on Market



<b>8,516</b> Active Listings	<b>\$503,337</b> Average Sold Price	<b>6,000</b> Listings Sold	<b>36</b> Average Days on Market
<b>8,789</b> New Listings	<b>\$430,000</b> Median Sold Price	<b>6,426</b> Listings Under Contract	<b>6</b> Weeks of Inventory

### Greater Denver Metro Market by Price Range

The May 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, 35% of all active listings were priced between \$300,000 and \$500,000. Homes in these ranges are in high demand, spending an average of only 25 days on the market.



Average Days on Market by Price Range	
Under \$200k	35
\$200-300k	24
\$300-400k	22
\$400-500k	28
\$500-600k	48
\$600-700k	51
\$700-800k	61
\$800-900k	49
\$900-1M	101
\$1-2M	73
\$2M+	136