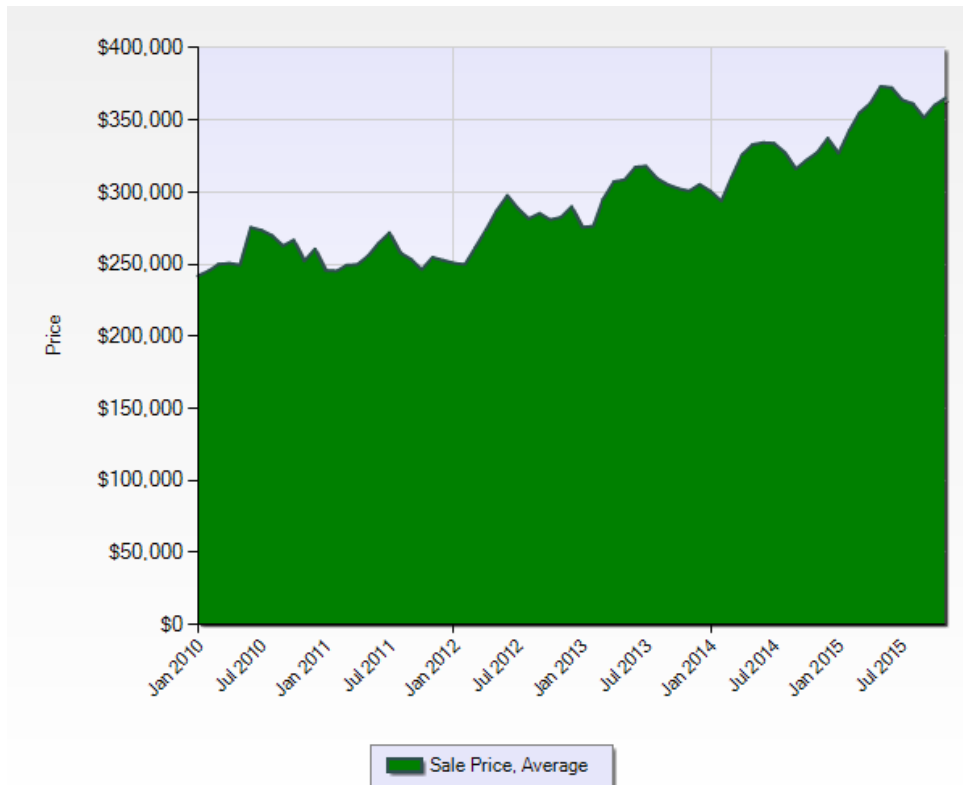
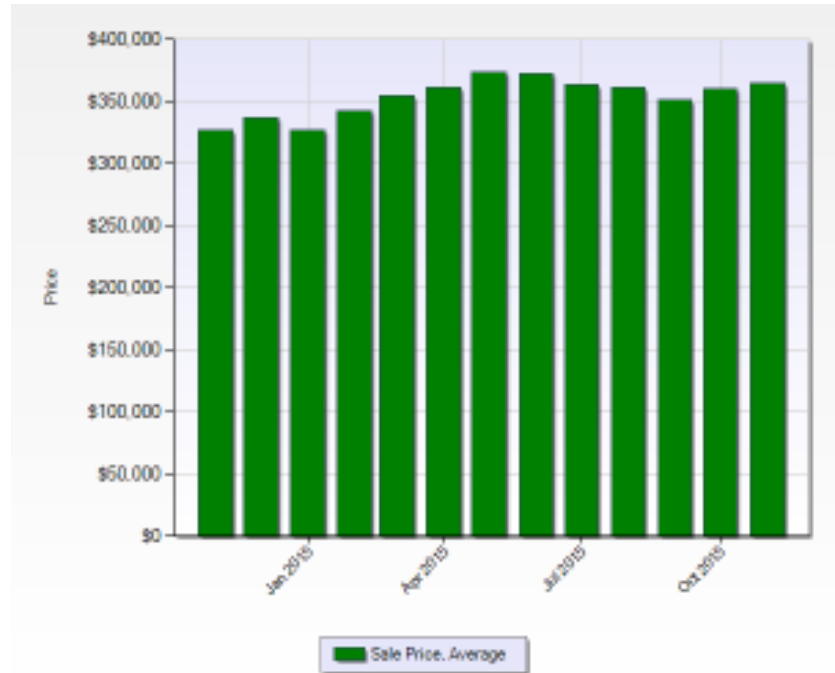


The average home price in Metro Denver, Colorado

The average home price in Metro Denver is up 12% Year Over Year from \$327,493 in November 2015 to **\$365,186 In November 2015**. The average home price in Metro Denver is up just over 1% Month Over Month from \$351,524 in October 2015. (Note: October 2015 Average Sales Price was adjusted from the previously reported \$361,354.)

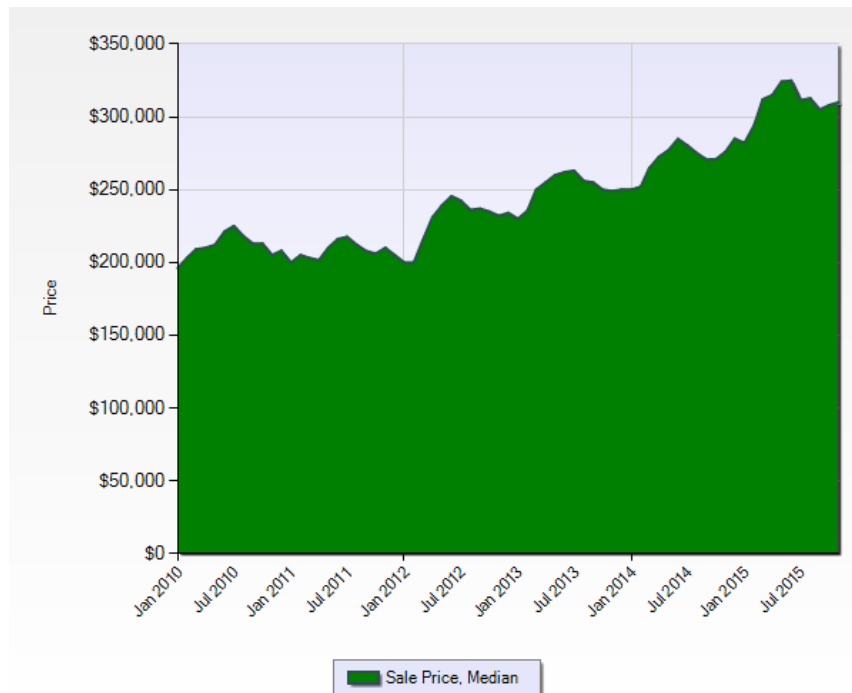
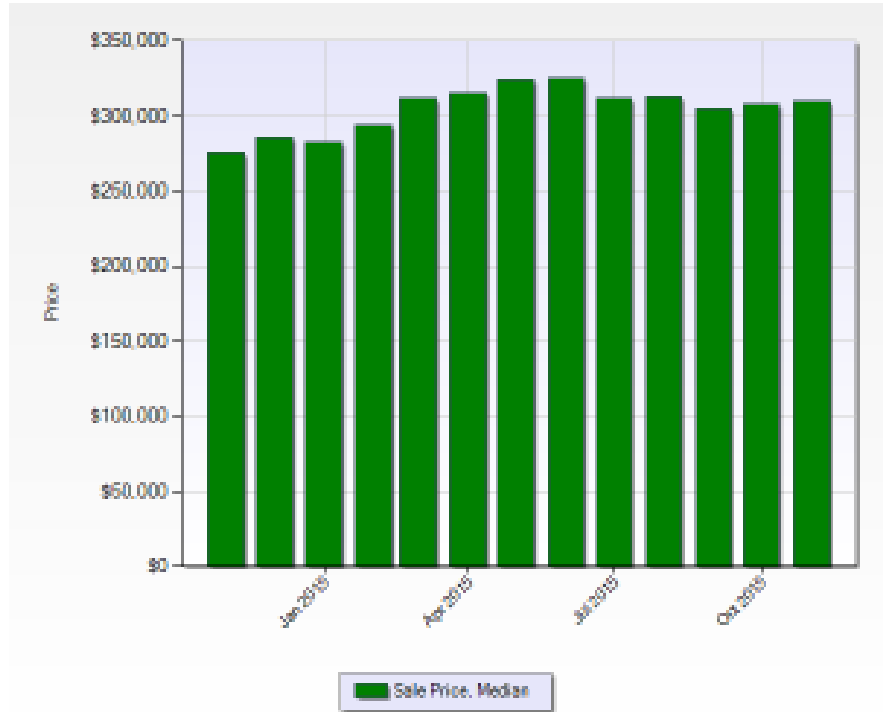
Month	Sale Price, Average	
	2014	2015
Jan	\$300,671	\$326,936
Feb	\$293,823	\$342,887
Mar	\$309,700	\$354,851
Apr	\$325,920	\$361,506
May	\$332,949	\$373,360
Jun	\$334,342	\$372,454
Jul	\$333,829	\$363,901
Aug	\$327,447	\$361,289
Sep	\$316,076	\$351,637
Oct	\$322,096	\$360,175
Nov	\$327,493	\$365,186
Dec	\$337,290	



The median home price in Metro Denver, Colorado

The median home price in Metro Denver is up 12% Year Over Year from \$276,000 in November 2014 to **\$310,000 In November 2015**. The median home price in Metro Denver is up a little less than 1% Month Over Month from \$308,029 in October 2015. ((Note: October 2015 Median Sales Price was adjusted from the previously reported \$307,200.)

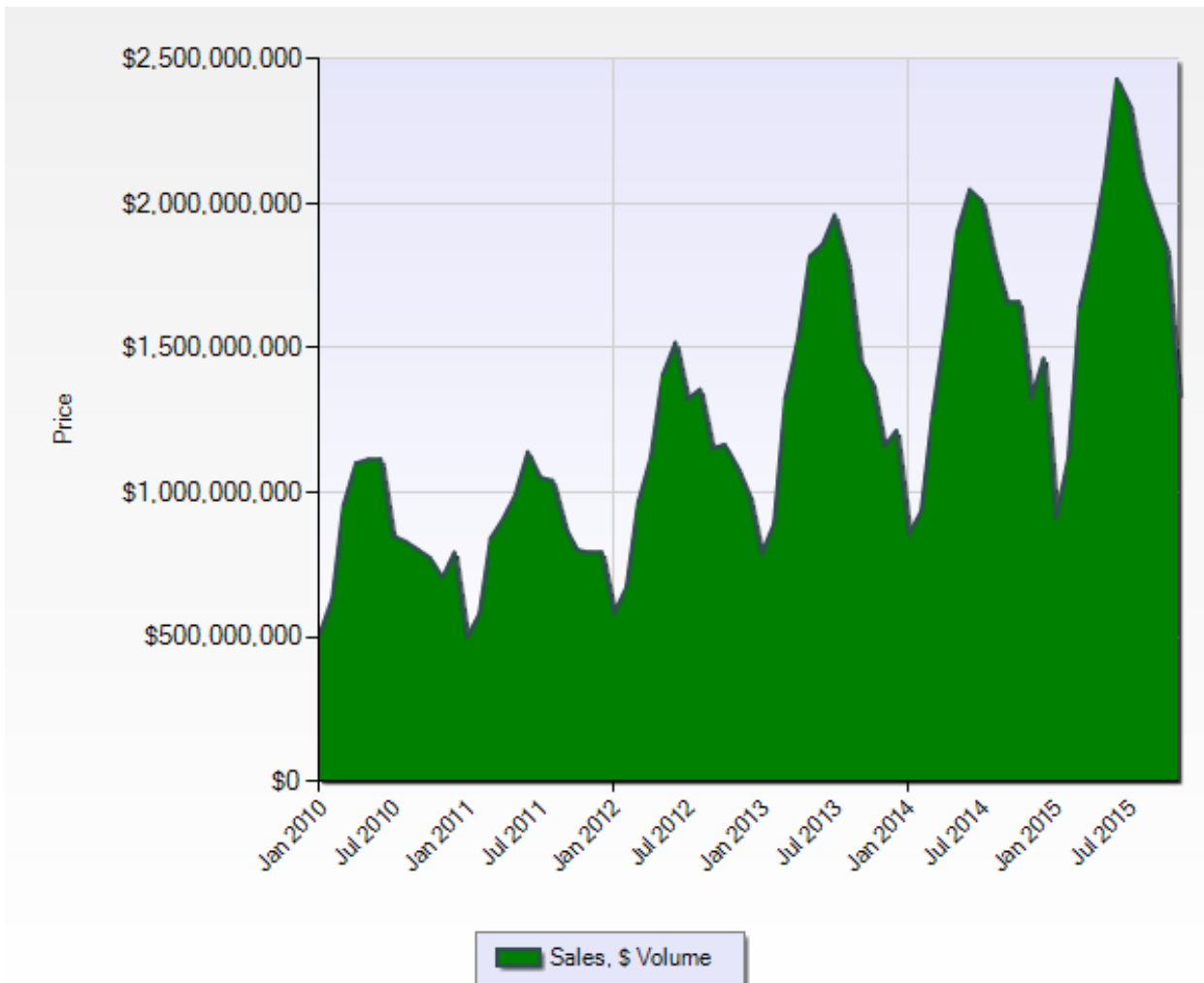
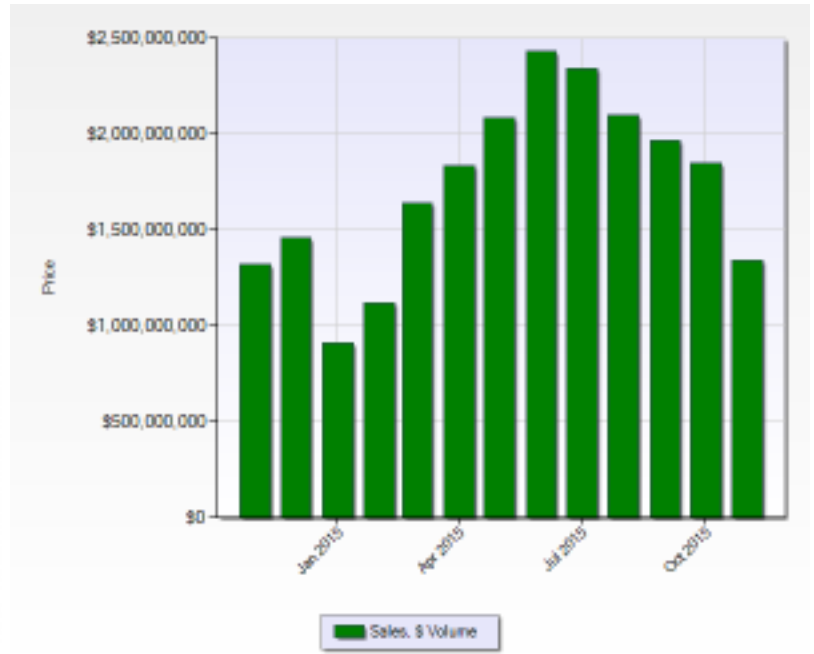
<i>Sale Price, Median</i>		
<i>Month</i>	<i>2014</i>	<i>2015</i>
Jan	\$249,900	\$282,000
Feb	\$252,000	\$294,000
Mar	\$264,900	\$312,000
Apr	\$272,650	\$315,000
May	\$276,975	\$324,250
Jun	\$284,900	\$324,900
Jul	\$280,375	\$311,463
Aug	\$275,000	\$312,750
Sep	\$270,650	\$305,000
Oct	\$270,900	\$308,029
Nov	\$276,000	\$310,000
Dec	\$285,000	



Real estate sales volume in Metro Denver, Colorado

Real estate sales volume is down month over month and relatively flat year over year in Metro Denver, Colorado.

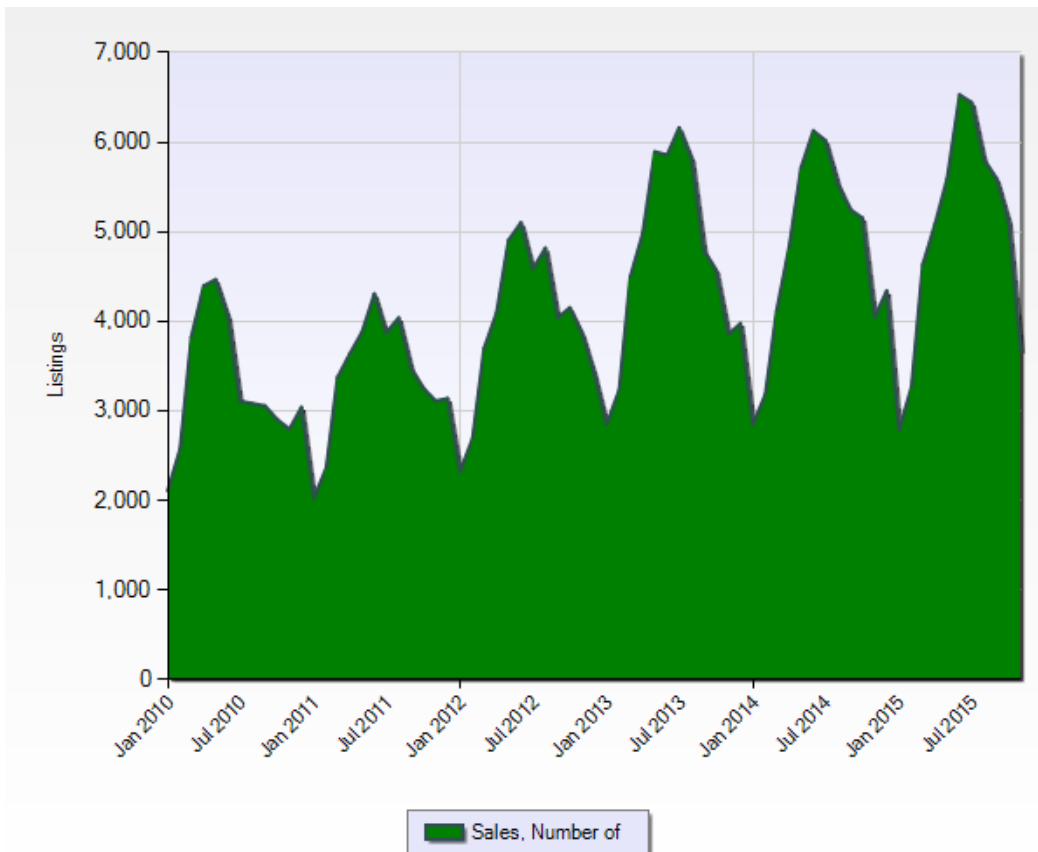
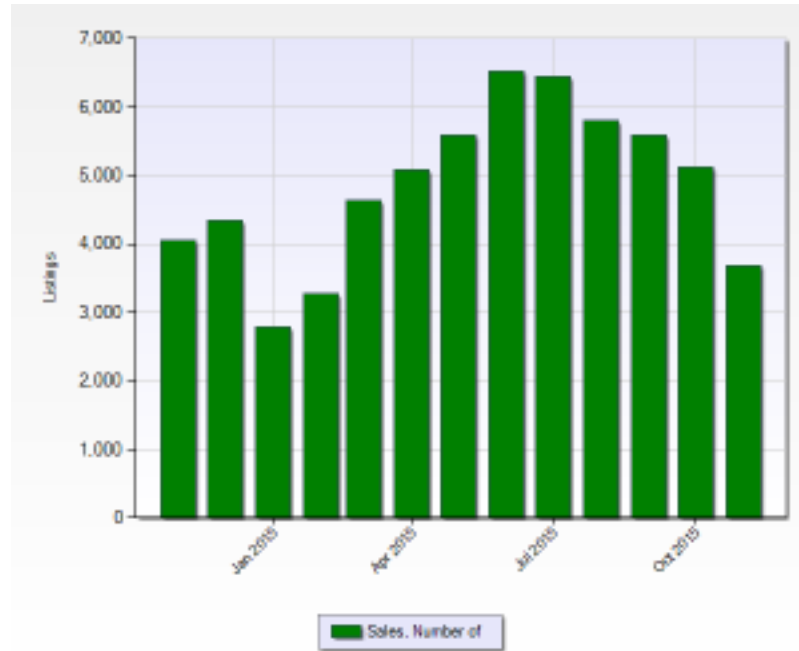
Month	Sales, \$ Volume	
	2014	2015
Jan	\$855,407,886	\$911,169,378
Feb	\$934,649,628	\$1,119,869,754
Mar	\$1,273,485,285	\$1,643,668,346
Apr	\$1,570,608,077	\$1,839,344,763
May	\$1,901,136,139	\$2,087,827,919
Jun	\$2,048,849,113	\$2,431,752,738
Jul	\$2,009,652,224	\$2,344,249,627
Aug	\$1,812,418,034	\$2,097,642,121
Sep	\$1,658,766,287	\$1,966,472,725
Oct	\$1,660,404,086	\$1,847,698,089
Nov	\$1,324,709,454	\$1,343,830,315
Dec	\$1,463,502,807	



Number of real estate sales in Metro Denver, Colorado

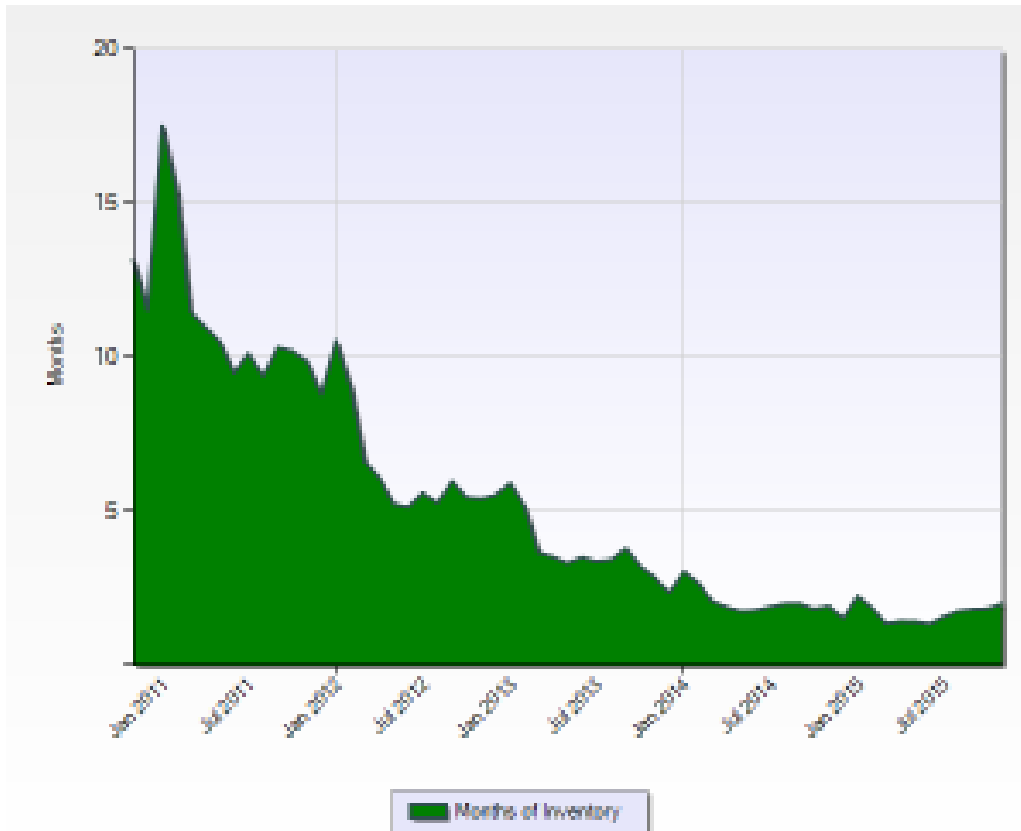
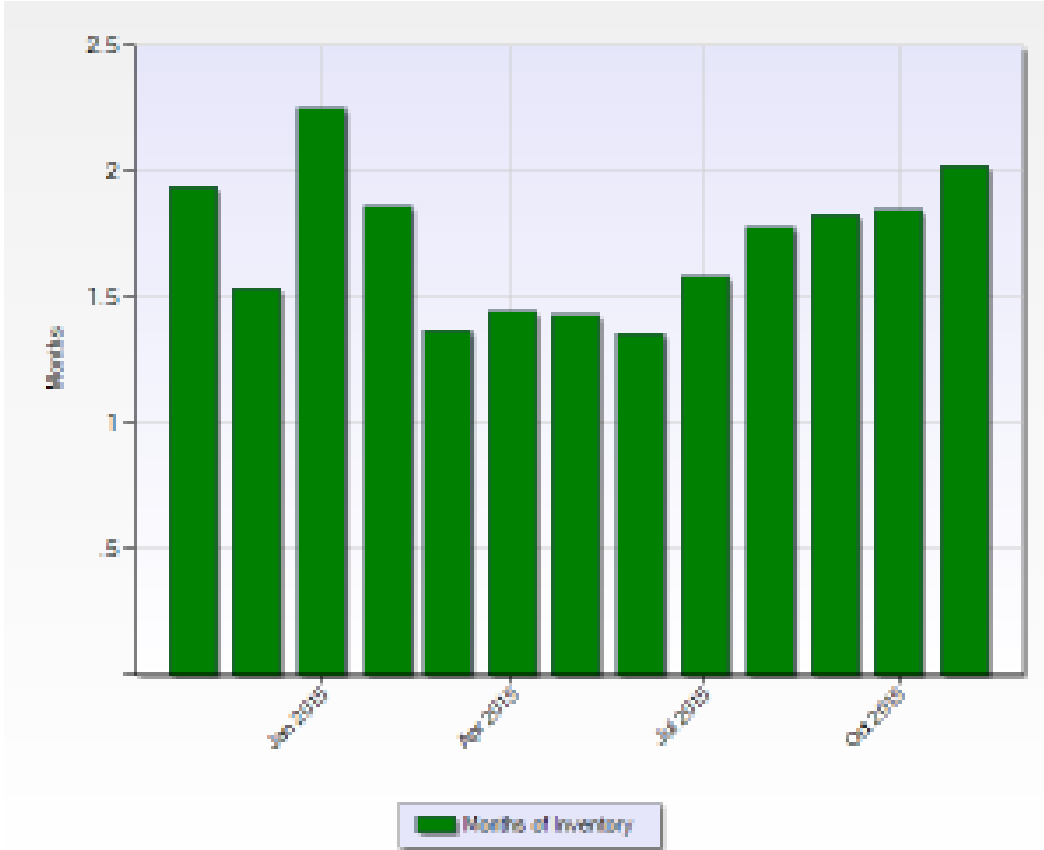
There were 3,684 real estate sales in November 2015, almost 9% less than November 2014 and 28% less than October 2015. (Note: October 2015 sales were adjusted from the previously reported amount of 4,698)

Month	2014	2015
Jan	2,845	2,787
Feb	3,181	3,266
Mar	4,112	4,632
Apr	4,819	5,088
May	5,710	5,592
Jun	6,128	6,529
Jul	6,020	6,443
Aug	5,535	5,806
Sep	5,248	5,593
Oct	5,155	5,130
Nov	4,045	3,684
Dec	4,339	



Months of real estate inventory in Metro Denver, Colorado

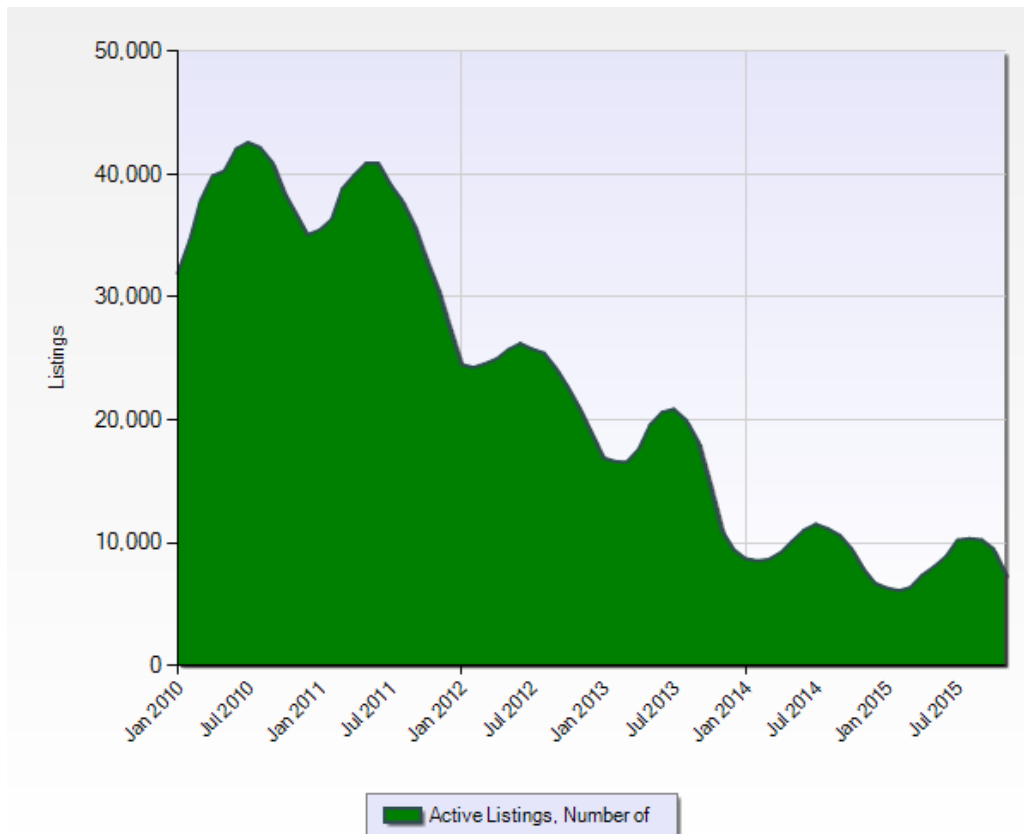
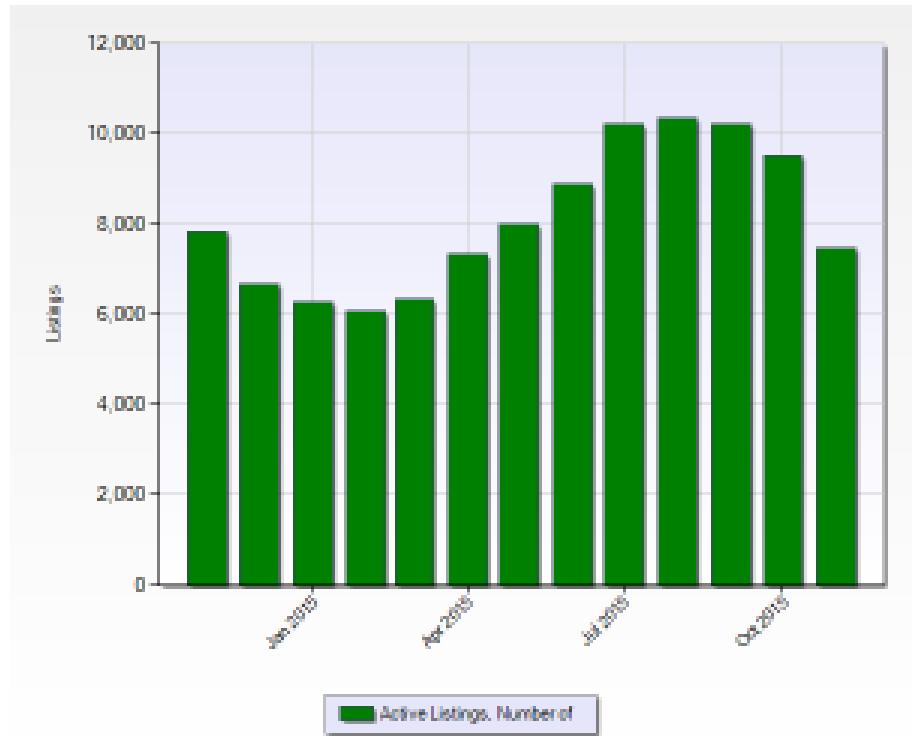
Year over year and month over month, the amount of real estate inventory has minimally increased, but is just below 2 months of inventory on the market. This is dramatically below previous year's inventory levels.



Number of real estate listings inventory in Metro Denver, Colorado

At the end of November 2015 there were 7,475 real estate listings which is almost 5% less than the 7,846 listings at the end of November 2014 and almost 21% less than the 9,505 listings at the end of October 2015. This is dramatically below previous year's amounts.

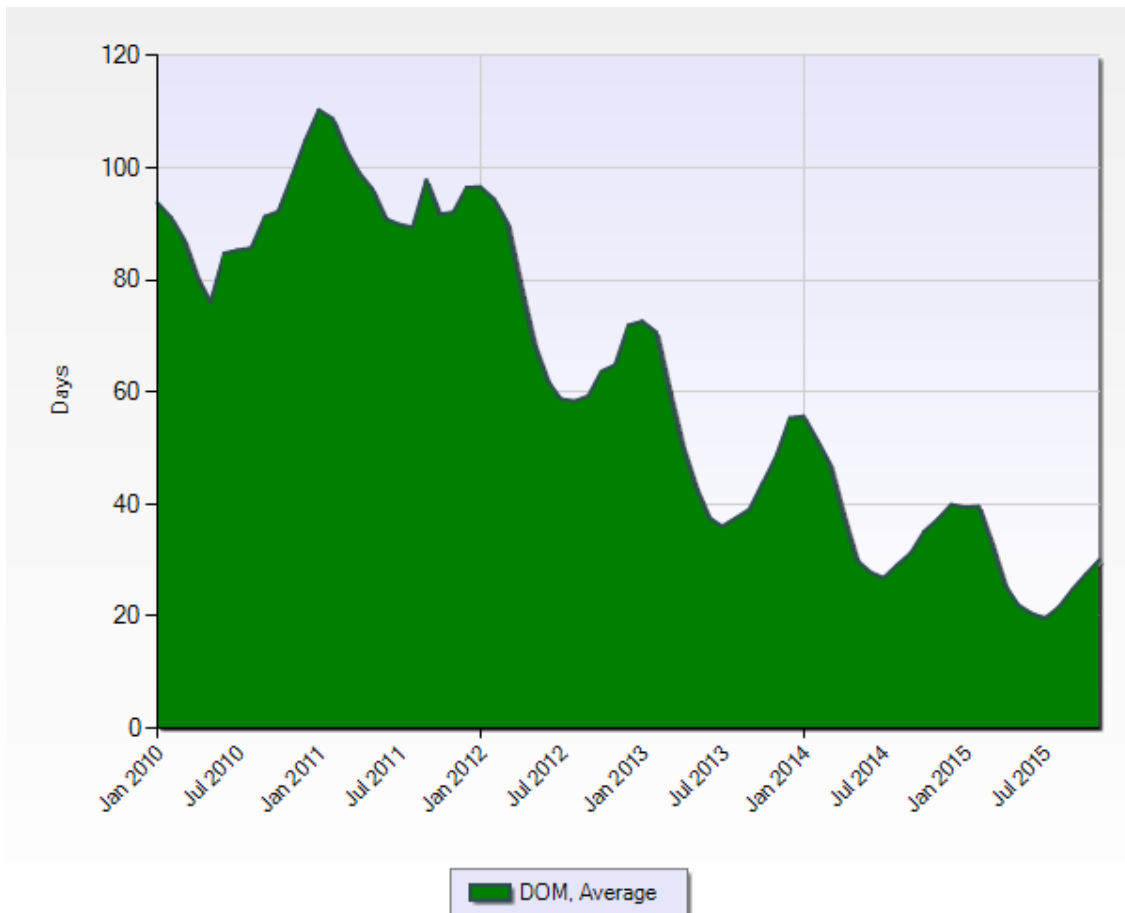
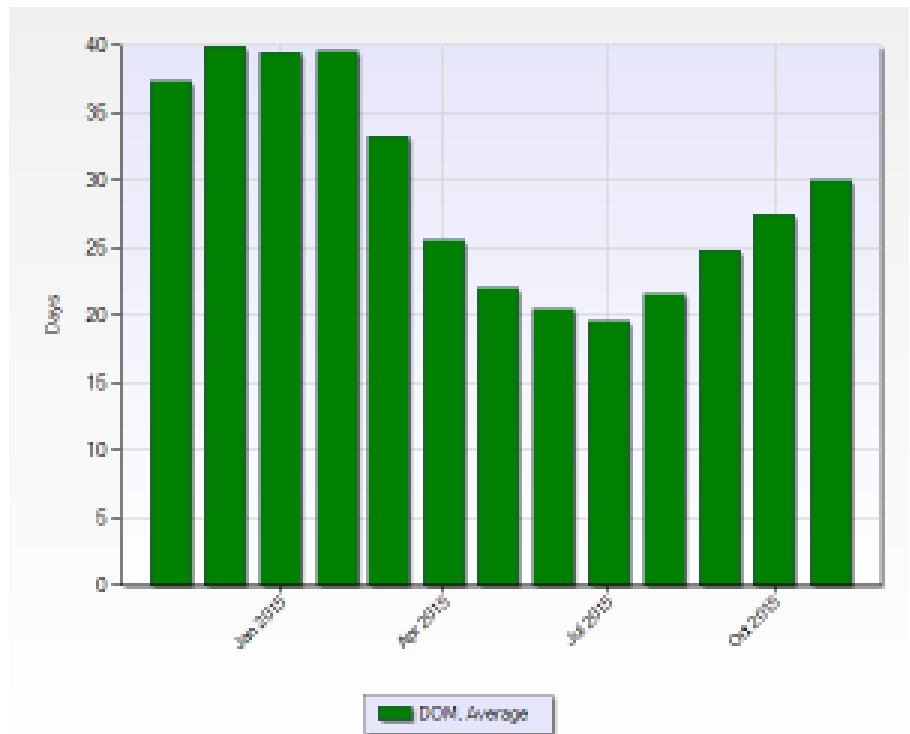
<i>Active Listings, Number of</i>		
<i>Month</i>	<i>2014</i>	<i>2015</i>
Jan	8,696	6,286
Feb	8,518	6,090
Mar	8,623	6,339
Apr	9,166	7,349
May	10,095	8,025
Jun	11,019	8,866
Jul	11,504	10,213
Aug	11,134	10,334
Sep	10,597	10,229
Oct	9,506	9,505
Nov	7,846	7,475
Dec	6,687	



Average days on market for a Metro Denver, Colorado home for sale

At 30 days the average days on market is 7 days shorter than November 2014 but 3 days less than October 2015. This is dramatically below previous years averages.

<i>DOM, Average</i>		
<i>Month</i>	<i>2014</i>	<i>2015</i>
Jan	56	39
Feb	51	40
Mar	47	33
Apr	38	26
May	30	22
Jun	28	20
Jul	27	20
Aug	29	22
Sep	31	25
Oct	35	27
Nov	37	30
Dec	40	



Summary of Denver Real Estate Market Conditions

Prices are still increasing, maintaining the 12% year of year increase, inventory is seasonally low and despite the decrease in the number of sales, days on the market is still low. All of this leads me to conclude that we are still in a strong Seller's Market with less than 2 months inventory and a lot less than a 90 day average days on market.

Create a custom search of active homes for sale in the real time Denver MLS IDX [here](http://denverhomesales.info/propertysearch/):
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