

Local Market Update for October 2016

A Research Tool Provided by the Colorado Association of REALTORS®



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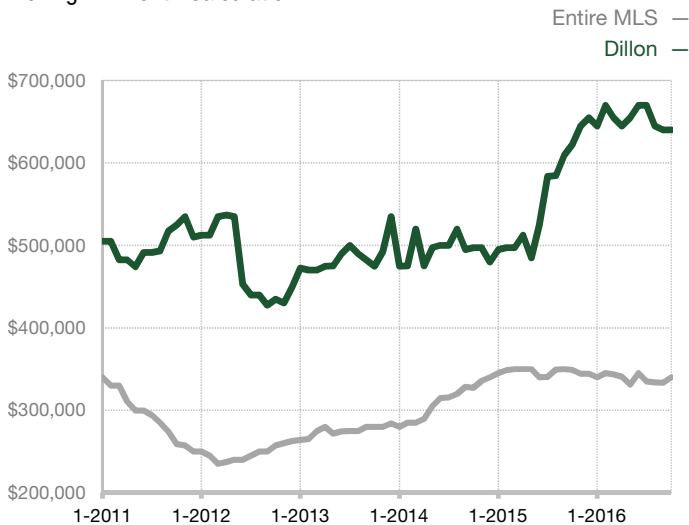
Single Family Key Metrics	October			Year to Date		
	2015	2016	Percent Change from Previous Year	Thru 10-2015	Thru 10-2016	Percent Change from Previous Year
New Listings	4	2	- 50.0%	68	43	- 36.8%
Sold Listings	8	6	- 25.0%	42	43	+ 2.4%
Median Sales Price*	\$640,000	\$640,000	0.0%	\$672,500	\$640,000	- 4.8%
Average Sales Price*	\$643,700	\$647,957	+ 0.7%	\$664,186	\$687,881	+ 3.6%
Percent of List Price Received*	96.9%	97.9%	+ 1.0%	96.8%	97.7%	+ 0.9%
Days on Market Until Sale	85	96	+ 12.9%	66	77	+ 16.7%
Inventory of Homes for Sale	26	9	- 65.4%	--	--	--
Months Supply of Inventory	6.2	1.9	- 69.4%	--	--	--

* 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 Key Metrics	October			Year to Date		
	2015	2016	Percent Change from Previous Year	Thru 10-2015	Thru 10-2016	Percent Change from Previous Year
New Listings	15	12	- 20.0%	141	189	+ 34.0%
Sold Listings	19	15	- 21.1%	124	125	+ 0.8%
Median Sales Price*	\$255,000	\$230,000	- 9.8%	\$274,950	\$232,500	- 15.4%
Average Sales Price*	\$258,963	\$290,380	+ 12.1%	\$282,267	\$289,876	+ 2.7%
Percent of List Price Received*	97.5%	98.7%	+ 1.2%	96.9%	98.1%	+ 1.2%
Days on Market Until Sale	36	18	- 50.0%	59	30	- 49.2%
Inventory of Homes for Sale	36	5	- 86.1%	--	--	--
Months Supply of Inventory	3.0	0.4	- 86.7%	--	--	--

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

Median Sales Price – Single Family
Rolling 12-Month Calculation



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

