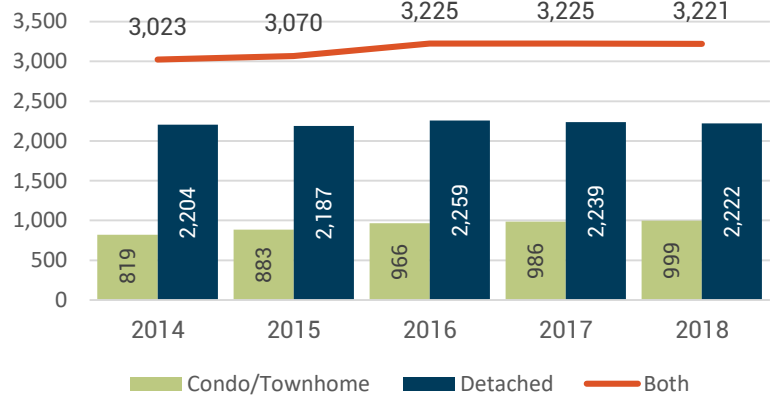


HOME SALES

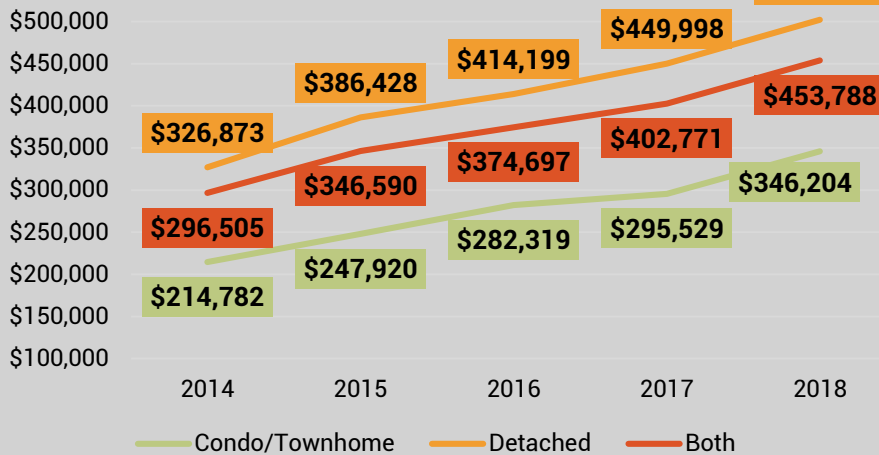
0% During the month of February, 3,221 homes sold, unchanged from last year and up 7% from January. Year to date, sales are just slightly lower than 2017 figures.

In addition to strong home sales, February saw a lift in the number of homes going under contract. Throughout the month, contracts were placed on 4,390 homes, a 13% increase from last month.

Home Sales



Average Sold Prices



PRICES

13% The average price of a single family home reached \$453,788 in February, a year-over-year increase of 13% and 2% higher than last month.

The price of a single-family detached home rose above the half-million dollar mark for the first time, reaching \$502,157.

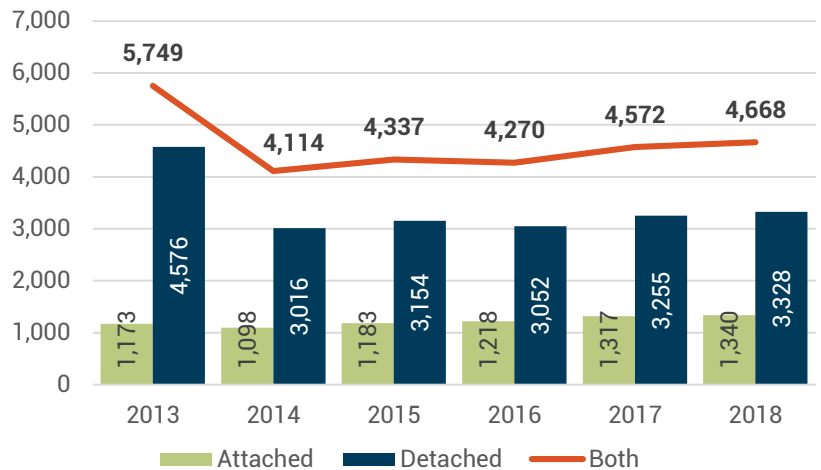
Sold prices for condos/townhomes reached \$346,204, up 17% from last year.

NEW LISTINGS

2% As compared to last year at this time, the number of new listings that were brought to the market increased 2%.

Buyers, prepared to quickly scoop up new listings, kept inventory in check across the Greater Denver Metro area. February ended with 4,179 active listings of homes for sale, up 6% from last month, but down 5% year over year.

New Listings



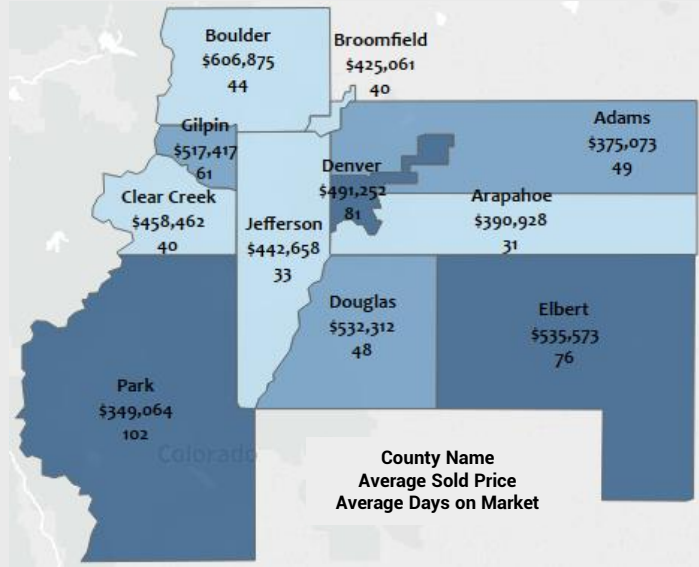
7
Days

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DAYS ON MARKET

On average, homes spent 51 days on the market in February, 7 days longer than February 2017 and 2 days less than last month.

In February, condos/townhomes sold in an average of 73 days, while single-family detached homes sold in an average of 41 days. Homes priced in the \$200-300,000 range sold the quickest, in just 19 days, 3 days less than last month.

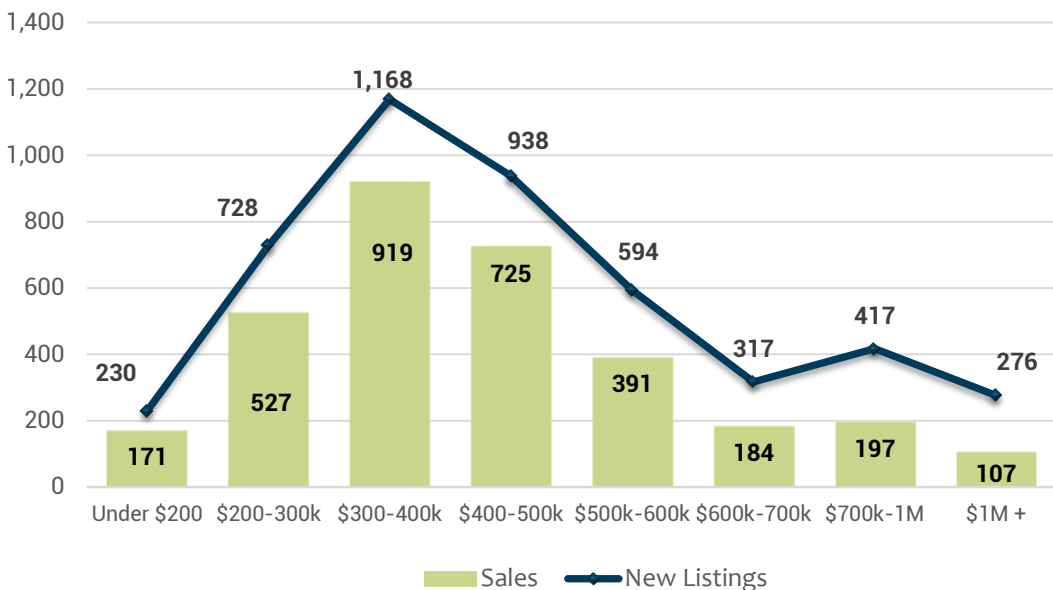
Median Days on Market was two days less than last year, at 7 days.



4,179 Active Listings	\$453,788 Average Sold Price	3,221 Listings Sold	51 Average Days on Market
4,668 New Listings	\$400,000 Median Sold Price	4,390 Listings Under Contract	6 Weeks of Inventory

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Greater Denver Metro Market by Price Range

Demand was strong across all price ranges in February, with 69% of new listings that came on the market resulting in a sale. The market saw the most activity from homes priced in the \$300,000 to \$400,000 price range, with 25% of new listings coming on the market and 29% of sales.



Average Days on Market by Price Range	
Under \$200k	22
\$200-300k	19
\$300-400k	32
\$400-500k	66
\$500-600k	83
\$600-700k	69
\$700-1M	90
\$1M +	101