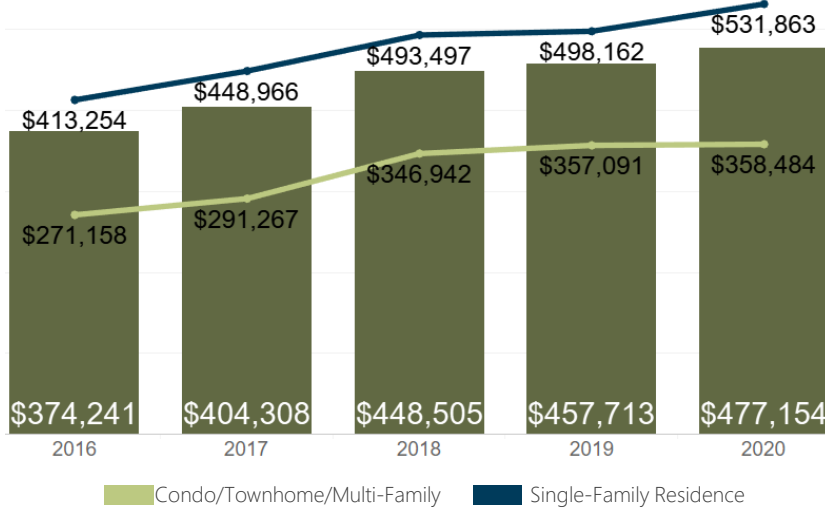
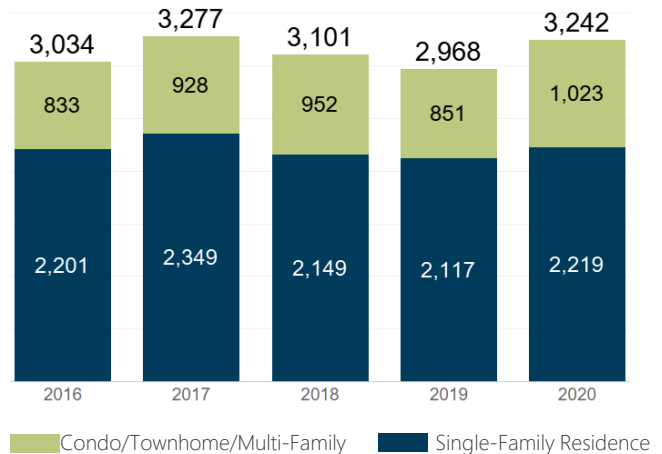


+9% HOME SALES

In the Denver Metro Area this January, 3,242 homes sold, a **year-over-year increase of 9%**. As compared to December, sales saw a 29% decrease.

In January, the count of pending listings was 4,949, up 25% over last year and 44% higher than last month.



+4% AVERAGE PRICES

In January, the average price of a home in the Denver Metro area was \$477,154, a **year-over-year increase of 4%** and down 1% from last month.

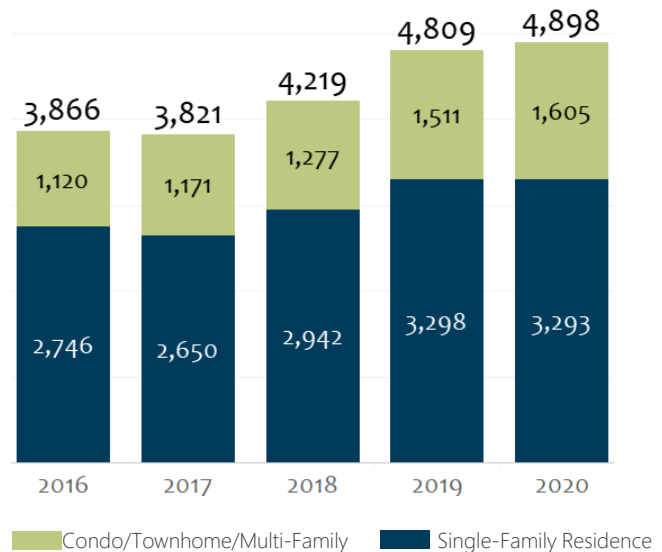
Single-family residences sold for an average price of \$531,863, up 7% year over year. The price of condos/townhomes/multi-family homes was up less than 1% from January 2019, at an average of \$358,484.

+2% NEW LISTINGS

Throughout the month, sellers brought 4,898 new listings to the market, **up 2% compared to last year**, and a whopping 91% increase from last month, a signal the buying and selling season is underway.

The count of active listings of homes for sale at the end of January was 4,653, 17% lower than last year and 8% lower than the end of last month.

We currently have **6 weeks of inventory**, two weeks less than last January and one week more than last month.

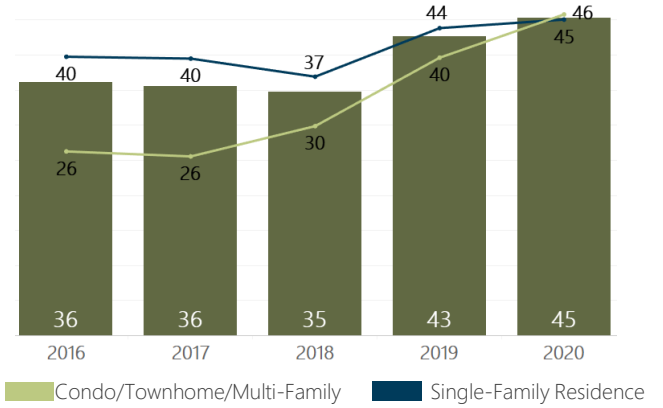


+2
Days

AVERAGE DAYS IN MLS

In January, homes spent an average of 45 days on the market, **2 days more than this time last year**, and 4 days more than last month. On average, single-family residences spent 45 days in the MLS, while condos, townhomes, and multi-family homes were in the MLS 46 days.

The median number of days a home spent on the market in January was 27, unchanged from last year.



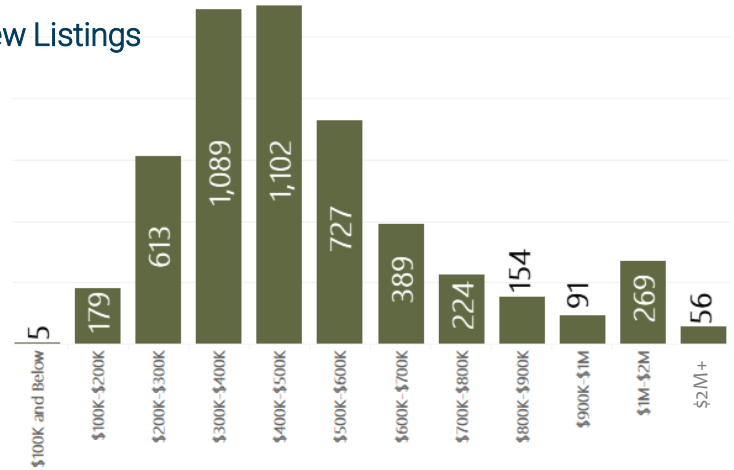
4,653 Active Listings	\$477,154 Average Sold Price	3,242 Listings Closed	45 Average Days in MLS
4,898 New Listings	\$420,000 Median Sold Price	4,949 Pending Listings	6 Weeks of Inventory

THE MARKET BY PRICE RANGE

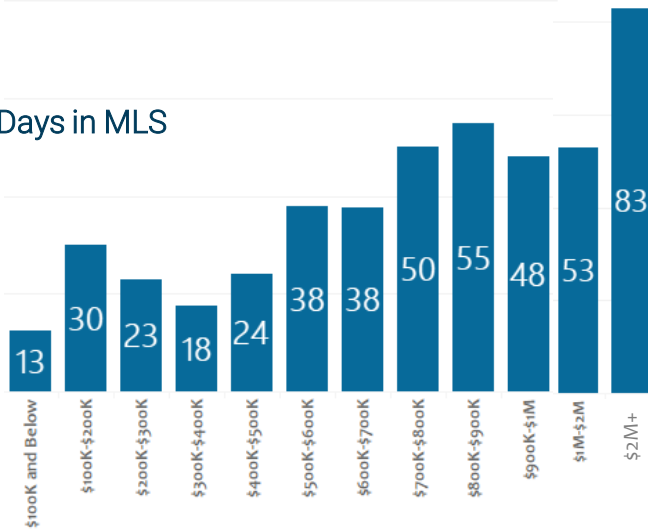
The hottest price ranges for the Denver Metro market in January were \$300 - \$400,000 and \$400 - \$500,000. Throughout the month, 45% of the new listings that came on the market and 49% of sales were in these ranges.

Homes in the \$300 - \$400,000 were in the MLS a median of 18 days, while homes priced between \$400,000 and \$500,000 were in the MLS a median of 24 days.

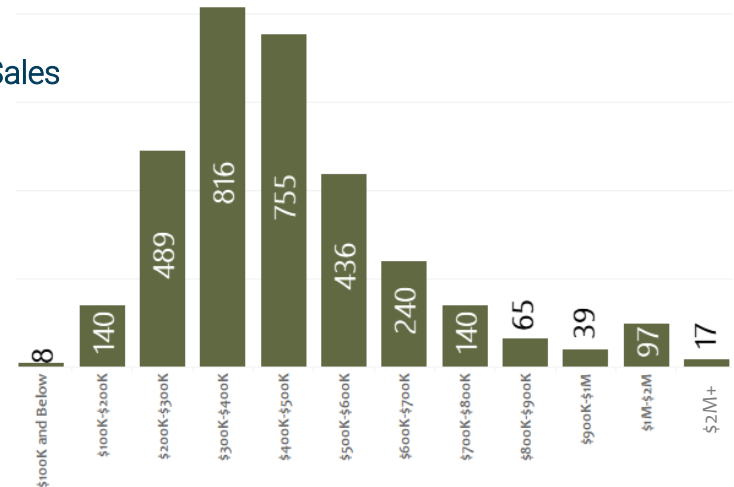
New Listings



Days in MLS



Sales



Greater Denver Metro Area Counties:

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