

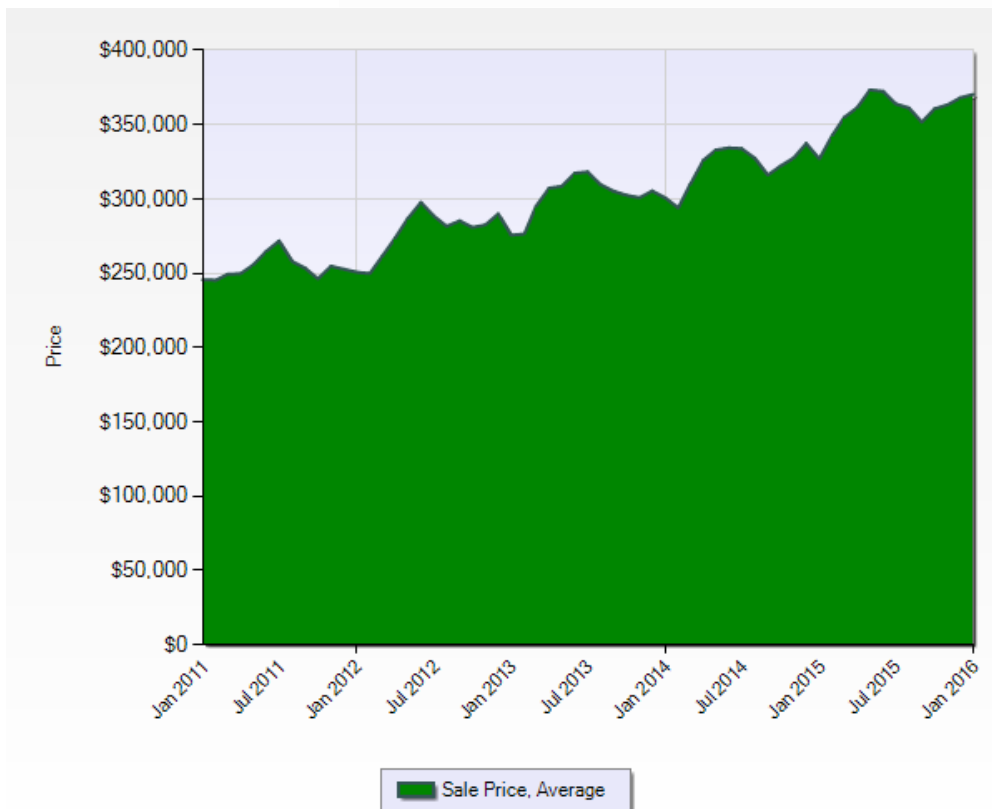
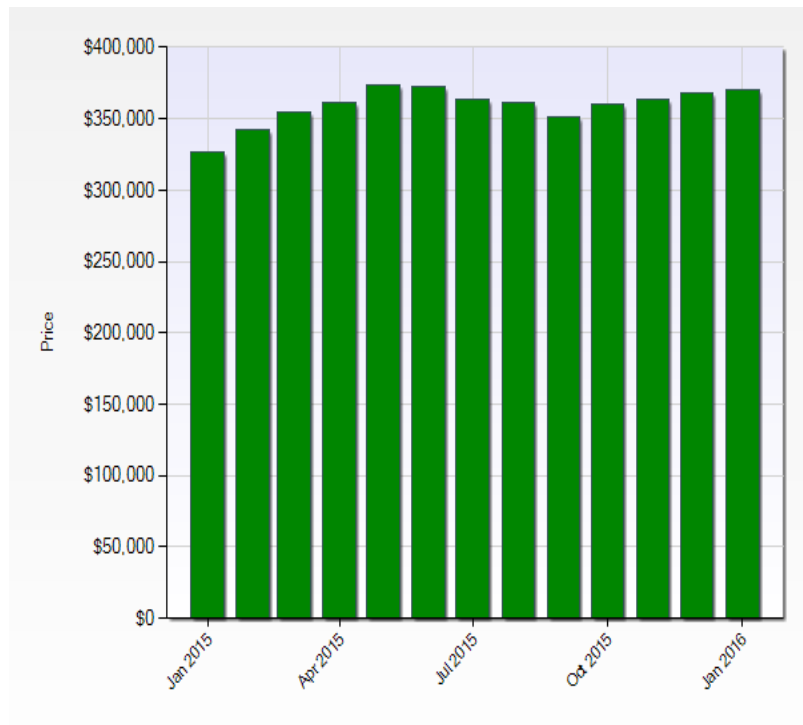
The average price for a home in Denver was \$370,351 at the end of January 2016. The median price for a home in Denver was \$315,000 at the end of January 2016. Sales volume in January was just under \$1.1 billion. There were 2,945 real transactions in January 2016. There is approximately 2 months of real estate inventory in and around Denver. There were 5,646 real estate listings in and around Denver at the end of January 2016. The average days on market for real estate listings in and around Denver was 38 days for January.

These Denver real estate market statistics are from the Denver MLS (REColorado.com) . They reflect real estate sales data for the end of January 2016. They do not reflect real estate sales that occurred off market or outside of the Denver MLS.

The average home price in Metro Denver, Colorado

The average home price in Metro Denver is up 13% Year Over Year from \$326,936 in January 2015 to \$370,351 in January 2016. The average home price in Metro Denver is up almost 1% Month Over Month from \$368,045 in December 2015.

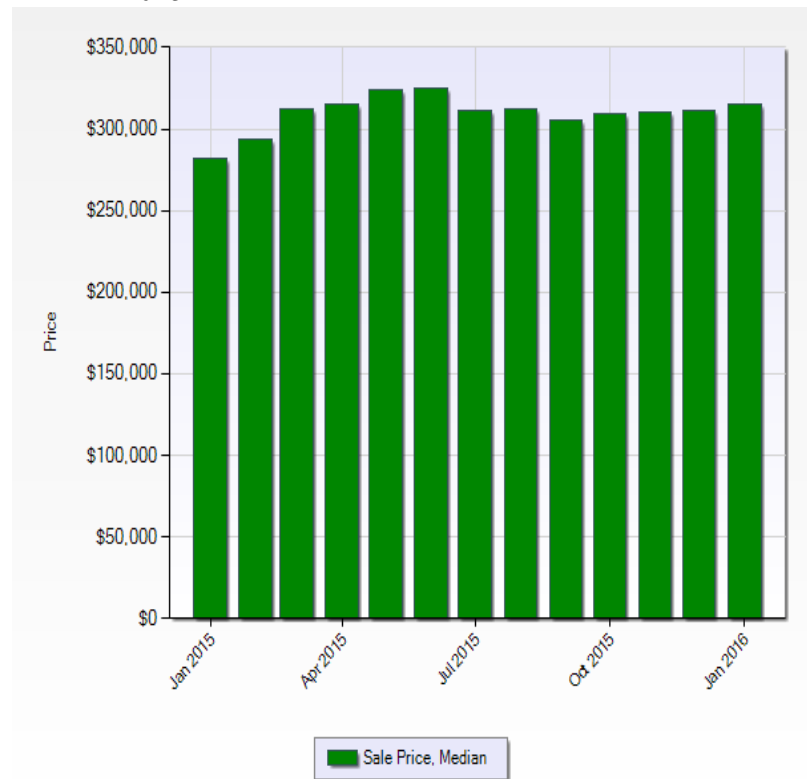
Month	Sale Price, Average	
	2015	2016
Jan	\$326,936	\$370,351
Feb	\$342,883	
Mar	\$354,851	
Apr	\$361,502	
May	\$373,347	
Jun	\$372,444	
Jul	\$363,952	
Aug	\$361,228	
Sep	\$351,711	
Oct	\$360,613	
Nov	\$363,363	
Dec	\$368,045	

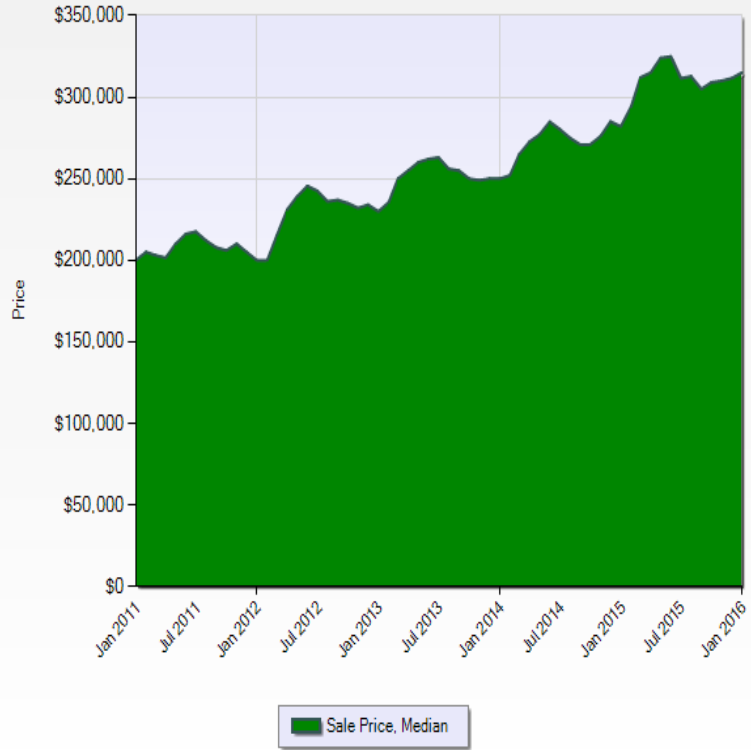


The median home price in Metro Denver, Colorado

The median home price in Metro Denver is up almost 12% Year Over Year from \$282,000 in January 2015 to \$315,000 in January 2016. The median home price in Metro Denver is up a little more than 1% Month Over Month from \$311,500 in December 2015.

Month	Sale Price, Median	
	2015	2016
Jan	\$282,000	\$315,000
Feb	\$294,000	
Mar	\$312,000	
Apr	\$315,000	
May	\$324,000	
Jun	\$324,900	
Jul	\$311,500	
Aug	\$312,750	
Sep	\$305,000	
Oct	\$309,000	
Nov	\$310,000	
Dec	\$311,500	

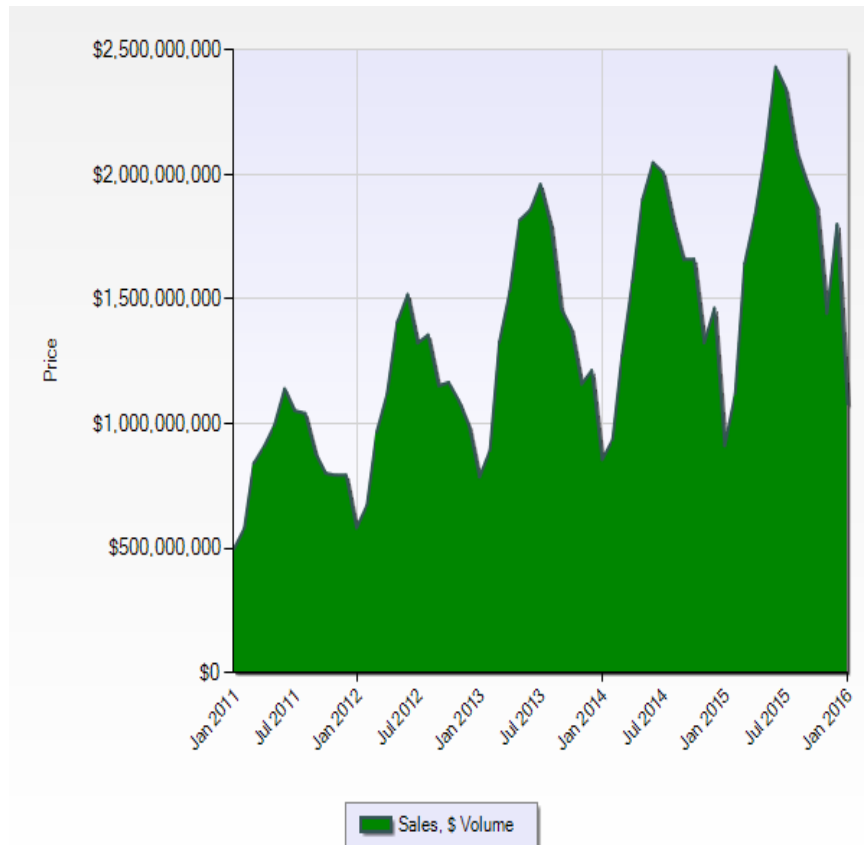
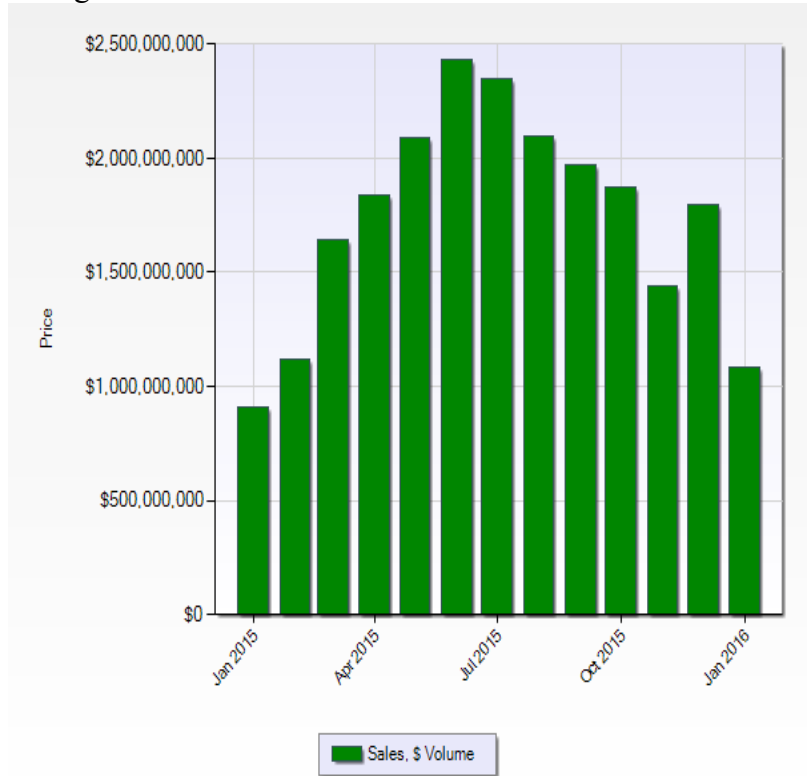




Real estate sales volume in Metro Denver, Colorado

Real estate sales volume is down month over month and relatively flat year over year in Metro Denver, Colorado. That December bump sure was big!

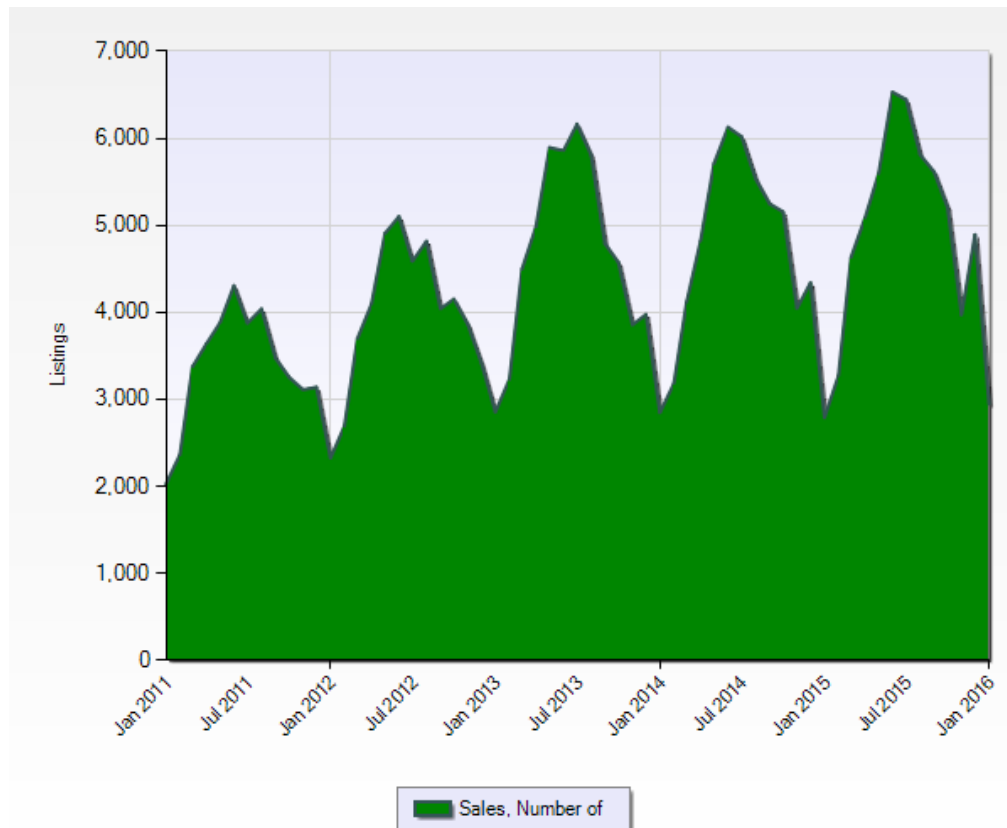
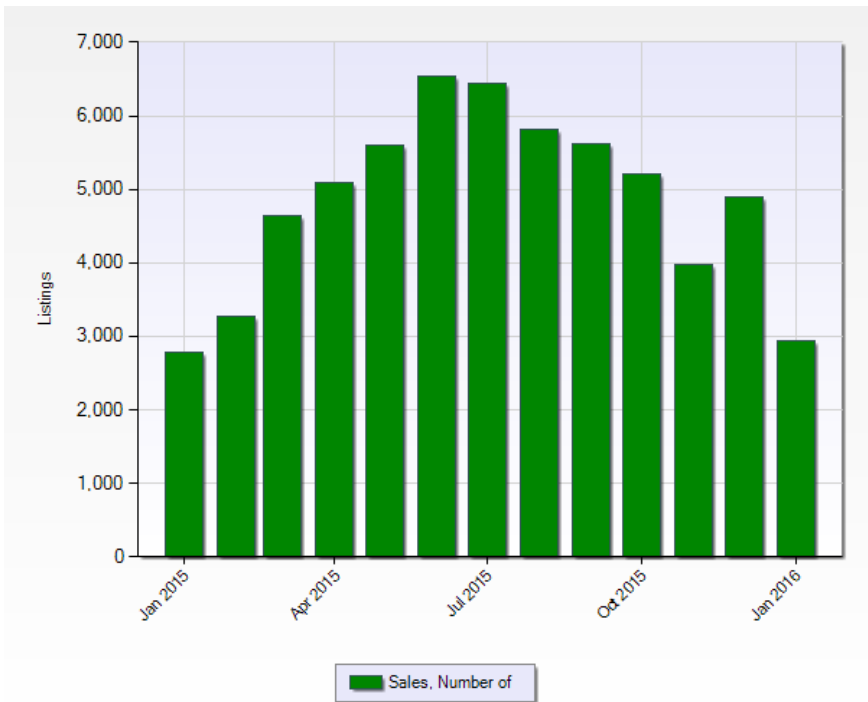
Month	Sales, \$ Volume	
	2015	2016
Jan	\$911,169,378	\$1,080,695,992
Feb	\$1,120,540,605	
Mar	\$1,643,671,458	
Apr	\$1,838,958,912	
May	\$2,088,131,464	
Jun	\$2,432,433,738	
Jul	\$2,346,034,386	
Aug	\$2,100,178,939	
Sep	\$1,975,210,323	
Oct	\$1,877,352,220	
Nov	\$1,442,511,775	
Dec	\$1,800,477,502	



Number of real estate sales in Metro Denver, Colorado

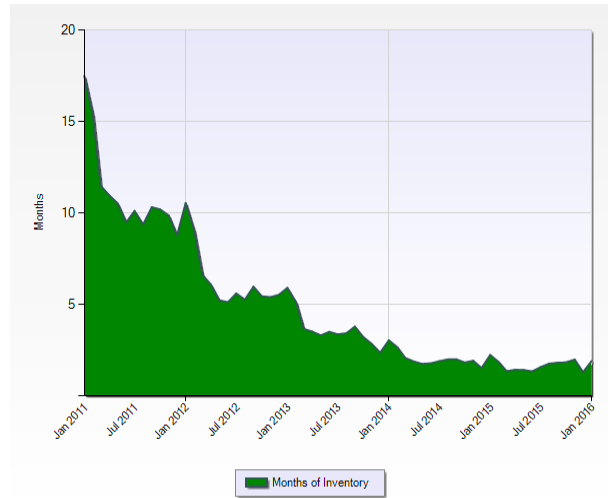
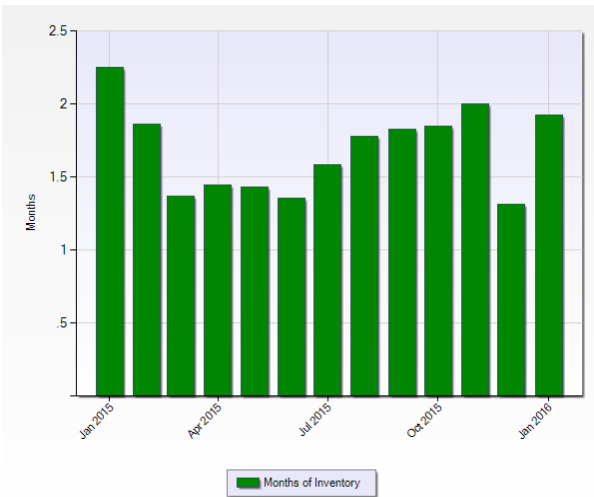
There were 2,945 real estate sales in January 2016, almost 40% less than December 2015 but almost 6% more than January 2015.

Month	Sales, Number of 2015	Sales, Number of 2016
Jan	2,787	2,945
Feb	3,268	
Mar	4,632	
Apr	5,087	
May	5,593	
Jun	6,531	
Jul	6,447	
Aug	5,814	
Sep	5,616	
Oct	5,206	
Nov	3,972	
Dec	4,892	



Months of real estate inventory in Metro Denver, Colorado

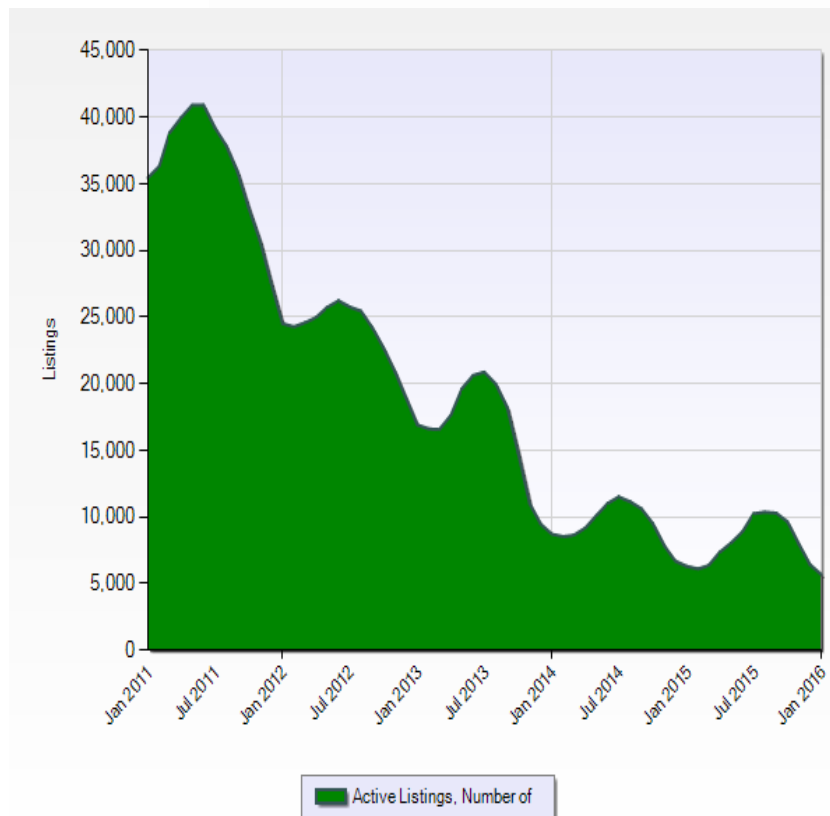
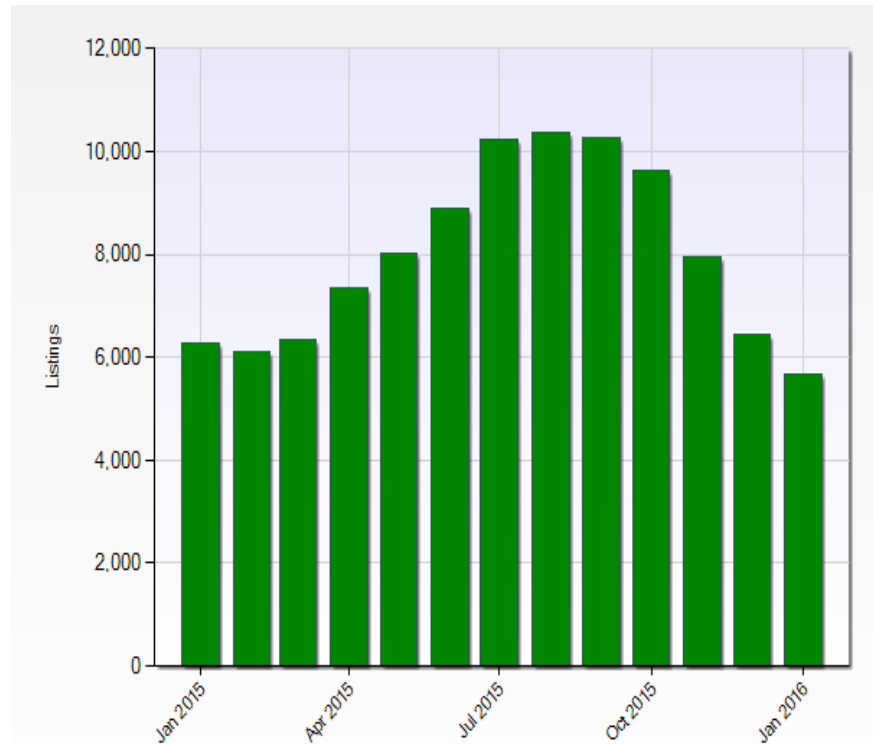
Year over year and month over month, the amount of real estate inventory has minimally increased, but is just below 2 months of inventory on the market. This is dramatically below previous year's inventory levels.



Number of real estate listings inventory in Metro Denver, Colorado

At the end of January 2016 there were 5,676 real estate listings which is almost 12% less than the 6,430 listings at the end of December 2015 and almost 10% less than the 6,289 listings at the end of January 2015. This indicates a shortage of homes available for sale extending beyond seasonal trends.

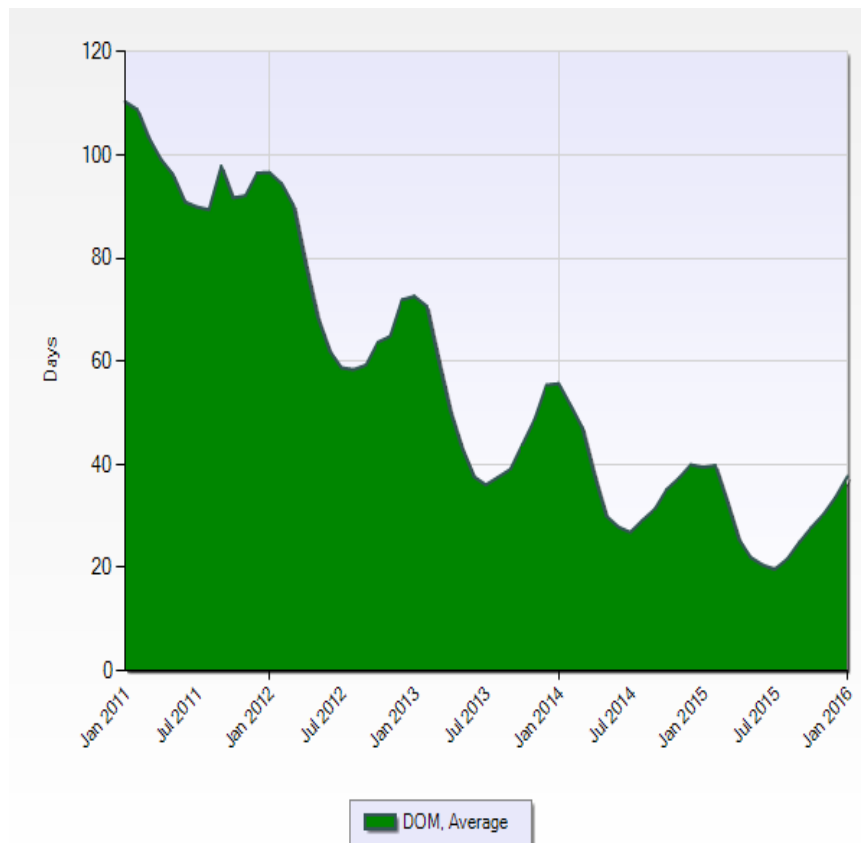
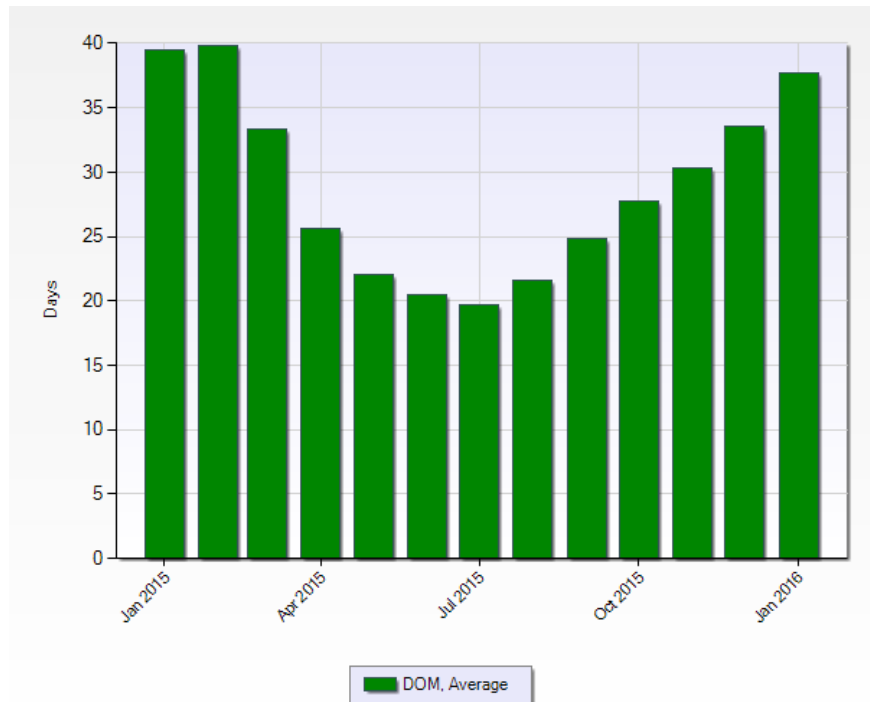
Month	2015	2016
Jan	6,289	5,676
Feb	6,095	
Mar	6,346	
Apr	7,357	
May	8,035	
Jun	8,882	
Jul	10,232	
Aug	10,362	
Sep	10,282	
Oct	9,645	
Nov	7,958	
Dec	6,430	



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

At 38 days the average days on market is 4 days longer than December 2015 and 1 day less than January 2015. This is dramatically below previous years averages.

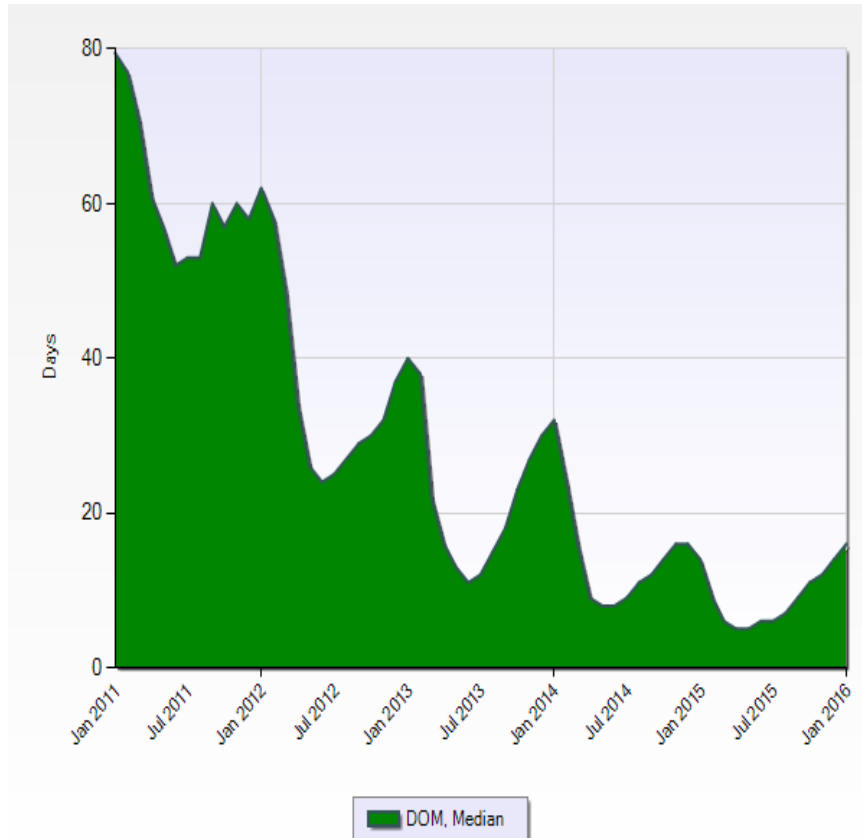
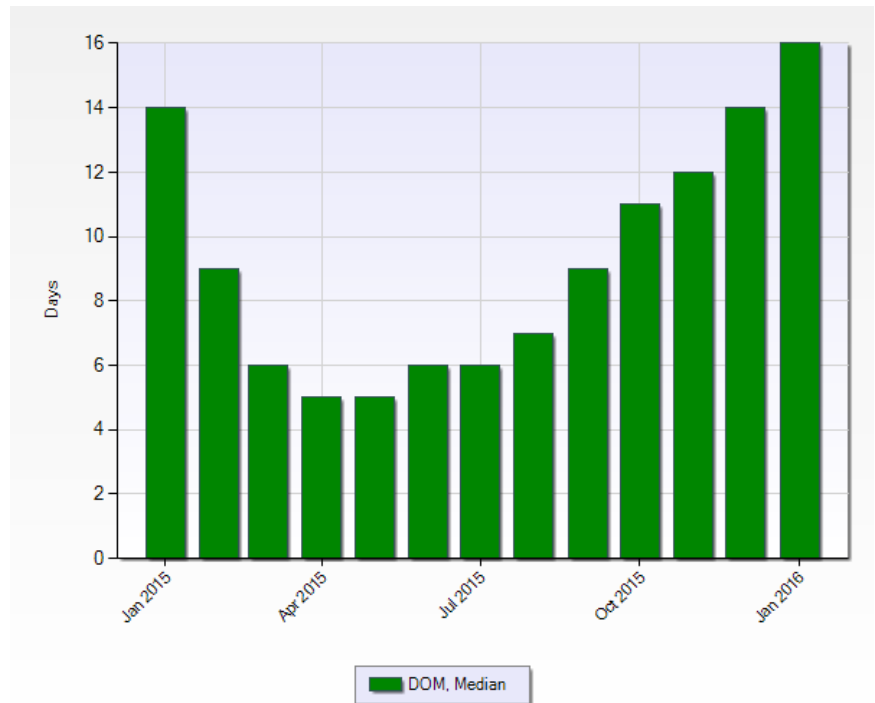
Month	DOM, Average	
	2015	2016
Jan	39	38
Feb	40	
Mar	33	
Apr	26	
May	22	
Jun	20	
Jul	20	
Aug	22	
Sep	25	
Oct	28	
Nov	30	
Dec	34	



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

At 16 days, the median days on market is 2 days longer than December 2015 and 2 days more than January 2015. This is dramatically below previous years averages.

Month	DOM, Median	
	2015	2016
Jan	14	16
Feb	9	
Mar	6	
Apr	5	
May	5	
Jun	6	
Jul	6	
Aug	7	
Sep	9	
Oct	11	
Nov	12	
Dec	14	



Summary of Denver Real Estate Market Conditions

Prices are still increasing, increasing to 13% year over year price increases. 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 close to 2 months of inventory and a lot less than a 90 day average days on market.