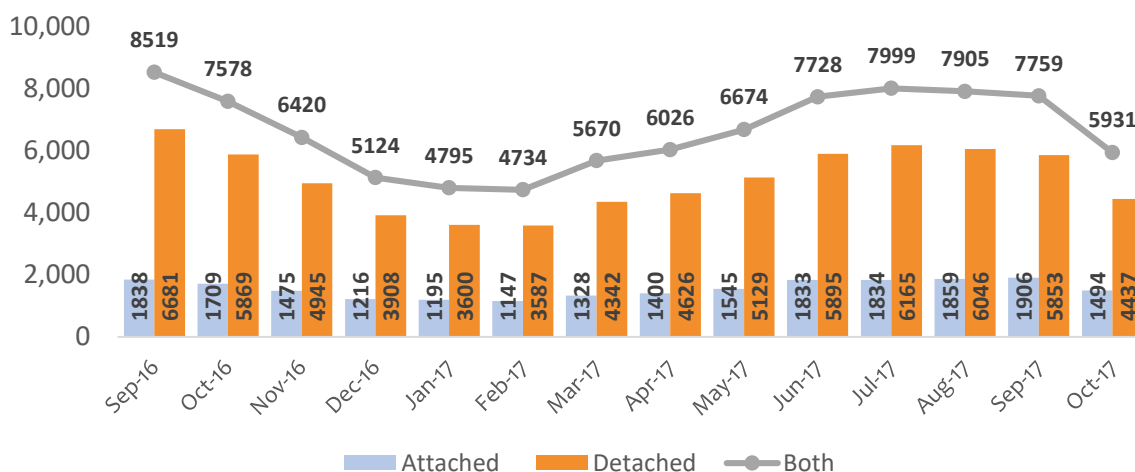


Metro Area Market Overview

Sales in October continue to be constrained by low inventory and normal seasonality. Inventory decreased significantly last month, which resulted in somewhat lower home sales. Home values continue to be strong, with a 3% increase over September, and a 9% increase since October of 2016. Homes in the \$300,000 - \$500,000 range continue to be the "sweet spot" in the Denver Metro area.

Metro Area Active Listings of Homes for Sale



October ended with 5,931 active listings of homes for sale, 23% lower than last month, and 22% lower than this time last year. There was a 24% month-over-month decrease in single family detached homes and a 21% month-over-month decrease in the number of available condos/ townhomes that are on the market.

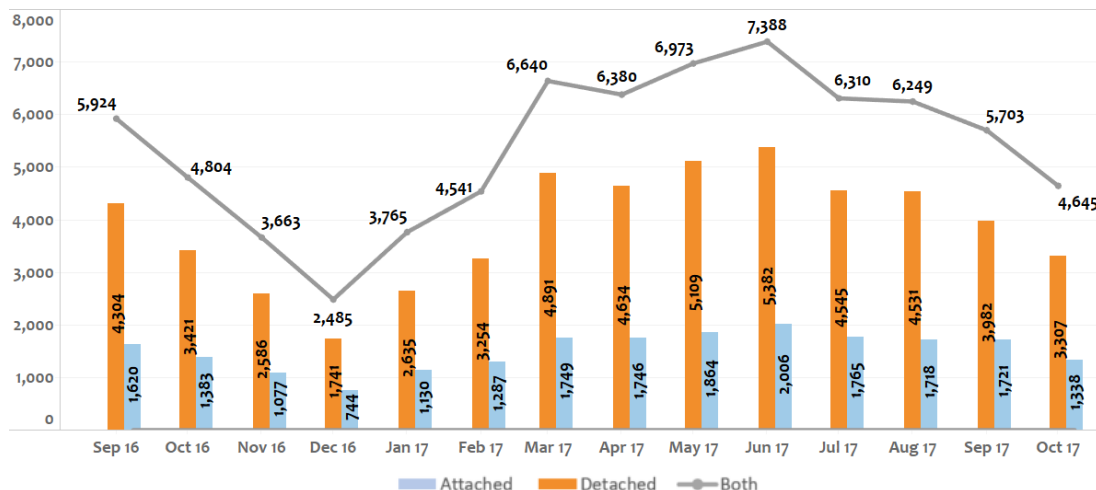
Metro Area Weeks of Inventory

5
weeks

Weeks of inventory is the amount of time it would take to sell all available inventory at the current sales rate. In October, there was 5 weeks of inventory in the eight-county metro area, 2 weeks less than last month.

Metro Area New Listings

In October, 4,645 new listings of homes for sale came on the market, a month-over-month decrease of 18% and 3% less than last year. New listings of both detached homes and condos/townhomes saw a decrease of 3% compared to last year.



Metro Area includes 8 Counties: Adams, Arapahoe, Broomfield, Denver, Douglas, Elbert, Jefferson, Weld.

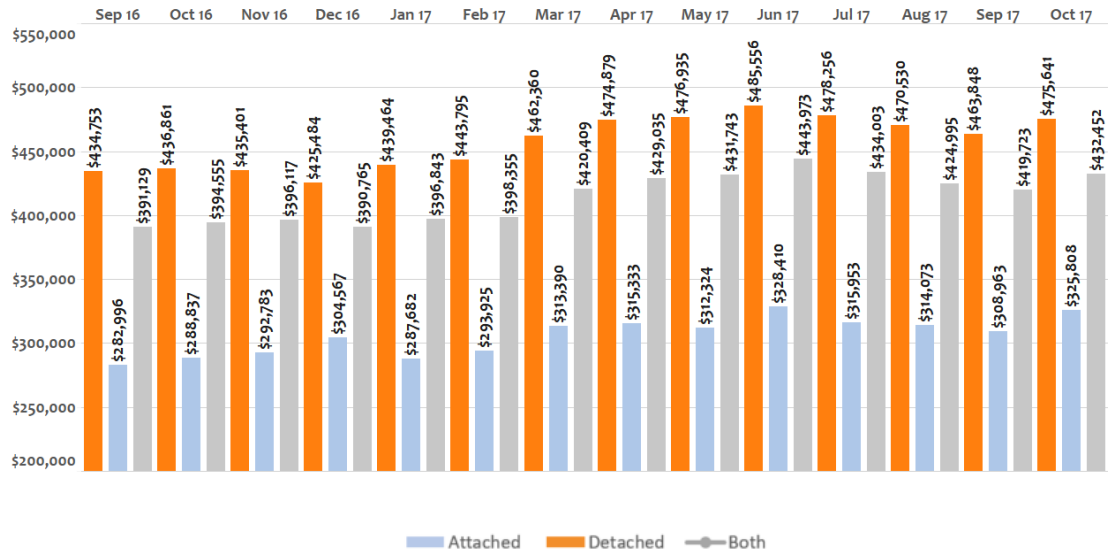
8-County Metro Area

How's the Market? - October 2017



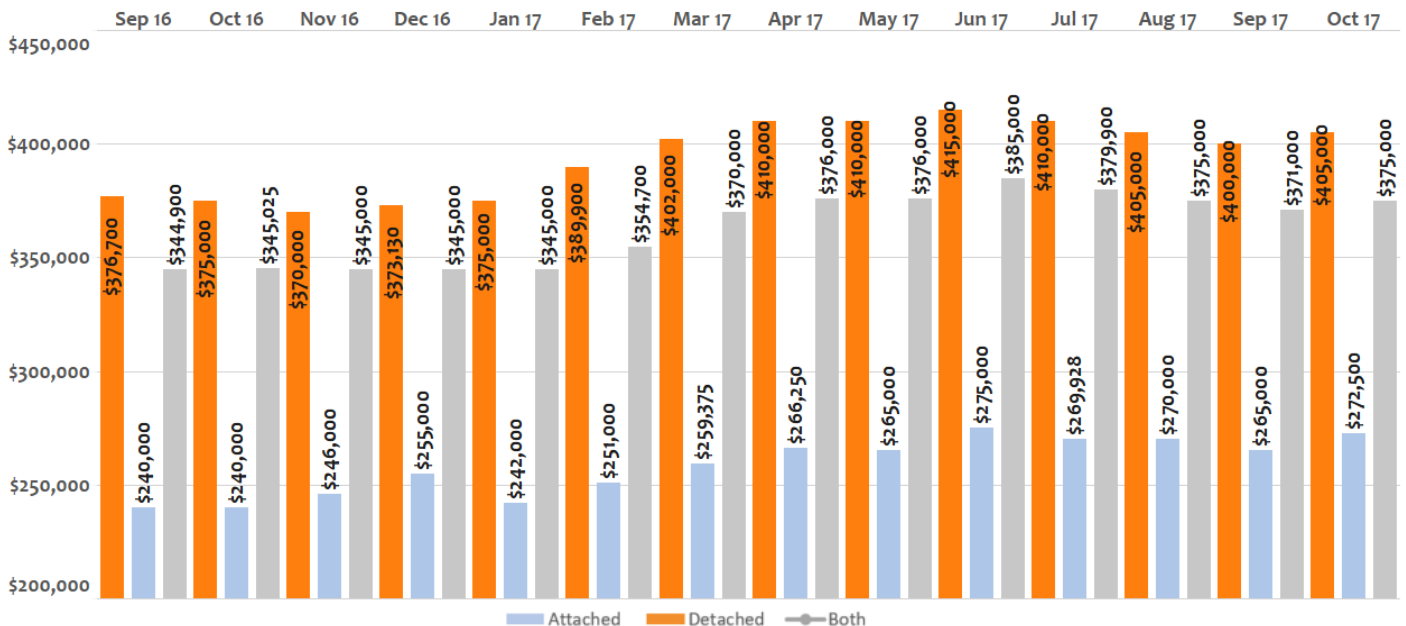
Metro Area Average Sold Price

In October, the average sold price of a single family home in the Denver Metro area was \$432,452, a month-over-month increase of 3%, and 9% higher than this time last year. Year-over-year average sold prices increased for both single-family detached and condos/townhomes, up 9% and 10% respectively.



Metro Area Median Sold Price

In October, the median sold price for a home in the Denver Metro area was \$375,000, 9% higher than last year at this time, and 1% higher than this time last month. Year over year, median prices for condos/townhomes are up 13.5%, while single family detached homes saw a 8% increase in median sold prices.



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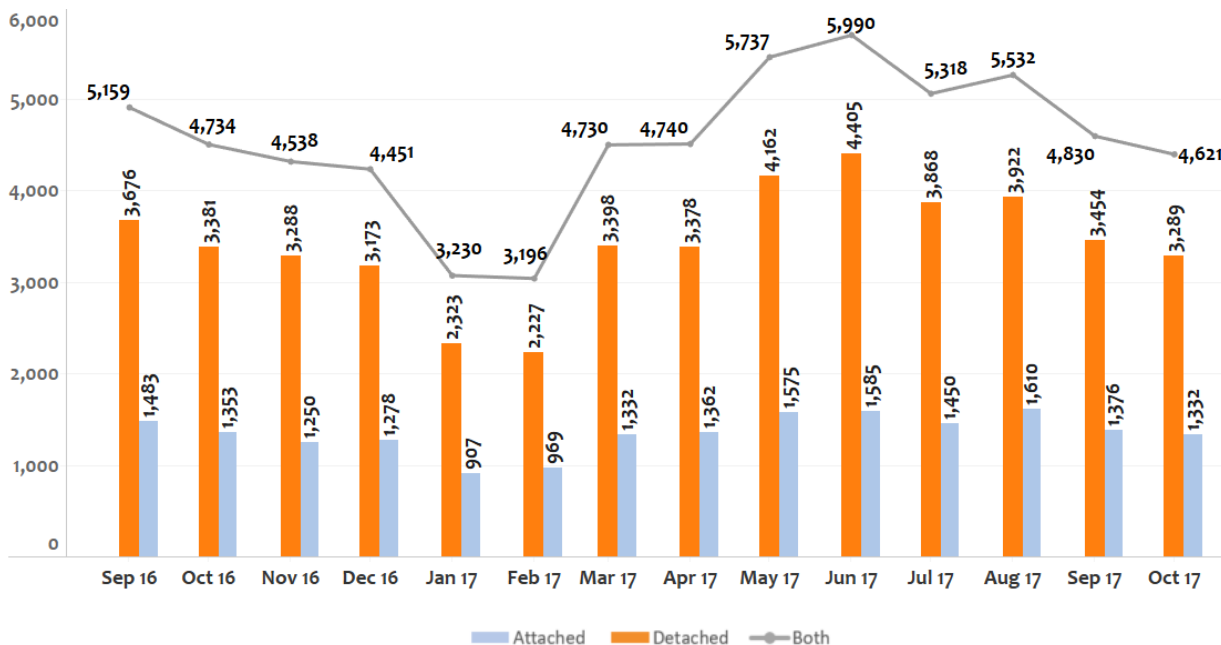
8-County Metro Area

How's the Market? - October 2017



Metro Area Home Sales

Throughout the month, 4,621 homes sold, a 4% decrease as compared to last month, and 2% lower than last year. Condo/townhome sales saw a year-over-year decrease of 1.5%, while sales of detached homes decreased by 3% compared to last year.



Attached

Detached

Both

-3%
Month-over-Month Increase

-1.5%
Year-over-Year Increase

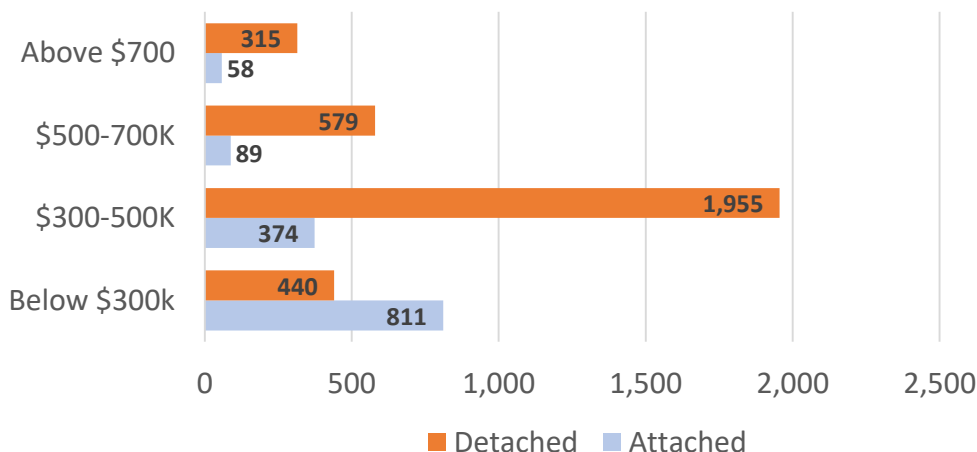
-5%
Month-over-Month Decrease

-3%
Year-over-Year Decrease

-4%
Month-over-Month Increase

-2%
Year-over-Year Decrease

Metro Area Sales by Price Range



During the month, homes priced in the \$300,000 to \$500,000 range saw the strongest sales, with a total of 2,329 homes sold, 39% of all sales. 84% of sales in this price range were single-family attached.

Sales of homes priced \$300,000 and below comprised 21% of all sales.

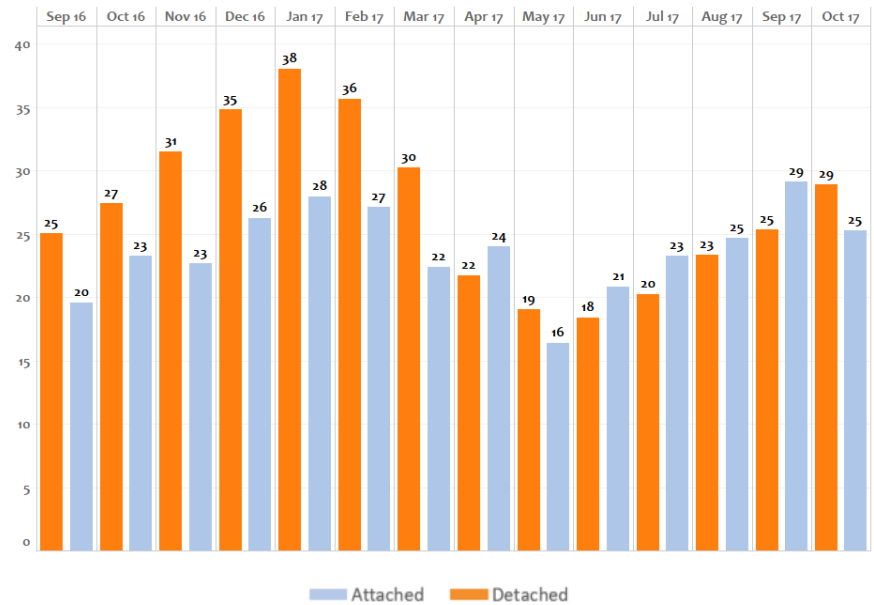
Metro Area includes 8 Counties: Adams, Arapahoe, Broomfield, Denver, Douglas, Elbert, Jefferson, Weld.

Metro Area Average Days on Market

In the Metro Area, homes spent an average of 28 days on the market in October, 1 day more than last month, and 2 days more than last year.

Attached homes spent 29 days on the market, which is unchanged from last month. The amount of time detached home spent on the market increased by 2 days to 29 days.

28 ↑
Days

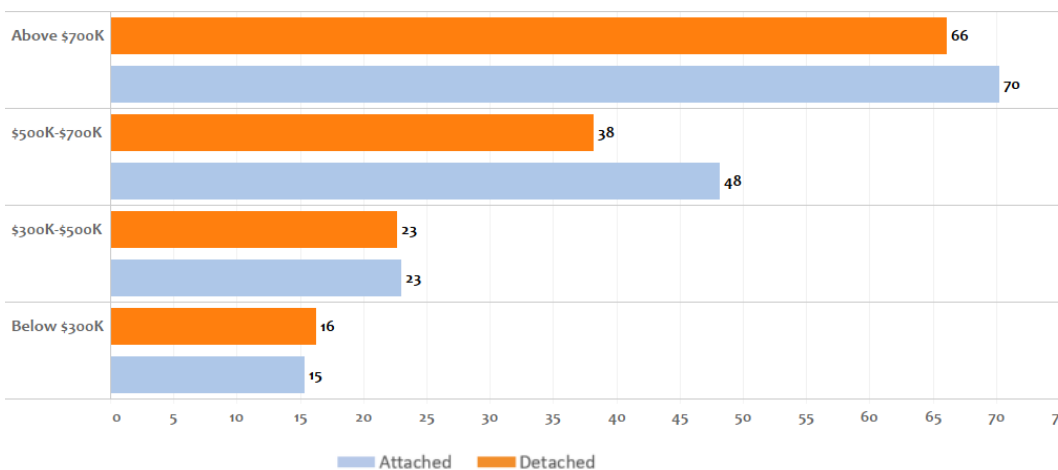


Metro Area Median Days on Market

11 ↑
Days

In October, homes in the Metro Area spent a median of 11 days on the market, one day more than last month and unchanged from October 2016. Median is the middle of a sorted list of numbers.

Metro Area Average Days on Market by Price Range



Homes that are priced at \$500,000 and below tend to spend less time on the market than higher-priced homes. In October, homes priced below \$300,000 sold in an average of 15 days, unchanged from last month.

Metro Area includes 8 Counties: Adams, Arapahoe, Broomfield, Denver, Douglas, Elbert, Jefferson, Weld.