

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%	↑	5,678	29%	↑
New Listings	6,855	5,938	15%	↑	6,804	1%	↑
Under Contract	7,024	6,544	7%	↑	7,530*	-7%	↓
Sold	4,498	3,865	6%	↑	4,942	-9%	↓
Avg CDOM	35	47	-26%	↓	51	-31%	↓
Avg Sold Price	\$327,999	310,992	5%	↑	308,011	6%	↑
Median Sold Price	\$275,000	265,000	4%	↑	255,000	8%	↑
Single Family (Detached)							
Active	5,950	5,574	7%	↑	4,562	30%	↑
New Listings	5,190	4,467	16%	↑	5,459	-5%	↓
Under Contract	5,179	4,802	8%	↑	6,026*	-14%	↓
Sold	3,341	2,866	17%	↑	3,979	-16%	↓
Avg CDOM	36	51	-29%	↓	52	-31%	↓
Avg Sold Price	\$363,028	344,172	5%	↑	355,005	8%	↑

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

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

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%	↓

Sold	14,406	15,414	-7%	↓
Avg CDOM	46	62	-26%	↓
Avg Sold Price	\$310,400	292,265	6%	↑
Single Family (Detached)				
New Listings	15,923	17,363	-8%	↓
Under Contract	16,976	21,197*	-20%	↓
Sold	10,760	12,416	-13%	↓
Avg CDOM	48	62	-23%	↓
Avg Sold Price	\$342,738	317,546	8%	↑
Single Family (Attached)				
New Listings	5,407	4,289	26%	↑
Under Contract	5,989	5,029*	19%	↑
Sold	3,646	2,998	22%	↑
Avg CDOM	37	60	-38%	↓
Avg Sold Price	\$214,991	187,608	15%	↑

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