

Home Sales



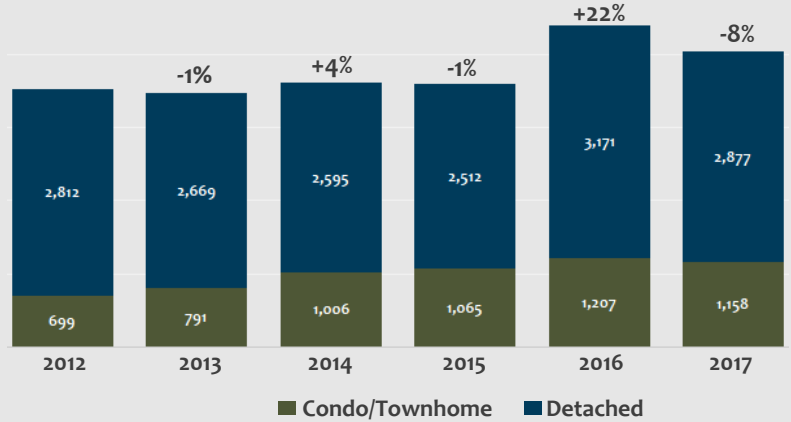
In November, 4,035 homes sold in the Greater Denver Metro area, a seasonal decrease of 14% compared to last month and 8% less than November 2016. As compared to last year, sales of single-family detached homes decreased 9% and sales of condos/townhomes decreased 4%. Home sales typically take a break in November as the holiday season draws near.

Home Sales Monthly Change

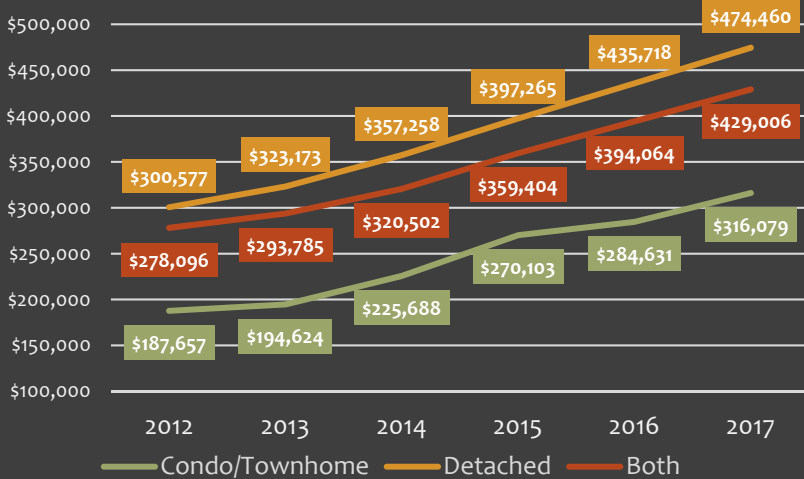
November 2017 4,035
October 2017 4,676

-14%

November Home Sales



November Average Sold Prices



Sold Prices

The price of a Denver home saw a slight month-over-month decrease. In November, the average price of a single family home was \$429,006, down 1% from last month, but 9% higher than last year at this time. The average price of a single family detached home is up 9% year-over-year, and the average sold price of a condo/townhome is 11% higher than this time last year.

Sold Prices Monthly Change

November 2017 \$429,006
October 2017 \$434,706

-1%



New and Active Listings

The number of new home listings typically drops off in November, as the weather cools and thoughts turn to preparing for the holiday season. In November, 3,367 new listings came on the market, a typical slowing of 24% compared to last month and 1% lower than last year at this time. The month ended with 4,090 active listings of homes for sale, 24% lower than October levels.

Active Listings Monthly Change

November 2017 4,090
October 2017 5,283

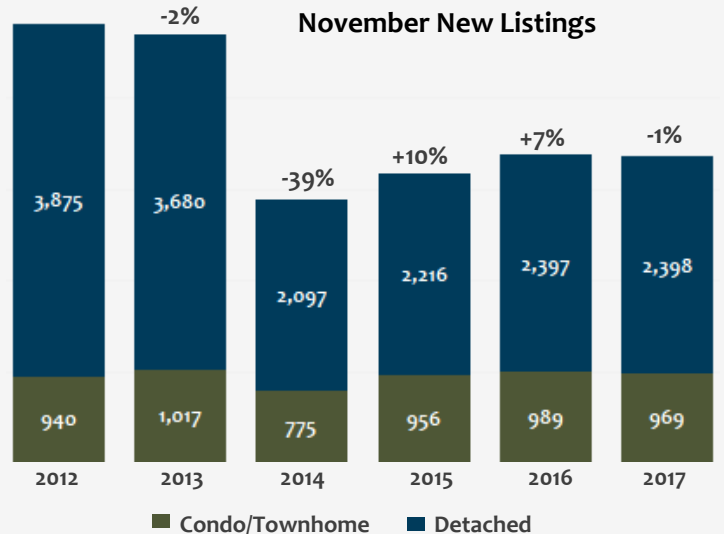
-24%

New Listings Monthly Change

November 2017 3,367
October 2017 4,414

-24%

November New Listings





Average Days on Market

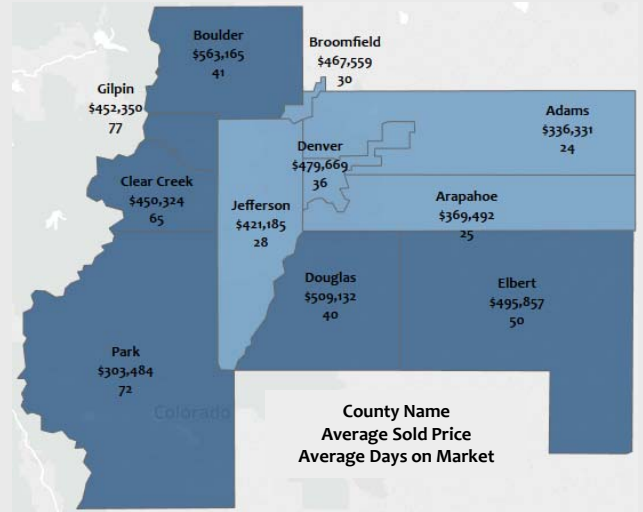
On average, homes spent 32 days on the market in November, 2 days longer than both this time last month and this time last year. The median amount of time a home spent on the market was unchanged from last year, at 13 days. Homes sold the quickest in Adams and Arapahoe Counties, where average sale prices were in the \$300,000 range.

Days On Market

October 2017 30 days

November 2016 30 days

November 2017



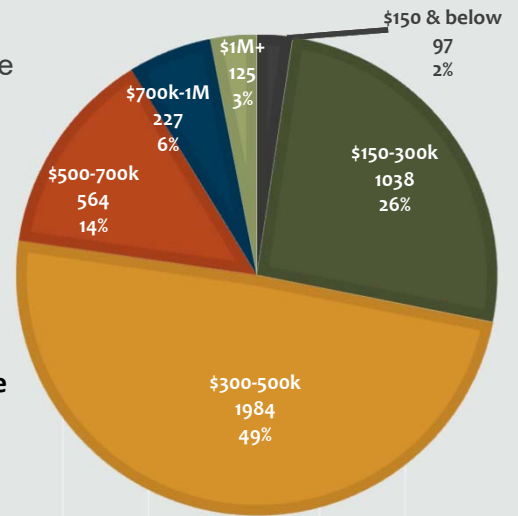
4,090 Total Active Listings	\$429,006 Average Sold Price	4,035 Total Listings Sold	32 Average Days on Market
3,367 Total New Listings	\$368,500 Median Sold Price	4,039 Total Listings Under Contract	5 Weeks of Inventory



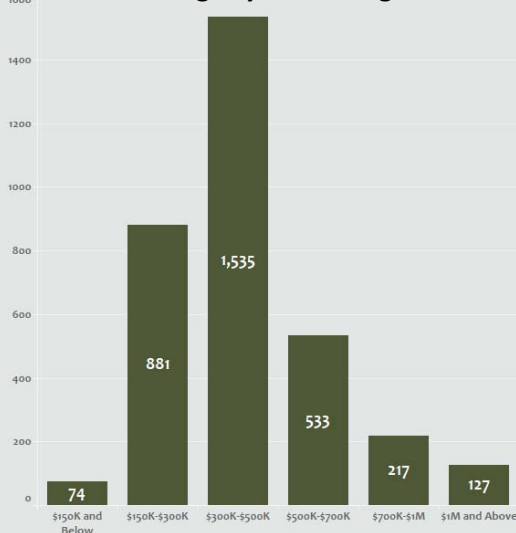
The Greater Denver Metro Market by Price Range

In November, nearly half of all sales took place in the \$300-500,000 price range. Just 5 years ago, this price range comprised 21% of November sales. The \$300-500,000 price range also saw the most new listings come on the market. Homes in the \$150-300,000 price range spent the least amount of time on the market.

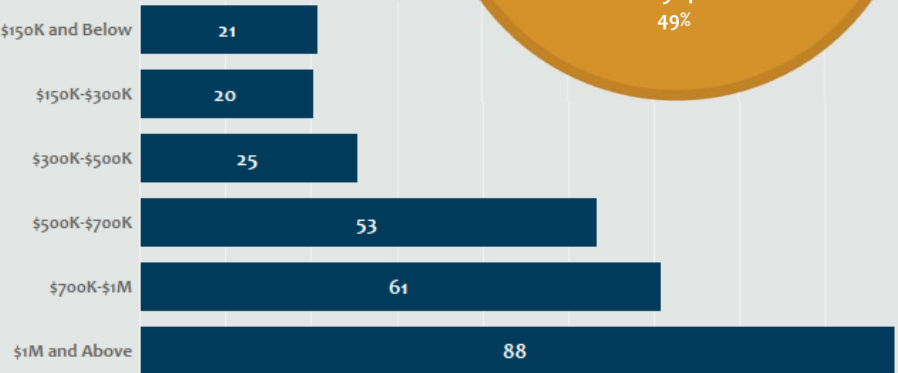
November Sales by Price Range



New Listings by Price Range



Days on Market by Price Range



Greater Denver Metro Area Counties:

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