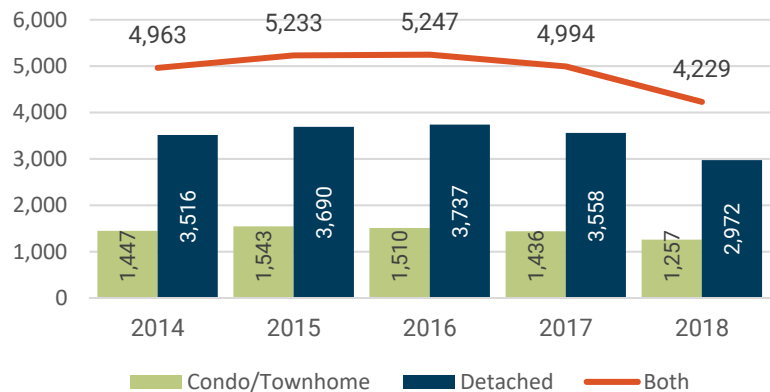


**-15%** HOME SALES

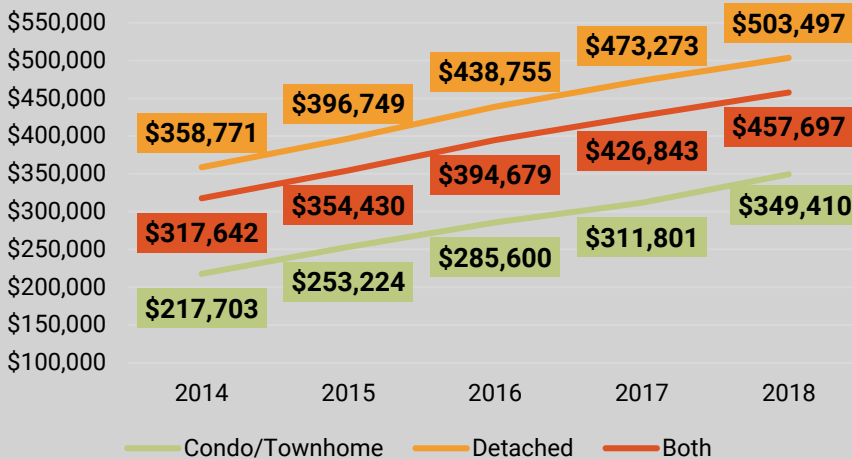
In September, 4,229 homes sold, 15% lower than last year and 25% lower than last month. Year to date, sales are only 3% lower than this time last year.

There was also a decrease in the number of homes that went under contract. Throughout the month, contracts were placed on 4,645 homes, a 5% decrease from last month.

Home Sales



Average Sold Prices



**+7%** PRICES

Average home prices saw a decrease for the third consecutive month. In September, the average sale price of a single-family home was \$457,697, 3% lower than last month. As compared to September 2017, home prices are up 7%.

The average price of a single-family detached home was \$503,497, up 6% year over year. Prices of condos/townhomes were up 12% from last year, at \$349,410.

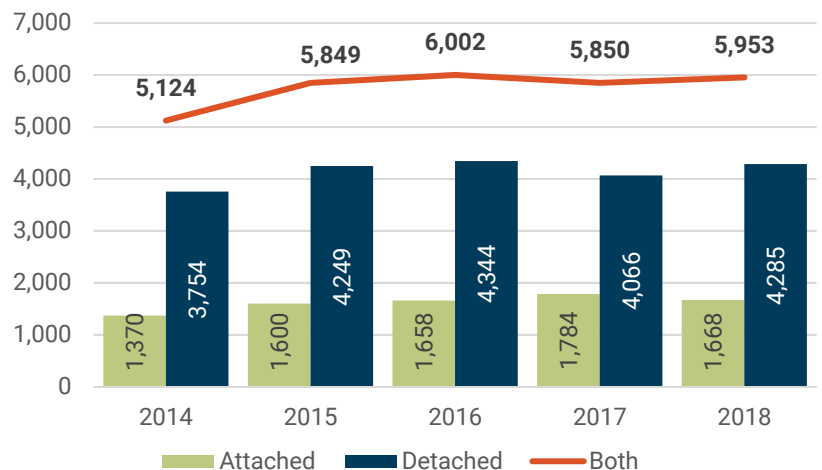
**+2%** NEW LISTINGS

In September, 5,953 new listings of homes for sale were added to the greater Denver area market, 11% less than last month and 2% more than last year at this time.

The count of active listings of homes for sale continued to increase. At the end of September, there were 8,642 active listings, 3% higher than last month and 32% higher than this time last year.

We have 9 weeks of inventory, 2 weeks more than last month.

New Listings

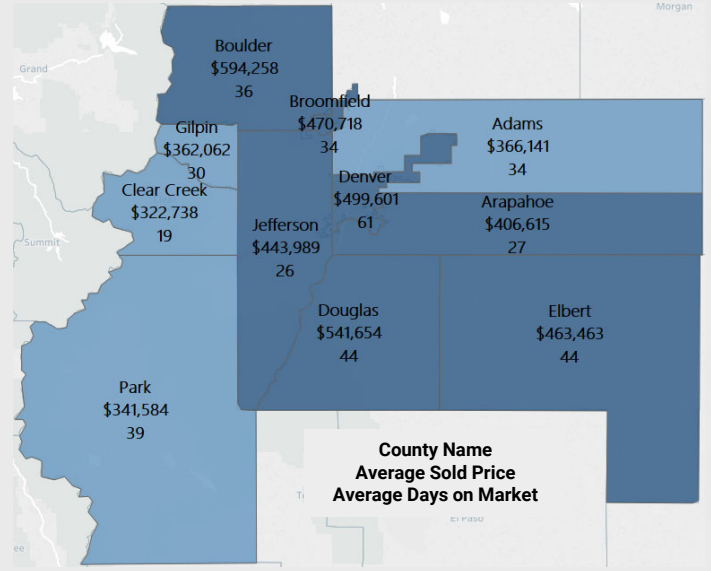


**+6 Days**

**DAYS ON MARKET**

In September, homes spent an average of 39 days on the market, 6 days more than last month and 6 days more than this time last year. On average, single-family detached homes were on the market for 32 days, while condos/townhomes were on the market for 55 days.

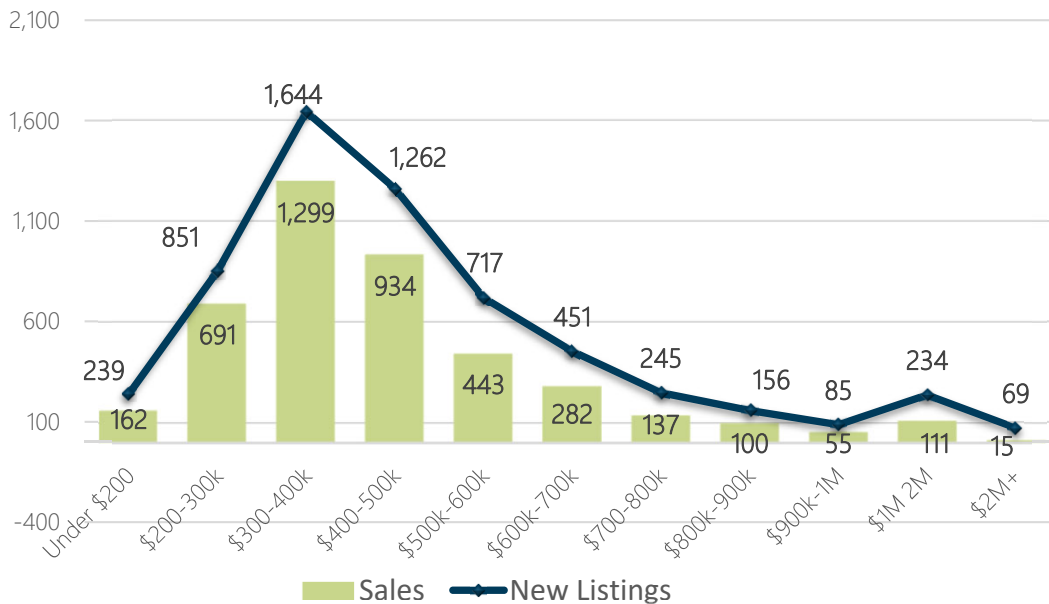
The median amount of time a home spent on the market in September was 14 days, 3 days more than this time last year. More than half of all homes on the market continue to sell in less than 2 weeks.



<b>8,642</b> Active Listings	<b>\$457,697</b> Average Sold Price	<b>4,229</b> Listings Sold	<b>39</b> Average Days on Market
<b>5,953</b> New Listings	<b>\$400,000</b> Median Sold Price	<b>4,645</b> Listings Under Contract	<b>9</b> Weeks of Inventory

**Greater Denver Metro Market by Price Range**

In September, 53% of sales in the Denver metro area were homes priced in the \$300-500,000 range. This is also the price range that saw 49% of the new listings that came on the market. Compared to last year, home sales in the \$300-500,000 price range were down 11%, which was less than the 15% decrease seen from overall home sales. Homes priced below \$400,000 sold the quickest in September, staying on the market an average of 24 days or less.



Average Days on Market by Price Range	
Under \$200k	24
\$200-300k	21
\$300-400k	24
\$400-500k	34
\$500-600k	60
\$600-700k	79
\$700-800k	111
\$800-900k	59
\$900-1M	45
\$1-2M	88
\$2M+	83

Greater Denver Metro Area Counties: Adams, Arapahoe, Boulder, Broomfield, Clear Creek, Denver, Douglas, Elbert, Gilpin, Jefferson, and Park