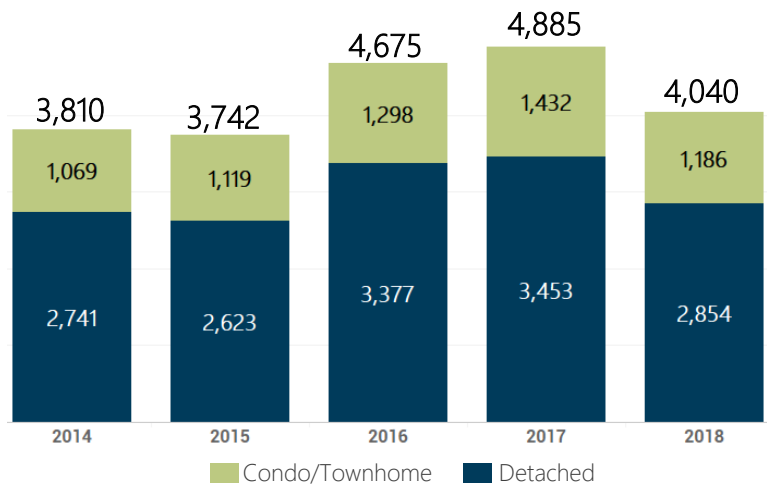


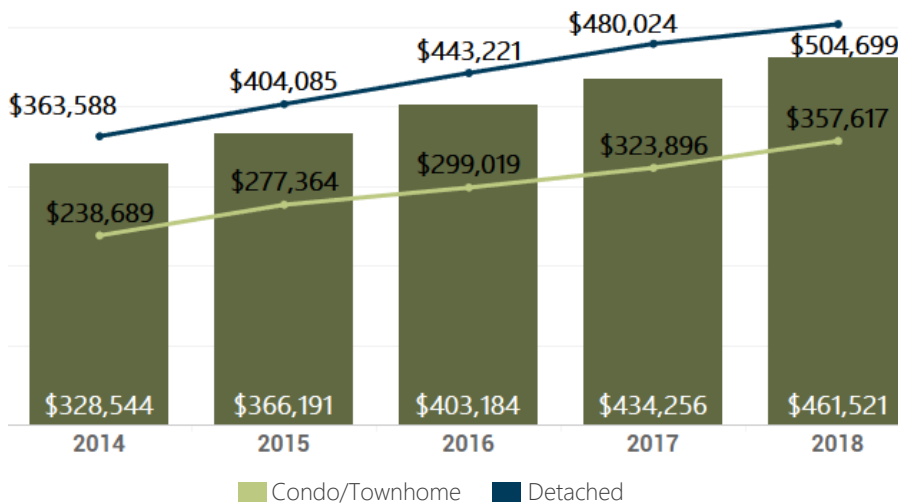
-17% HOME SALES

November home sales dropped 17 percent from this time last year. Throughout the month, 4,040 homes sold compared to 4,885 in November 2017. Home sales saw a seasonal month-over-month decrease of 11%.

The number of homes that moved to Under Contract in November was 4% lower than last year. Throughout the month, contracts were placed on 3,941 homes, a 11% decrease from last month.



Average Sold Prices



+6% PRICES

As compared to last year at this time, at \$461,521, the average price of a single-family home is up 6%. Month over month, home prices have cooled. Prices are down 2% compared to last month and down 6% from the June peak.

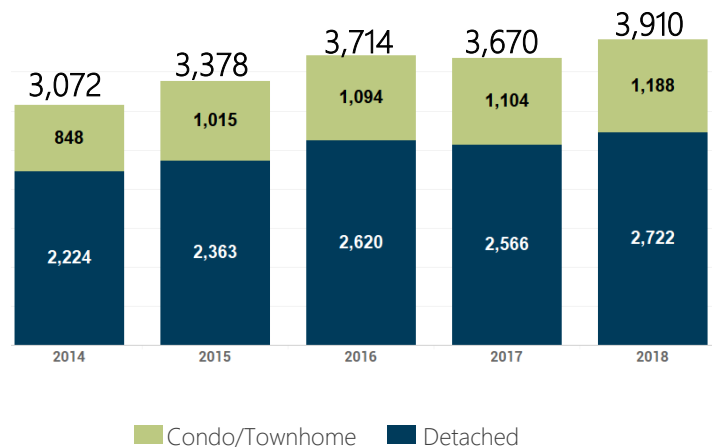
The average price of a single-family detached home was \$504,699 up 5% year over year. Prices of condos/townhomes were up 10% from last year, to \$357,617.

+7% NEW LISTINGS

In November, 3,910 new listings of homes for sale were added to the greater Denver area market, a seasonal 27% decrease from last month. However, compared to last year, 7% more new homes were brought to the market, giving buyers more choices.

Inventory levels, measured by the number of available active listings at the end of the month, saw a seasonal decrease of 17%. However, the number of active listings is up 72% compared to this time last year.

We have 8 weeks of inventory, unchanged from last month, but 3 weeks more than last year.

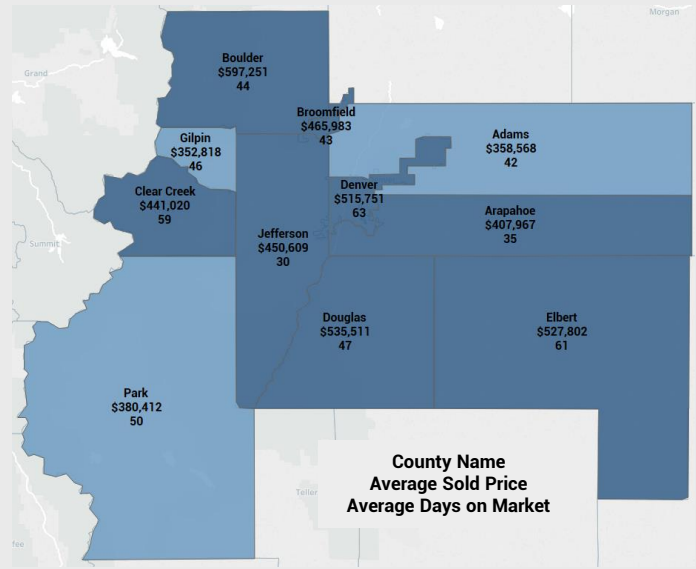


+2 Days

DAYS ON MARKET

In November, homes spent an average of 44 days on the market, 2 days less than last month, but 2 days more than last year. On average, single-family detached homes were on the market for 39 days, while condos/townhomes were on the market for 58 days.

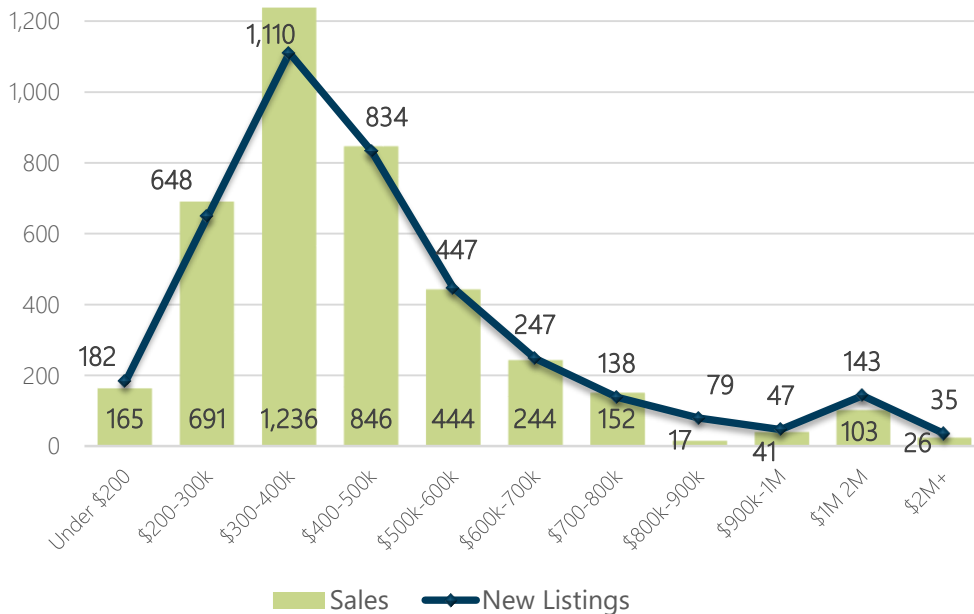
The median amount of time a home spent on the market in November was 20 days, 6 days more than this time last year. With nearly half of homes for sale spending just under 3 weeks on the market, buyers have more time to shop.



7,068 Active Listings	\$461,521 Average Sold Price	4,040 Listings Sold	44 Average Days on Market
3,910 New Listings	\$395,000 Median Sold Price	3,941 Listings Under Contract	8 Weeks of Inventory

Greater Denver Metro Market by Price Range

With 28% of total new listings and 31% of all sales, November's most active price range was **\$300-400,000**. Homes in this range were among the quickest to sell, spending an average of 31 days on the market. In November, 47% or 583 of the homes sold in the \$300-400,000 price range were located in Adams and Arapahoe counties. Although sales are strong in this range, year to date they have decreased 7% as more homes move into the \$400-500,000 range. Year to date, the total number of homes is down 4%; however, sales in the \$400-500,000 range have increased 9%.



Average Days on Market by Price Range	
Under \$200k	28
\$200-300k	27
\$300-400k	31
\$400-500k	49
\$500-600k	65
\$600-700k	73
\$700-800k	52
\$800-900k	49
\$900-1M	71
\$1-2M	104
\$2M+	119

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