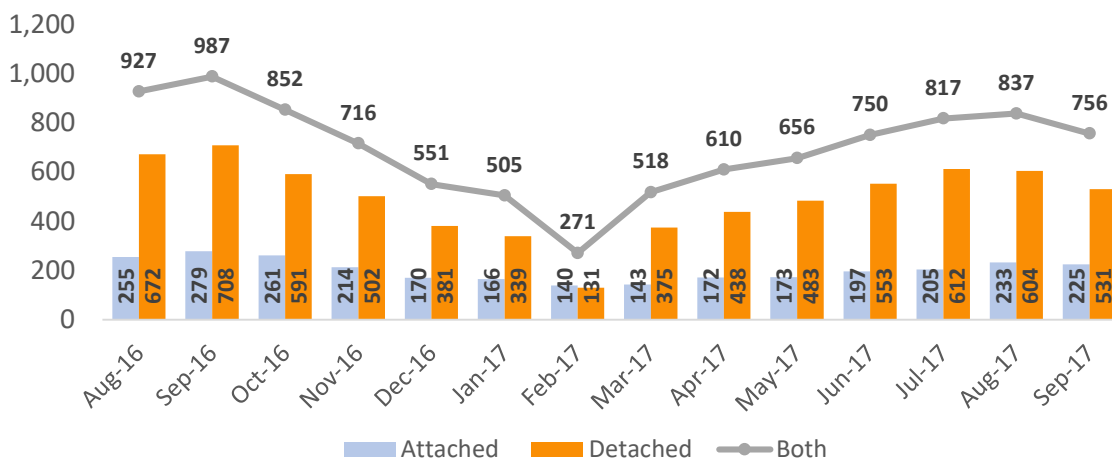


City of Aurora - Market Overview

Our market has cooled slightly, giving buyers a break after a strong spring and summer. Although some media outlets are portraying that the sky is falling, our market is experiencing our normal seasonality. The data shows that new inventory is slowing along with closed sales, but supply and demand still creates a strong seller's market. This fall continues to be an excellent time to buy and sell, with low interest rates and good regional economics.

City of Aurora Active Listings of Homes for Sale



September ended with 756 active listings of homes for sale, 10% lower than last month, and 23% lower than this time last year. There was a 12% month-over-month decrease in single family detached homes and a 3% month-over-month decrease in the number of available condos/townhomes that are on the market.

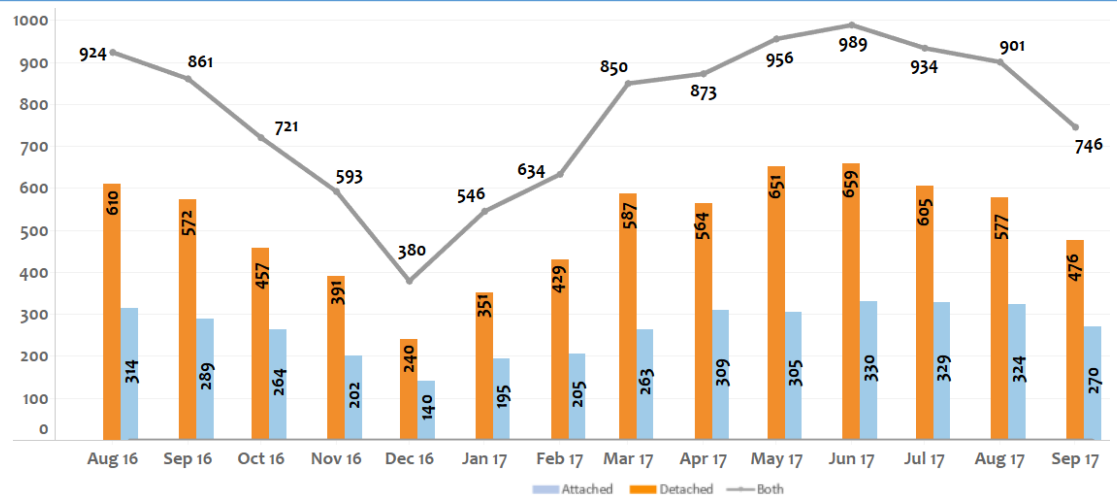
City of Aurora Weeks of Inventory

↑5
weeks

Weeks of inventory is the amount of time it would take to sell all available inventory at the current sales rate. In September, there were 5 weeks of inventory, a one week increase as compared to last month.

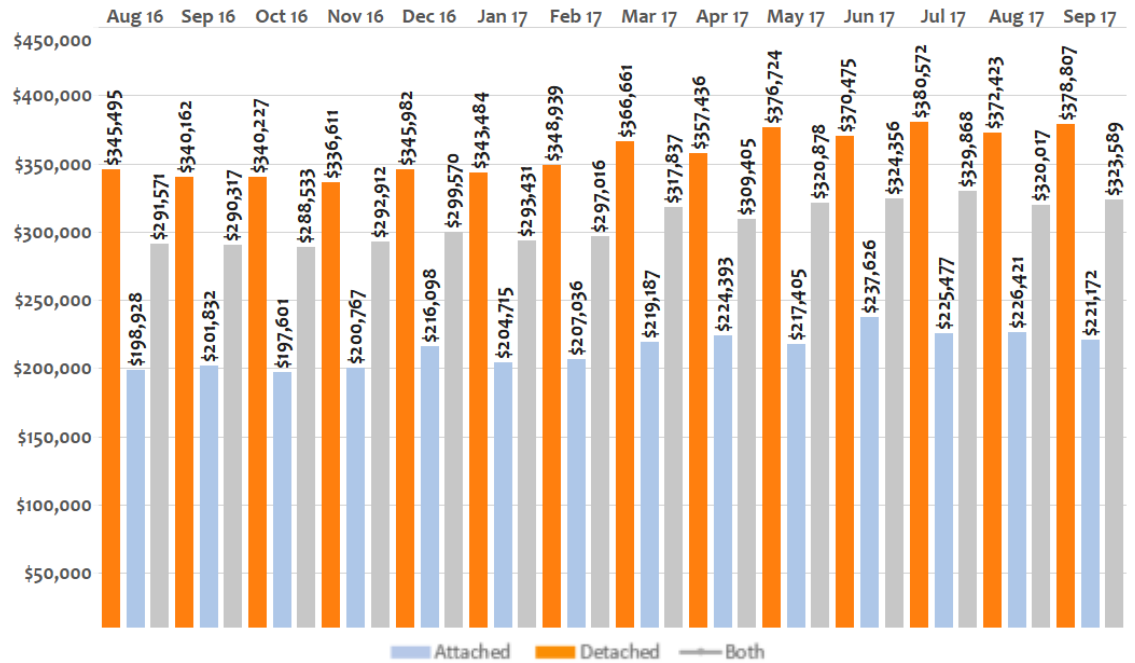
City of Aurora New Listings

In September, 746 new listings of homes for sale came on the market, a month-over-month decrease of 18% and 13% less than last year. New listings of detached homes decreased 17.5% compared to last month and is 17% lower than last year.



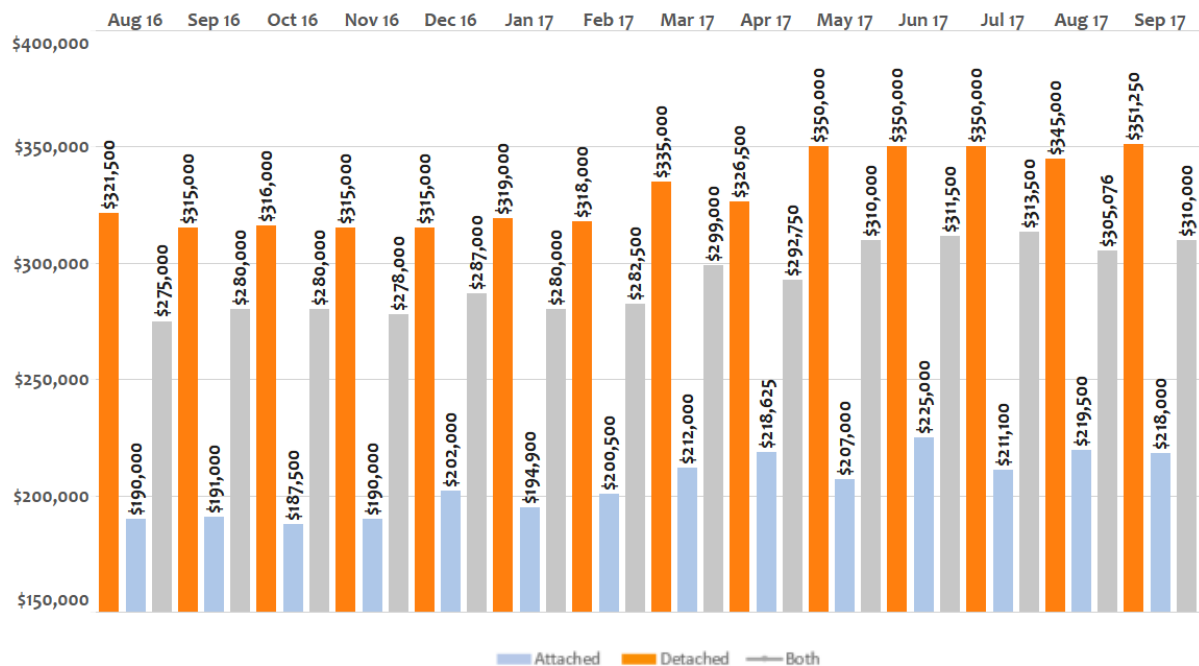
City of Aurora Average Sold Price

The average sold price of a single family home in the City of Aurora was \$323,589, a modest month-over-month increase of 1%, but still 11% higher than this time last year. Year-over-year average sold prices increased for both single-family detached and condos/townhomes, up 9.5% and 11% respectively.



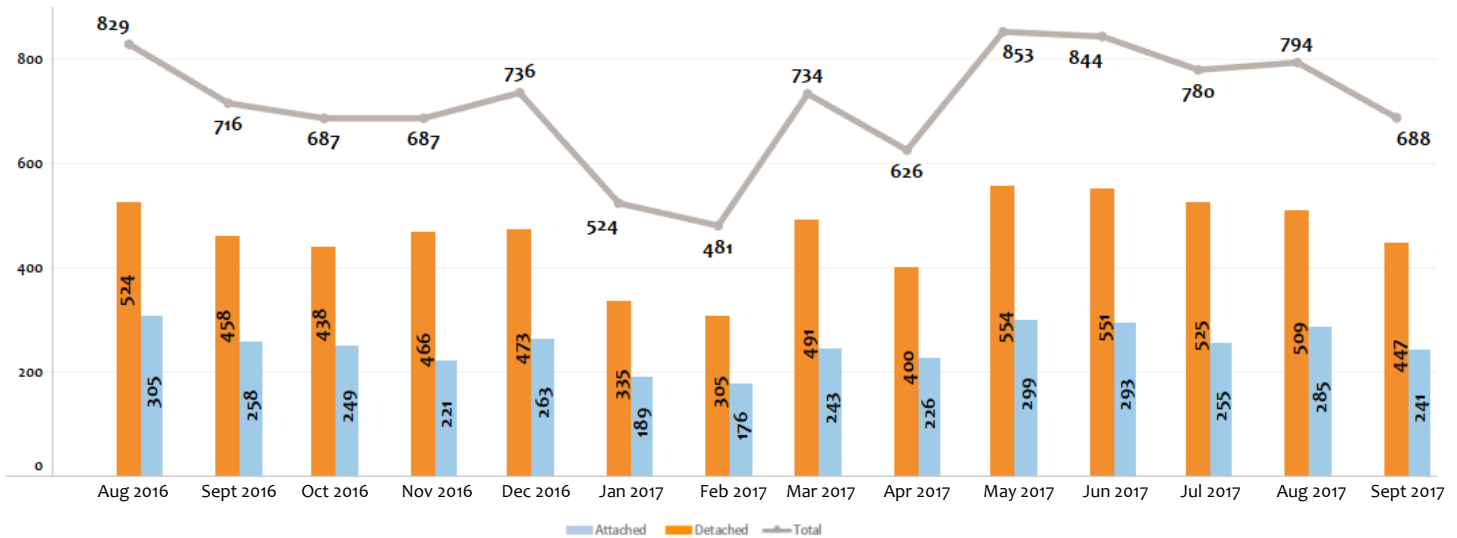
City of Aurora Median Sold Price

In September, the median sold price for a home in the City of Aurora was \$310,000, 11% higher than last year at this time, and 2% higher than this time last month. Year over year, median prices for condos/townhomes are up 14%, while single family detached homes saw a 11.5% increase in median sold prices.



City of Aurora Home Sales

Throughout the month, 688 homes sold, a 13% decrease as compared to last month, and 4% lower than last year. Condo/townhome sales saw a month-over-month decrease of 15%, while sales of attached homes decreased by 12%.



Attached

-15% Month-over-Month Decrease

-6.5% Year-over-Year Decrease

Detached

-12% Month-over-Month Decrease

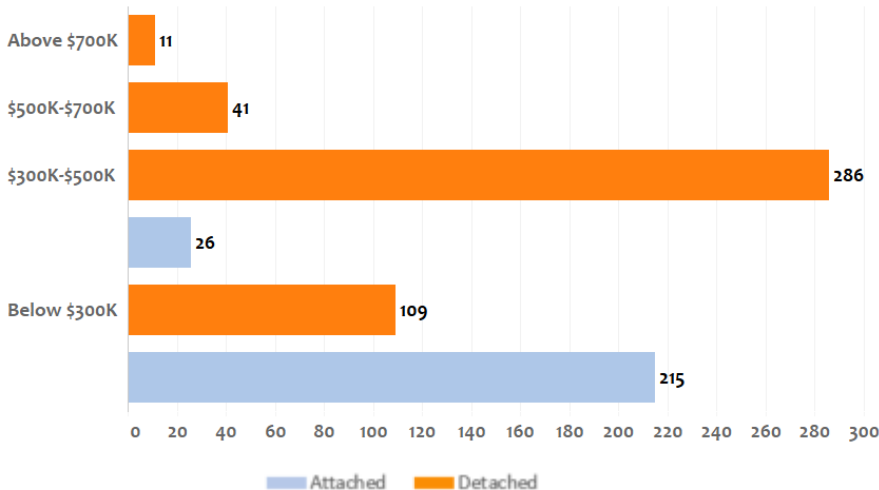
-2% Year-over-Year Decrease

Total

-8% Month-over-Month Decrease

-4% Year-over-Year Decrease

City of Aurora Home Sales by Price Range



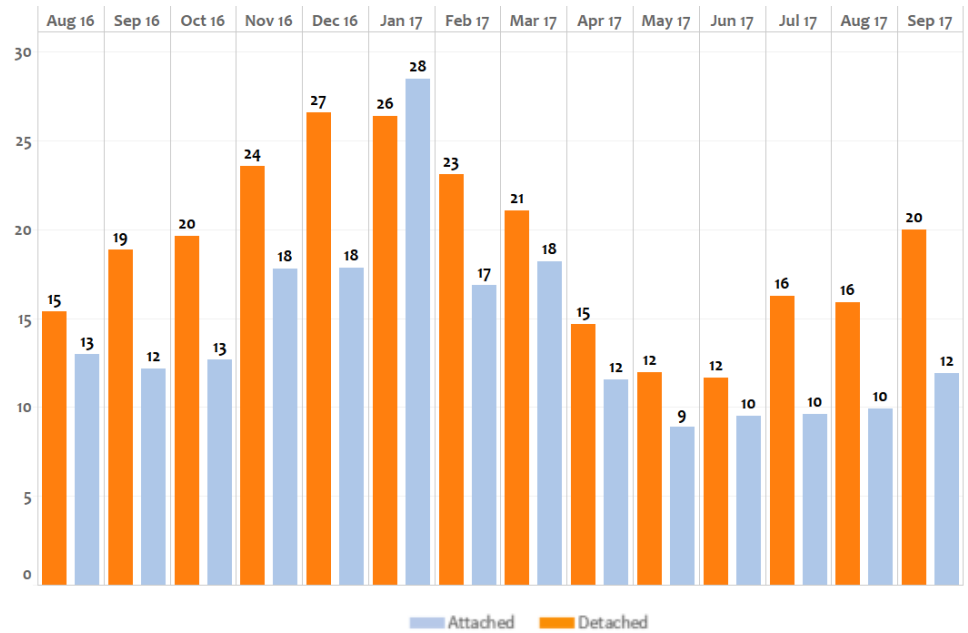
Sales were strong in the \$300,000 and lower price range, with 324 homes sold. Detached homes saw the most sales in the \$300,000 to \$500,000 price range. As prices rise, fewer homes below \$300,000 are available for buyers.

City of Aurora Average Days on Market

In the City of Aurora, homes spent an average of 17 days on the market in September, 3 days more than last month.

Attached homes spent an average of 12 days on the market, which is unchanged from last year. The average amount of time detached homes spent on the market increased by 1 day year over year to 20.

17 ↑
Days

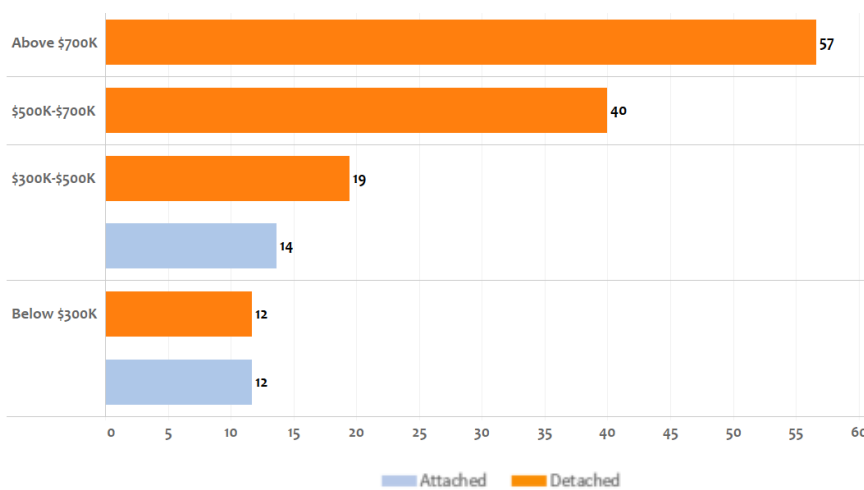


City of Aurora Median Days on Market

8 ↑
Days

In September, homes in the City of Aurora spent a median of 8 days on the market, 2 days more than both last month. The median is the point at which an equal number of homes sold in less or more days.

City of Aurora Average Days on Market by Price Range



Homes that are priced at \$500,000 and below tend to spend little time on the market. In September, homes priced below \$300,000 sold in an average of 12 days.