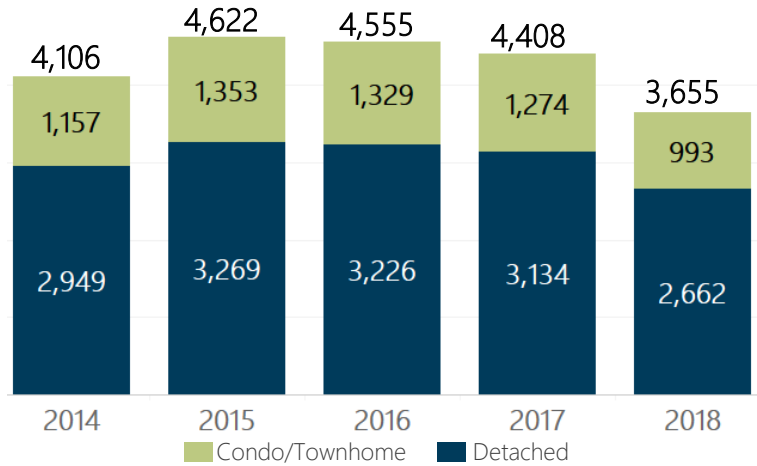


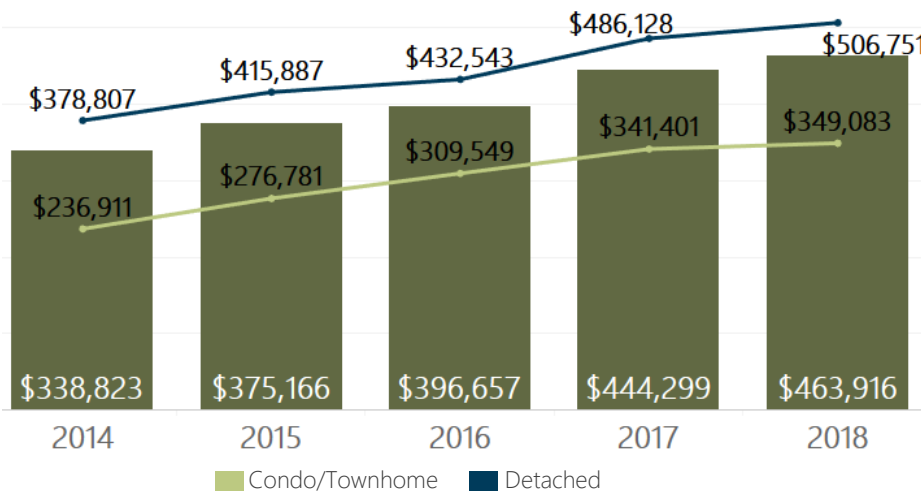
-17% HOME SALES

December saw sales cool a bit, which is typical as the holiday season sets in. Throughout the month, 3,655 homes sold, 17% less than last year, and a month-over-month decrease of 1%. The year ended with sales 5% lower than 2017.

The number of homes that moved to Under Contract in December was 7% higher than last year. Throughout the month, contracts were placed on 3,239 homes, a 14% decrease from November.



Average Sold Prices



+4% PRICES
The rate at which home prices are increasing is continuing to moderate. In December, the average price of a single-family home inched up 1% month over month to \$463,916. As compared to last year, prices are 4% higher.

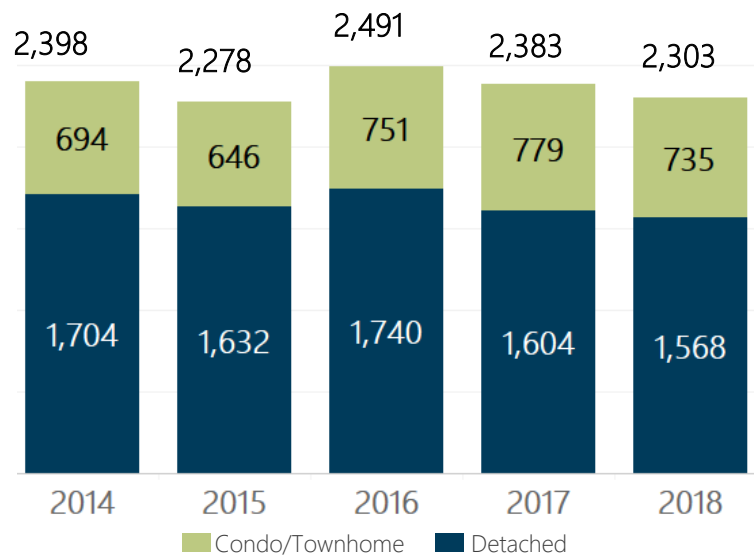
In December, the average price of a single-family detached home was \$506,751 up 4% year over year. The price of condos/townhomes rose 2% year over year to \$349,083.

-3% NEW LISTINGS

In December, the number of new listings of homes for sale saw a seasonal decrease. In the greater Denver area, 2,303 new listings were brought to the market, 41% less than last month and 3% less than last year at this time.

The count of active listings of homes for sale also decreased. At the end of December, there were 5,795 active listings, 32% less than last month and 51% higher than this time last year.

We have 7 weeks of inventory, 1 week less than last month, but 3 weeks more than last year at this time.

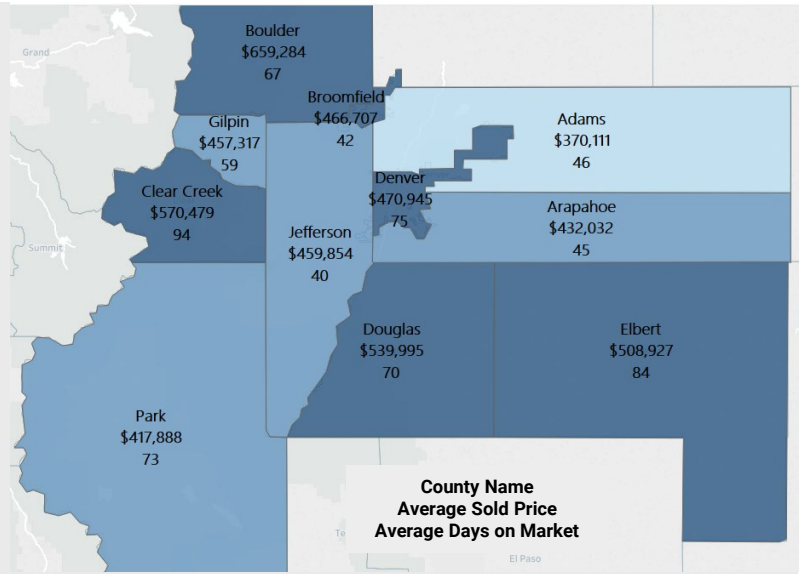


+6 Days

DAYS ON MARKET

In December, homes spent an average of 56 days on the market, 11 days more than last month and 6 days more than this time last year. On average, single-family detached homes were on the market for 51 days, while condos/ townhomes were on the market for 70 days.

The median amount of time a home spent on the market in December was 28 days, 11 days more than this time last year. Half of all homes on the market are selling in 3 weeks or less.



5,795 Active Listings	\$506,751 Average Sold Price	3,655 Listings Sold	56 Average Days on Market
2,303 New Listings	\$400,000 Median Sold Price	3,239 Listings Under Contract	7 Weeks of Inventory

Greater Denver Metro Market by Price Range

In December, sales outpaced new listings in every price range, with the exception of \$2M+, pushing inventory levels down 18% as compared to last month. The \$300-400,000 price range saw the most activity with 29% of new listings and 31% of listings sold. At the end of December, there were 1,069 active listings on the market in the \$300-400,000 range. In the Denver Metro area, 2493 or 45% are located in Arapahoe or Denver Counties.



Average Days on Market by Price Range	
Under \$200k	30
\$200-300k	35
\$300-400k	39
\$400-500k	63
\$500-600k	81
\$600-700k	71
\$700-800k	64
\$800-900k	11
\$900-1M	83
\$1-2M	121
\$2M+	101

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