April Sees More Buyers and Sellers in Denver Metro Real Estate Market

Market Snapshot-Denver Real Estate Market

As of April 30, 2014

	Apr-14	Prior Month	% Change		Year Ago	% Change	
Single Family (Detached + Attached)							
Active	7,323	6,902	6%	f	5,678	29%	11
New Listings	6,855	5,938	15%	f	6,804	1%	1
Under Contract	7,024	6,544	7%	ft	7,530*	-7%	₩.
Sold	4,498	3,865	6%	ft	4,942	- 9%	₩.
Avg CD0M	35	47	- 26%	↓	51	-31%	1
Avg Sold Price	\$327,999	310,992	5%	î	308,011	6%	î
Median Sold Price	\$275,000	265,000	4%	î	255,000	8%	î
Single Family (Detached)							
Active	5,950	5,574	7%	f	4,562	30%	11
New Listings	5,190	4,467	16%	1	5,459	- 5%	U.
Under Contract	5,179	4,802	8%	f	6,026*	-14%	U.
Sold	3,341	2,866	17%	f	3,979	-16%	U.
Avg CDOM	36	51	- 29%	#	52	-31%	U.
Avg Sold Price	\$363,028	344,172	5%	î	355,005	8%	ı

Median Sold Price	\$305,000	289,900	5%	ft	278,000	10%	ft
Single Family (Attached)							
Active	1,373	1,328	3%	1	1,116	23%	f
New Listings	1,665	1,471	13%	1	1,345	24%	1
Under Contract	1,845	1,742	6%	1	1,504*	23%	1
Sold	1,157	999	16%	1	963	20%	1
Avg CD0M	30	34	-12%	#	47	-36%	
Avg Sold Price	\$226,882	212,559	7%	ft	196,534	15%	ft
Median Sold Price	\$178,500	172,500	3%	f	159,900	12%	Ý

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Market Snapshot — Denver Colorado Real Estate Market

Year to Date 2014 vs. YTD 2013

As of April 30, 2014

	YTD 2014	YTD 2013	% Change	
Single Family (Detached + Attached)				
New Listings	21,330	21,652	- 1%	#
Under Contract	22,965	26,226*	-12%	#

^{*} Count reflects total of Under Contract & Pending status listings for April 2013.

Sold	14,406	15,414	- 7%	↓
	-	-		•
Avg CD0M	46	62	- 26%	↓
Avg Sold Price	\$310,400	292,265	6%	ft
Single Family				
(Detached)				
New Listings	15,923	17,363	-8%	#
Under Contract	16,976	21,197*	-20%	1
Sold	10,760	12,416	-13%	1
Avg CDOM	48	62	-23%	#
Avg Sold	\$342,738	317.546	8%	ı
Price	1-7			
Single Family				
(Attached)				
New Listings	5,407	4,289	26%	f
Under Contract	5,989	5,029*	19%	f
Sold	3,646	2,998	22%	1
Avg CD0M	37	60	-38%	↓
Avg Sold Price	\$214,991	187,608	15%	ft

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^{*} Count reflects total of Under Contract & Pending status listings for April 2013.