

Local Market Update for August 2016

A Research Tool Provided by the Colorado Association of REALTORS®



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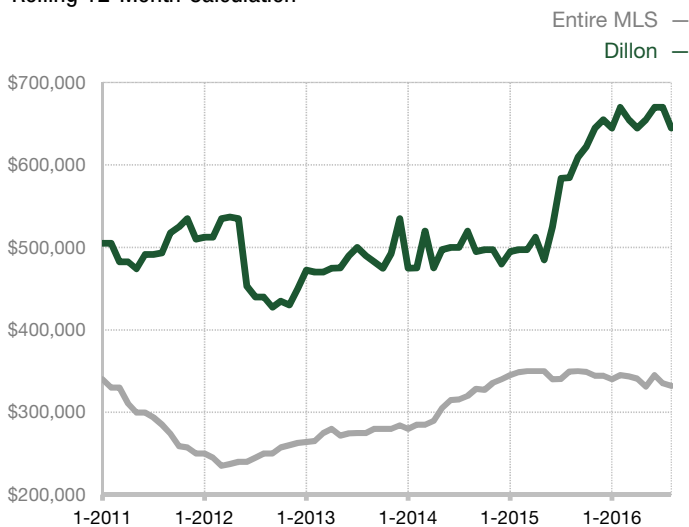
Single Family	August			Year to Date		
	2015	2016	Percent Change from Previous Year	Thru 08-2015	Thru 08-2016	Percent Change from Previous Year
Key Metrics						
New Listings	4	6	+ 50.0%	61	38	- 37.7%
Sold Listings	7	4	- 42.9%	33	32	- 3.0%
Median Sales Price*	\$735,000	\$602,000	- 18.1%	\$685,000	\$682,250	- 0.4%
Average Sales Price*	\$688,557	\$621,000	- 9.8%	\$673,324	\$717,066	+ 6.5%
Percent of List Price Received*	96.0%	96.8%	+ 0.8%	96.7%	97.5%	+ 0.8%
Days on Market Until Sale	62	14	- 77.4%	62	75	+ 21.0%
Inventory of Homes for Sale	32	14	- 56.3%	--	--	--
Months Supply of Inventory	7.7	3.1	- 59.7%	--	--	--

* Does not account for seller concessions and/or down payment assistance. | Activity for one month can sometimes look extreme due to small sample size.

Townhouse-Condo	August			Year to Date		
	2015	2016	Percent Change from Previous Year	Thru 08-2015	Thru 08-2016	Percent Change from Previous Year
Key Metrics						
New Listings	18	14	- 22.2%	111	161	+ 45.0%
Sold Listings	12	23	+ 91.7%	86	98	+ 14.0%
Median Sales Price*	\$325,000	\$224,500	- 30.9%	\$285,250	\$236,000	- 17.3%
Average Sales Price*	\$343,075	\$240,474	- 29.9%	\$290,631	\$290,031	- 0.2%
Percent of List Price Received*	97.4%	98.4%	+ 1.0%	96.6%	97.9%	+ 1.3%
Days on Market Until Sale	32	34	+ 6.3%	71	32	- 54.9%
Inventory of Homes for Sale	50	54	+ 8.0%	--	--	--
Months Supply of Inventory	3.9	4.1	+ 5.1%	--	--	--

* Does not account for seller concessions and/or down payment assistance. | Activity for one month can sometimes look extreme due to small sample size.

Median Sales Price – Single Family
Rolling 12-Month Calculation



Median Sales Price – Townhouse-Condo
Rolling 12-Month Calculation

