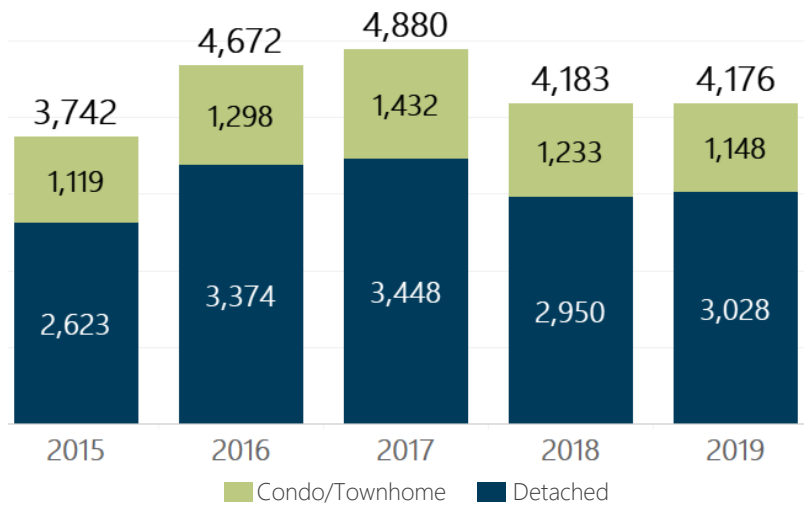


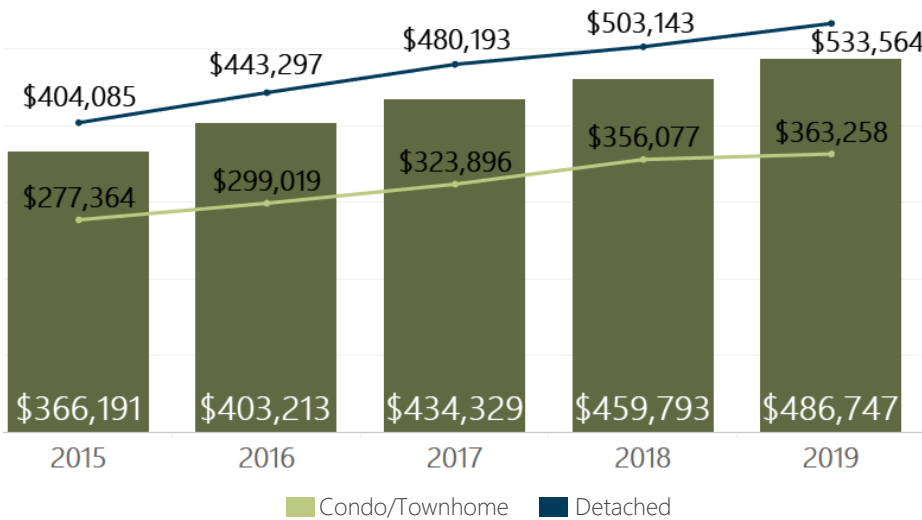
0% HOME SALES

In the Denver Metro Area this November, 4,176 homes sold, a **year-over-year difference of less than one percent**. As compared to last month, sales saw an 18% decrease, which is typical for this time of year.

In November, contracts were put in place on 4,416 homes, up 19% from last year and down 11% from last month.



Average Sold Prices



+6% PRICES

In November, the average price of a single-family home was \$486,747, a **year-over-year increase of 6%** and up 1% from last month.

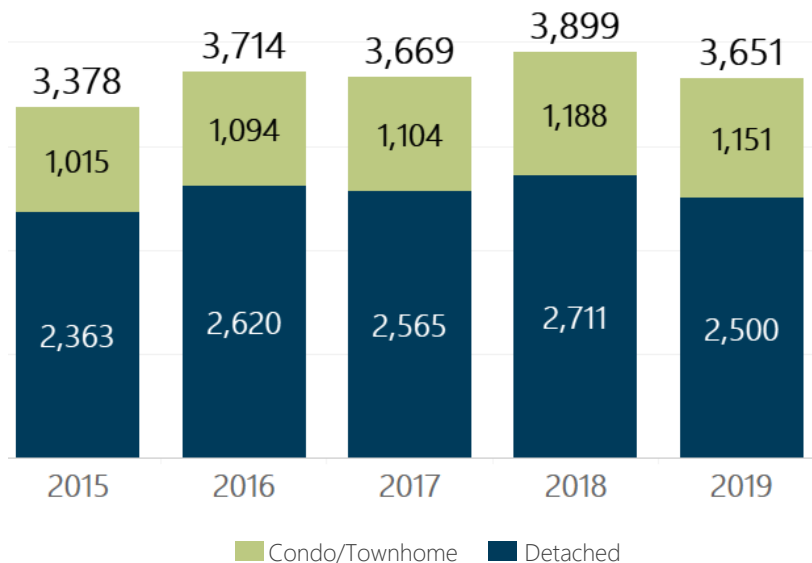
Single-family detached homes sold for an average price of \$533,564, up 6% year over year. The price of condos/townhomes was up 2% from November 2018, at an average of \$363,258.

-6% NEW LISTINGS

Throughout the month, sellers brought 3,651 new listings to the market, **down 6% compared to last year**, and a 33% decrease from last month.

The count of active listings of homes for sale at the end of November was 6,770, 4% lower than last year and 18% lower than the end of last month.

We currently have **7 weeks of inventory**, one week less than last November and unchanged from last month.

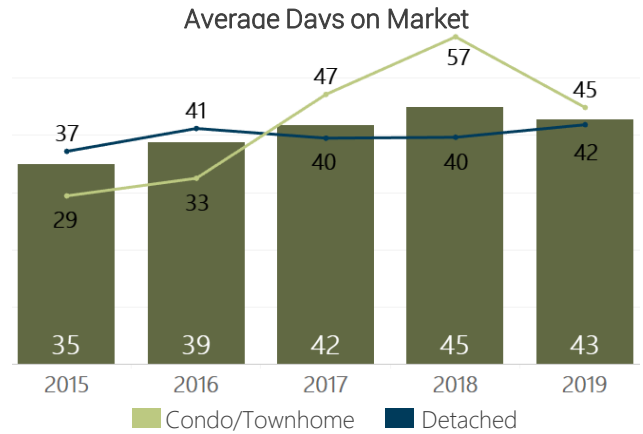




DAYS ON MARKET

In November, homes spent an average of 43 days on the market, **2 days less than this time last year** and three days more than last month. On average, single-family detached homes were on the market 42 days, while condos/townhomes were on the market 45 days.

The median amount of time a home spent on the market in November was 22 days, two days more than this time last year.



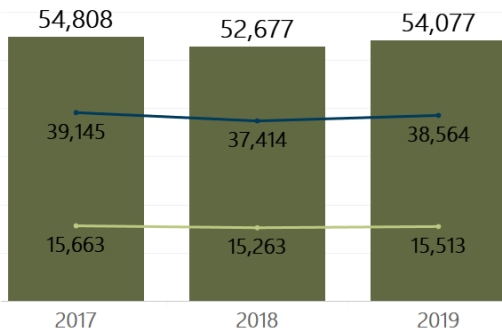
6,770 Active Listings	\$486,747 Average Sold Price	4,176 Listings Sold	43 Average Days on Market
3,651 New Listings	\$420,000 Median Sold Price	4,416 Listings Under Contract	7 Weeks of Inventory

YEAR TO DATE

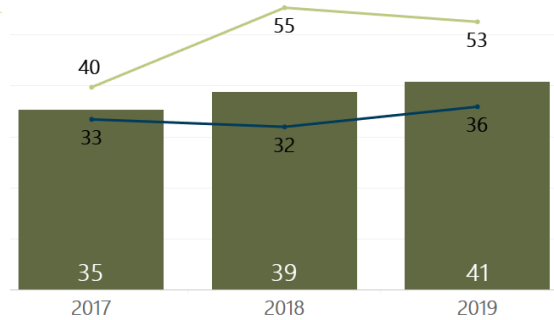
At the end of November, all major market year-to-date indicators continue to show positive year-over-year gains. Continued demand from buyers in the fall months is keeping sales higher than last year. Home prices are have seen steady gains, up an average of 3%. On average, homes are staying on the market 2 days longer, giving buyers a bit more time to shop.



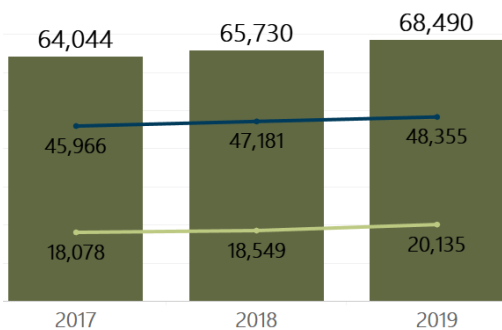
Sales



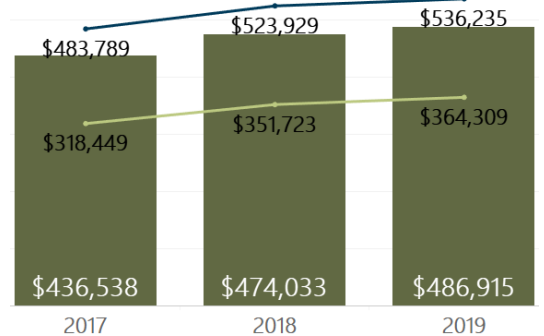
Days on Market



New Listings



Average Sold Price



Condo/Townhome Detached Both