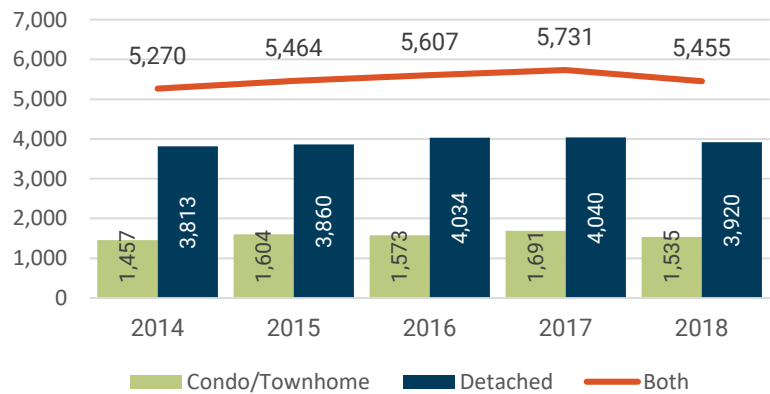


-5% HOME SALES

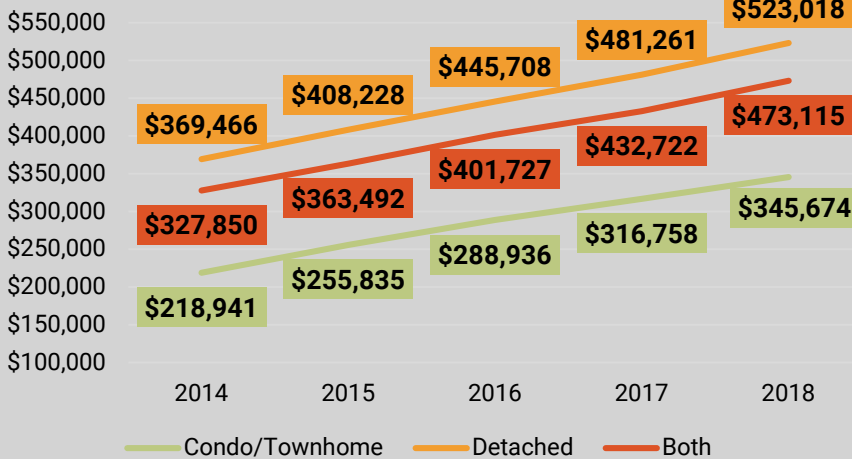
In August, 5,455 homes sold, 5% lower than last year and flat as compared to last month. Year to date, sales are only 1% lower than this time last year.

There was also a decrease in the number of homes going under contract. Throughout the month, contracts were placed on 5,297 homes, a 3% decrease from last month.

Home Sales



Average Sold Prices



+9% PRICES

Average home prices saw a decrease for the second consecutive month. In August, the average sale price of a single-family home was \$473,115, 1% lower than last month. As compared to August 2017, home prices are up 9%.

The average price of a single-family detached home was \$523,018, up 9% year over year. Prices of condos/townhomes were also up 9% from last year, at \$345,674.

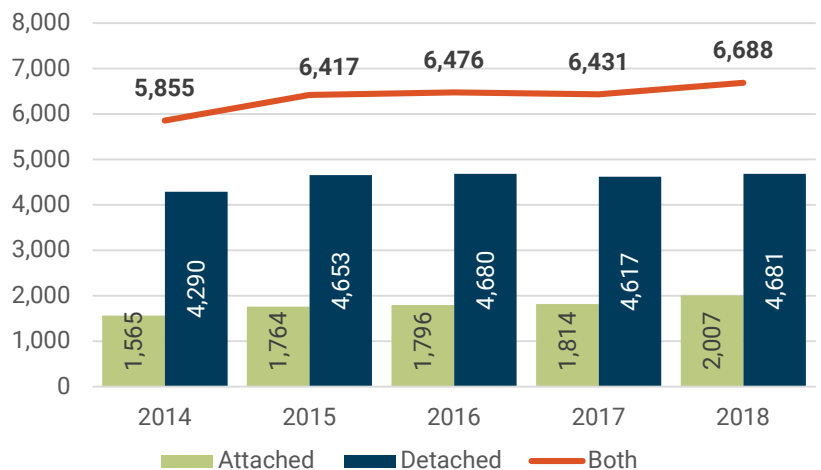
+4% NEW LISTINGS

In August, 6,688 new listings of homes for sale were added to the greater Denver area market, 4% more than last month and 4% more than last year at this time.

The count of active listings of homes for sale continued to increase. In August, the number of active listings reached 8,363, 4% higher than last month and 30% higher than this time last year.

We continue to have 7 weeks of inventory, unchanged from last month.

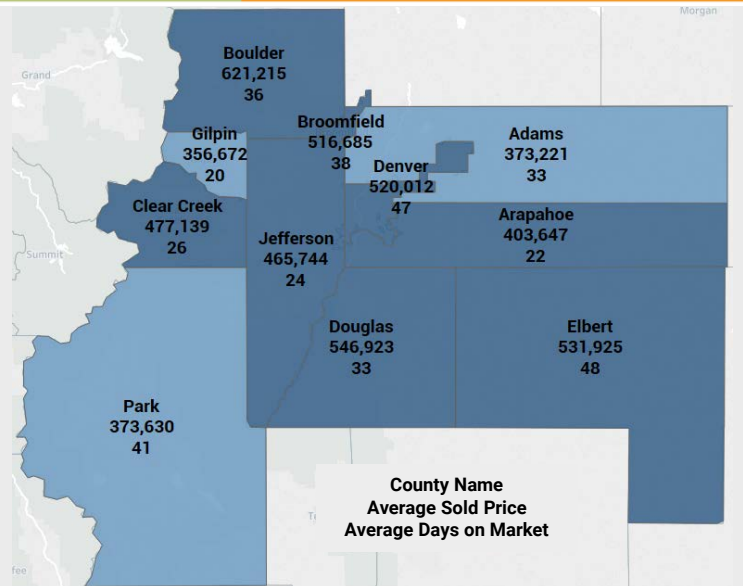
New Listings



+2 Days DAYS ON MARKET

In August, homes spent an average of 33 days on the market, 4 days more than last month and 2 days more than this time last year. On average, single family detached homes were on the market for 29 days, while condos/ townhomes were on the market for 42 days.

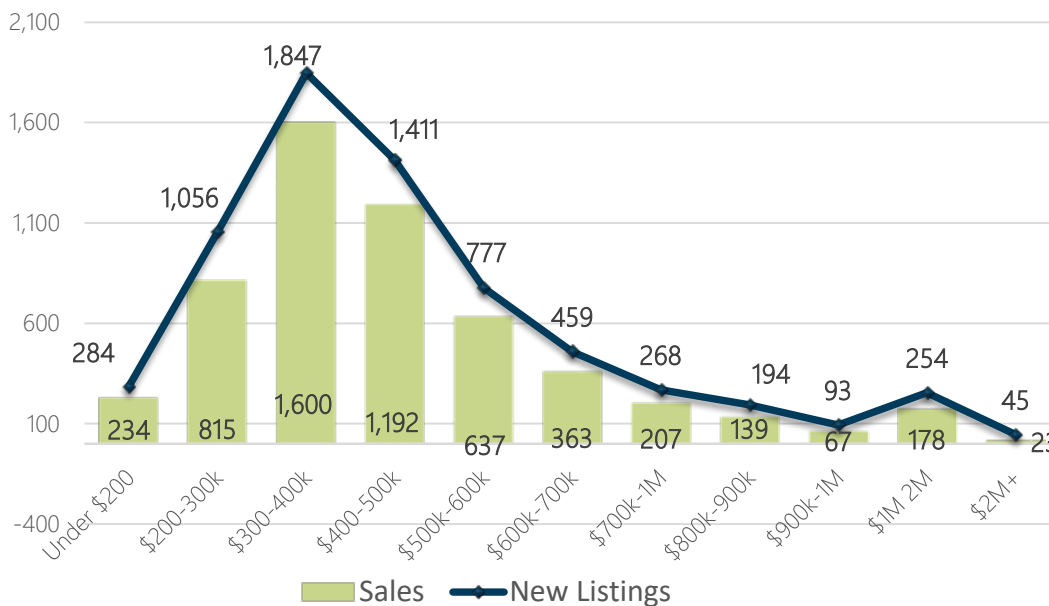
The median amount of time a home spent on the market in August was 11 days, 2 days more than this time last year. More than half of all homes on the market continue to sell in less than 2 weeks.



8,363 Active Listings	\$473,115 Average Sold Price	5,455 Listings Sold	33 Average Days on Market
6,688 New Listings	\$408,000 Median Sold Price	5,297 Listings Under Contract	7 Weeks of Inventory

Greater Denver Metro Market by Price Range

The \$300-400,000 price range continues to have the most home sales and new listings; however, activity in this range has seen continued slowing, while activity in the \$400-500,000 range has gained momentum. Compared to last year, sales of homes priced \$300-400,000 decreased 9% and there were 1% fewer new home listings brought to the market. During the same time period, sales of homes priced \$400-500,000 increased 8% and new listings were up 16%, all while average days on market decreased by 2 days.



Average Days on Market by Price Range	
Under \$200k	19
\$200-300k	15
\$300-400k	23
\$400-500k	33
\$500-600k	46
\$600-700k	46
\$700-800k	55
\$800-900k	57
\$900-1M	65
\$1-2M	82
\$2M+	77

Greater Denver Metro Area Counties: Adams, Arapahoe, Boulder, Broomfield, Clear Creek, Denver, Douglas, Elbert, Gilpin, Jefferson, and Park