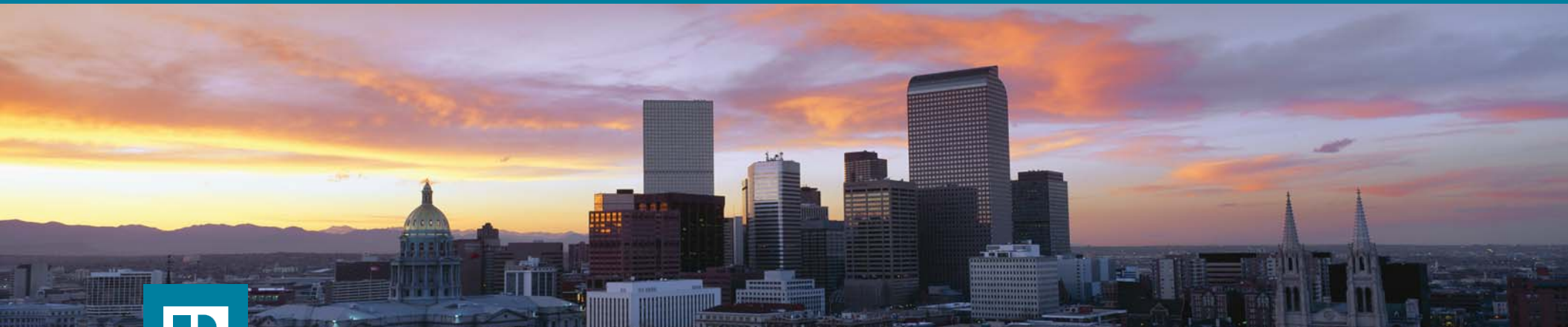




colorado association of REALTORS®
HOUSING REPORTS

Research tools provided by the Colorado Association of REALTORS®

Metro District
Single Family and Condo
Quarter 1, 2014



Quarterly Indicators



Q1-2014 | METRO REGION

Includes the Aurora Association of REALTORS®, Denver Metro Association of REALTORS®, Douglas Elbert REALTOR® Association, Mountain Metro Association of REALTORS®, and South Metro Denver REALTOR® Association.

Percent changes calculated using year-over-year comparisons.

Activity Snapshot

- 6.5%

+ 6.6%

- 2.6%

One-Year Change in
Sold Listings
All Properties

One-Year Change in
Median Sales Price
All Properties

One-Year Change in
New Listings
All Properties

Residential real estate activity in the state of Colorado, comprised of single-family properties, townhomes and condominiums. Percent changes are calculated using rounded figures.

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[Click on desired metric to jump to that page.](#)

Single Family Market Overview

Key metrics by report quarter and for year-to-date (YTD) starting from the first of the year.

Metro Region



Key Metrics	Historical Sparkbars	Q1-2013	Q1-2014	Percent Change	YTD-2013	YTD-2014	Percent Change
New Listings		11,907	10,708	- 10.1%	11,907	10,708	- 10.1%
Pending / Under Contract		10,748	9,799	- 8.8%	10,748	9,799	- 8.8%
Under Contract Activity	Not enough historical data for chart	--	--	--	--	--	--
Sold Listings		8,439	7,330	- 13.1%	8,439	7,330	- 13.1%
Median Sales Price		\$260,000	\$281,000	+ 8.1%	\$260,000	\$281,000	+ 8.1%
Average Sales Price		\$309,293	\$333,782	+ 7.9%	\$309,293	\$333,782	+ 7.9%
Pct. of List Price Received		98.8%	98.7%	- 0.1%	98.8%	98.7%	0.0%
Days on Market		67	54	- 19.4%	67	54	- 19.4%
Affordability Index		143	125	- 12.6%	143	125	- 12.6%
Active Listings	Not enough historical data for chart	--	6,163	--	--	--	--
Months Supply	Not enough historical data for chart	--	1.7	--	--	--	--

Townhouse-Condo Market Overview

Key metrics by report quarter and for year-to-date (YTD) starting from the first of the year.

Metro Region



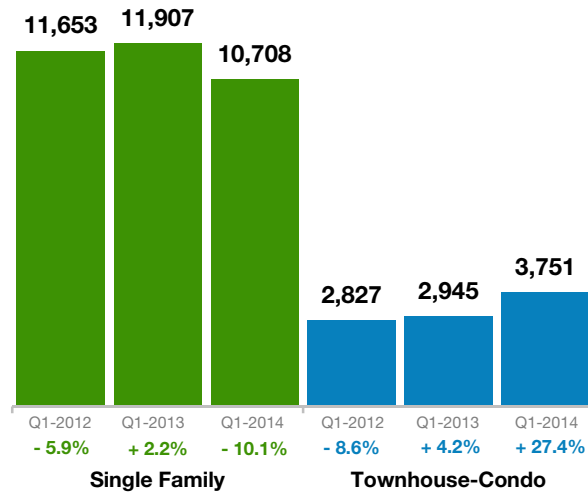
Key Metrics	Historical Sparkbars	Q1-2013	Q1-2014	Percent Change	YTD-2013	YTD-2014	Percent Change
New Listings		2,945	3,751	+ 27.4%	2,945	3,751	+ 27.4%
Pending / Under Contract		2,531	3,456	+ 36.5%	2,531	3,456	+ 36.5%
Under Contract Activity	Not enough historical data for chart	--	--	--	--	--	--
Sold Listings		2,032	2,456	+ 20.9%	2,032	2,456	+ 20.9%
Median Sales Price		\$149,725	\$167,000	+ 11.5%	\$149,725	\$167,000	+ 11.5%
Average Sales Price		\$183,403	\$209,806	+ 14.4%	\$183,403	\$209,806	+ 14.4%
Pct. of List Price Received		98.5%	98.6%	+ 0.1%	98.5%	98.6%	+ 0.1%
Days on Market		66	40	- 39.4%	66	40	- 39.4%
Affordability Index		225	195	- 13.3%	225	195	- 13.3%
Active Listings	Not enough historical data for chart	--	1,519	--	--	--	--
Months Supply	Not enough historical data for chart	--	1.5	--	--	--	--

New Listings

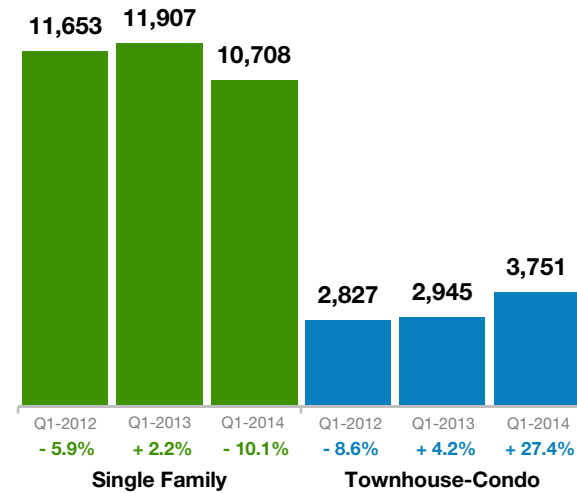


Metro Region

Q1-2014

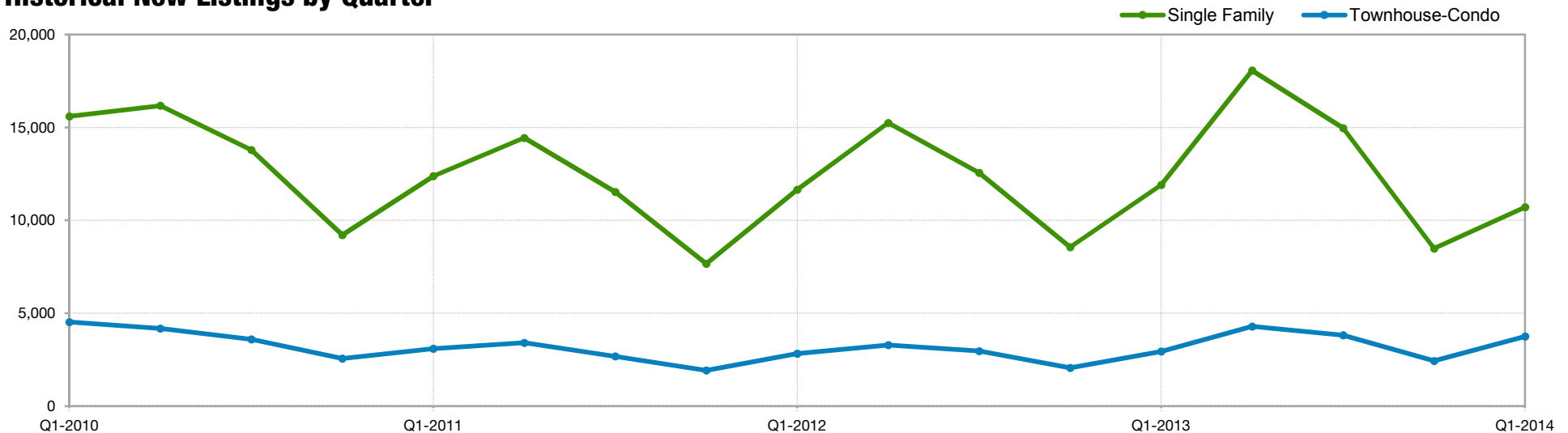


Year to Date



New Listings	Single Family	Percent Change from Previous Year	Townhouse-Condo	Percent Change from Previous Year
Q2-2011	14,433	-10.8%	3,407	-18.4%
Q3-2011	11,529	-16.4%	2,680	-25.4%
Q4-2011	7,663	-16.8%	1,925	-24.9%
Q1-2012	11,653	-5.9%	2,827	-8.6%
Q2-2012	15,242	+5.6%	3,289	-3.5%
Q3-2012	12,556	+8.9%	2,960	+10.4%
Q4-2012	8,557	+11.7%	2,061	+7.1%
Q1-2013	11,907	+2.2%	2,945	+4.2%
Q2-2013	18,066	+18.5%	4,285	+30.3%
Q3-2013	14,962	+19.2%	3,815	+28.9%
Q4-2013	8,480	-0.9%	2,431	+18.0%
Q1-2014	10,708	-10.1%	3,751	+27.4%

Historical New Listings by Quarter

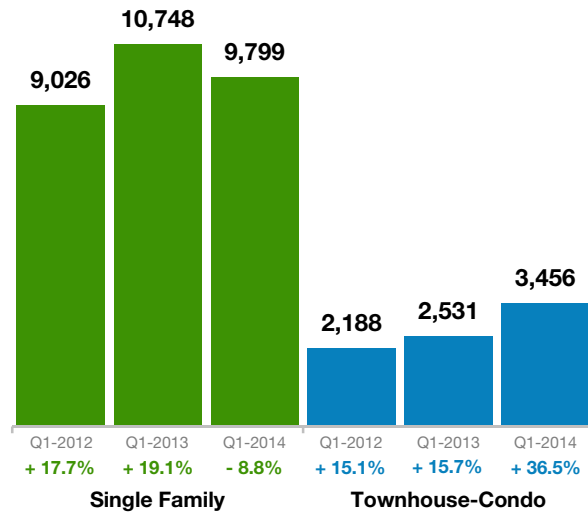


Pending / Under Contract

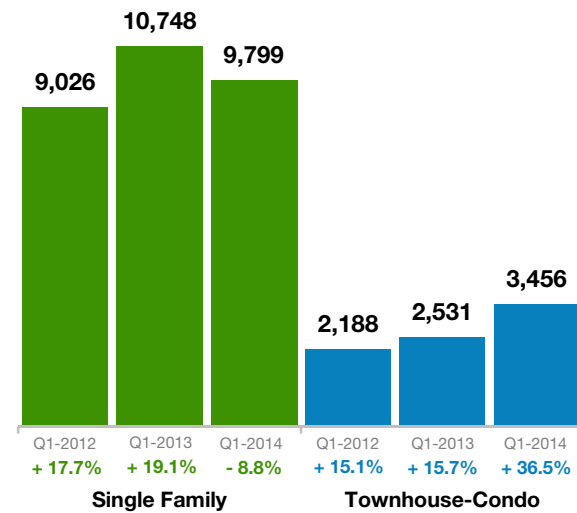


Metro Region

Q1-2014

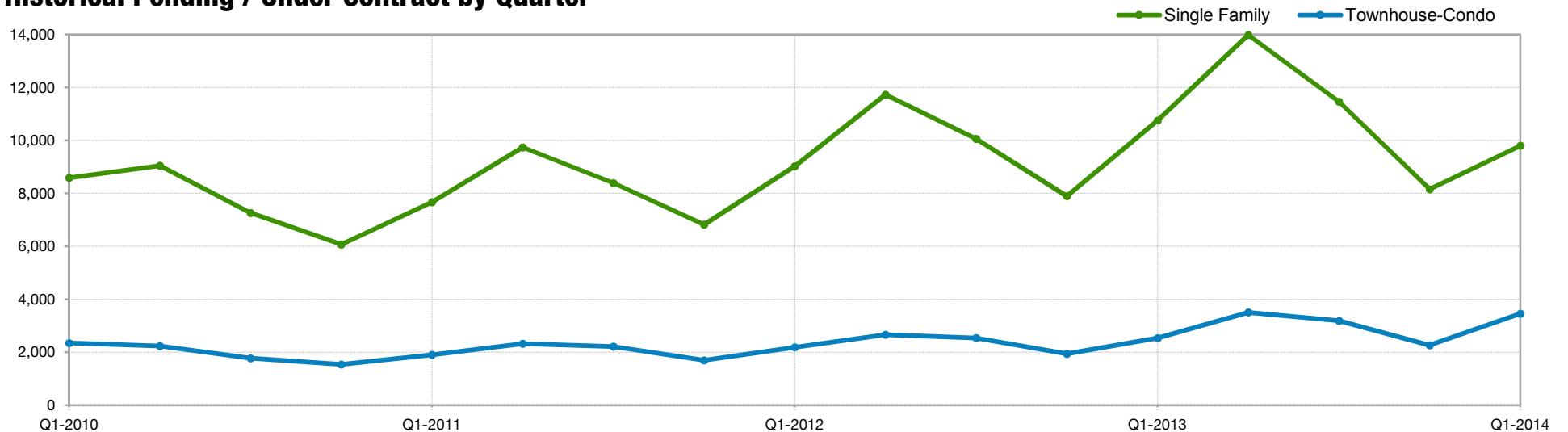


Year to Date



Pending / Under Contract	Single Family	Percent Change from Previous Year	Townhouse-Condo	Percent Change from Previous Year
Q2-2011	9,737	+7.7%	2,323	+4.0%
Q3-2011	8,387	+15.6%	2,215	+25.1%
Q4-2011	6,818	+12.4%	1,693	+10.1%
Q1-2012	9,026	+17.7%	2,188	+15.1%
Q2-2012	11,726	+20.4%	2,662	+14.6%
Q3-2012	10,058	+19.9%	2,537	+14.5%
Q4-2012	7,896	+15.8%	1,938	+14.5%
Q1-2013	10,748	+19.1%	2,531	+15.7%
Q2-2013	13,980	+19.2%	3,506	+31.7%
Q3-2013	11,460	+13.9%	3,186	+25.6%
Q4-2013	8,152	+3.2%	2,259	+16.6%
Q1-2014	9,799	-8.8%	3,456	+36.5%

Historical Pending / Under Contract by Quarter

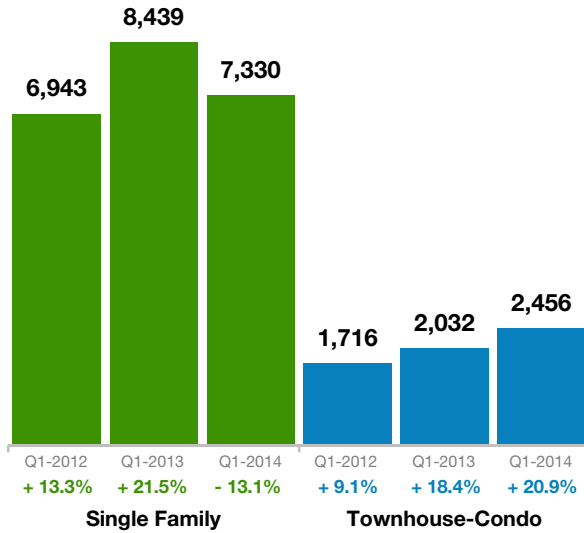


Sold Listings

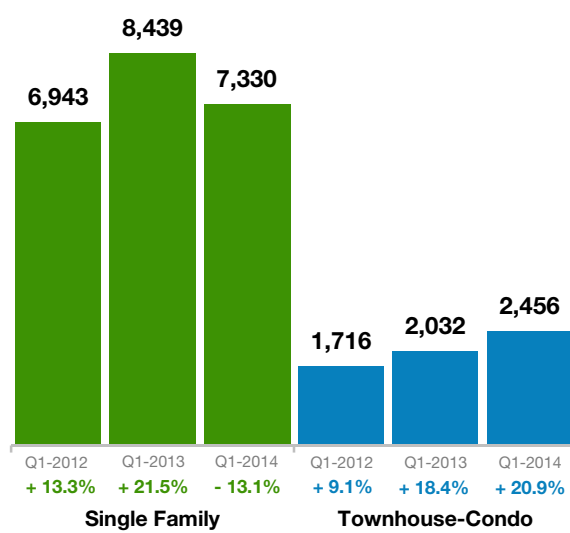


Metro Region

Q1-2014

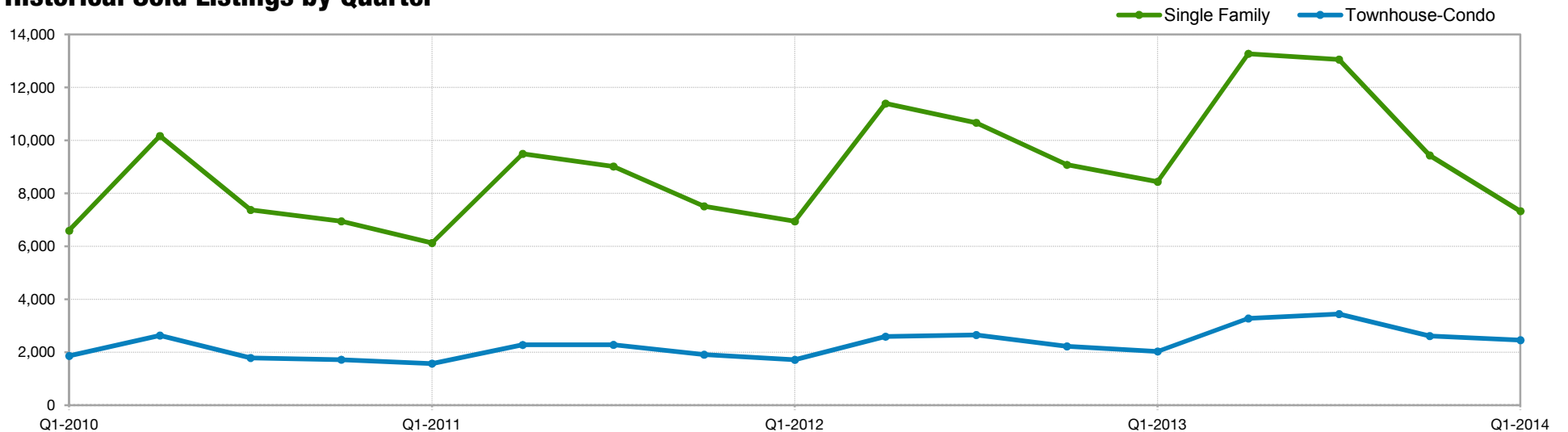


Year to Date



Sold Listings	Single Family	Percent Change from Previous Year	Townhouse-Condo	Percent Change from Previous Year
Q2-2011	9,493	-6.6%	2,277	-13.5%
Q3-2011	9,017	+22.2%	2,280	+27.7%
Q4-2011	7,511	+8.1%	1,909	+11.0%
Q1-2012	6,943	+13.3%	1,716	+9.1%
Q2-2012	11,391	+20.0%	2,590	+13.7%
Q3-2012	10,667	+18.3%	2,653	+16.4%
Q4-2012	9,078	+20.9%	2,222	+16.4%
Q1-2013	8,439	+21.5%	2,032	+18.4%
Q2-2013	13,273	+16.5%	3,275	+26.4%
Q3-2013	13,055	+22.4%	3,442	+29.7%
Q4-2013	9,435	+3.9%	2,612	+17.6%
Q1-2014	7,330	-13.1%	2,456	+20.9%

Historical Sold Listings by Quarter

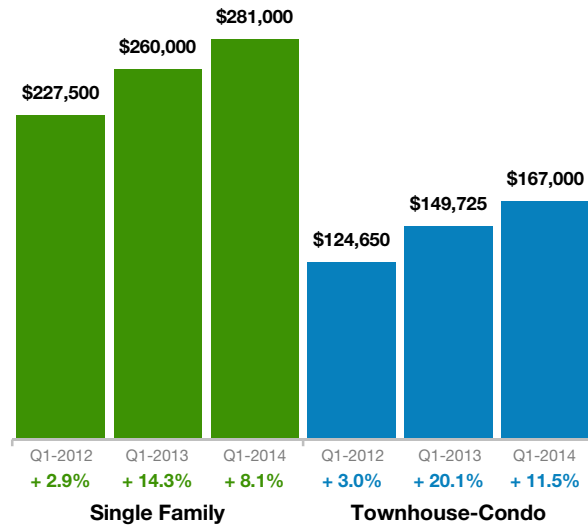


Median Sales Price

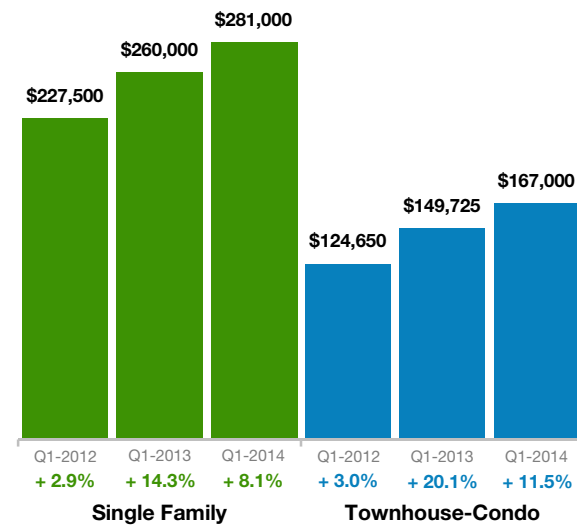


Metro Region

Q1-2014

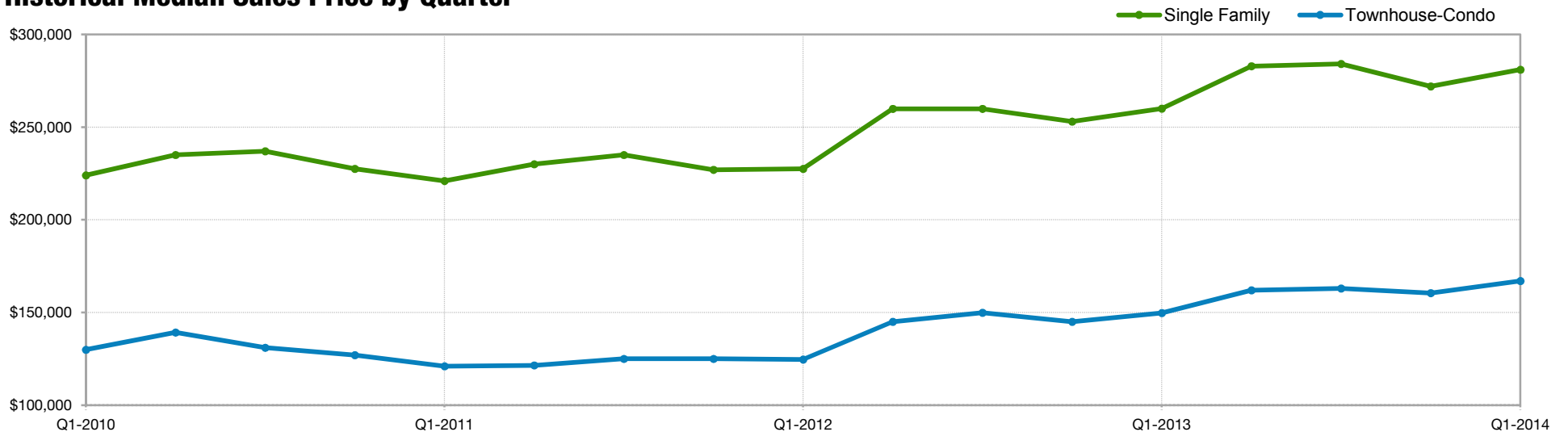


Year to Date



Median Sales Price	Single Family	Percent Change from Previous Year	Townhouse-Condo	Percent Change from Previous Year
Q2-2011	\$230,000	-2.1%	\$121,500	-12.7%
Q3-2011	\$235,000	-0.8%	\$125,000	-4.6%
Q4-2011	\$227,000	-0.2%	\$125,000	-1.6%
Q1-2012	\$227,500	+2.9%	\$124,650	+3.0%
Q2-2012	\$259,900	+13.0%	\$145,000	+19.3%
Q3-2012	\$259,900	+10.6%	\$149,900	+19.9%
Q4-2012	\$253,000	+11.5%	\$145,000	+16.0%
Q1-2013	\$260,000	+14.3%	\$149,725	+20.1%
Q2-2013	\$282,900	+8.8%	\$162,000	+11.7%
Q3-2013	\$284,133	+9.3%	\$163,000	+8.7%
Q4-2013	\$272,000	+7.5%	\$160,500	+10.7%
Q1-2014	\$281,000	+8.1%	\$167,000	+11.5%

Historical Median Sales Price by Quarter



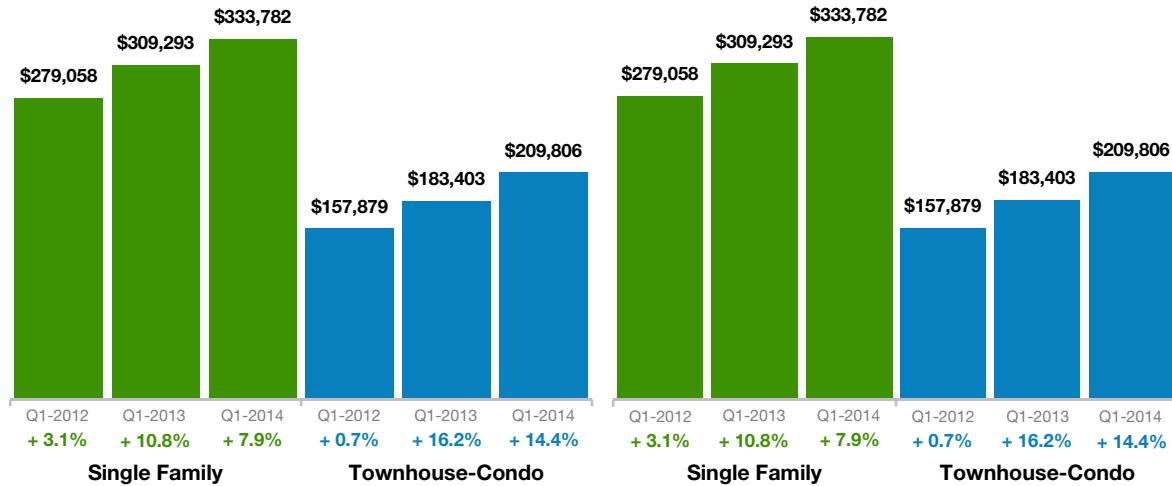
Average Sales Price



Metro Region

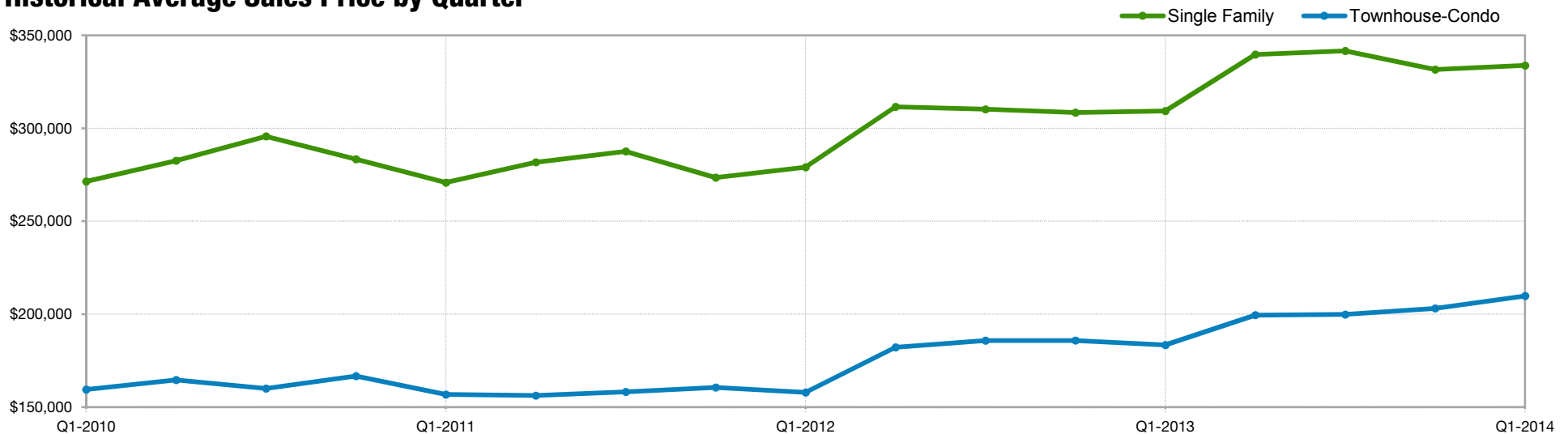
Q1-2014

Year to Date



Average Sales Price	Single Family	Percent Change from Previous Year	Townhouse-Condo	Percent Change from Previous Year
Q2-2011	\$281,759	-0.3%	\$156,202	-5.1%
Q3-2011	\$287,600	-2.7%	\$158,181	-1.2%
Q4-2011	\$273,470	-3.5%	\$160,596	-3.7%
Q1-2012	\$279,058	+3.1%	\$157,879	+0.7%
Q2-2012	\$311,564	+10.6%	\$182,179	+16.6%
Q3-2012	\$310,230	+7.9%	\$185,784	+17.5%
Q4-2012	\$308,482	+12.8%	\$185,854	+15.7%
Q1-2013	\$309,293	+10.8%	\$183,403	+16.2%
Q2-2013	\$339,691	+9.0%	\$199,522	+9.5%
Q3-2013	\$341,630	+10.1%	\$199,817	+7.6%
Q4-2013	\$331,609	+7.5%	\$203,141	+9.3%
Q1-2014	\$333,782	+7.9%	\$209,806	+14.4%

Historical Average Sales Price by Quarter



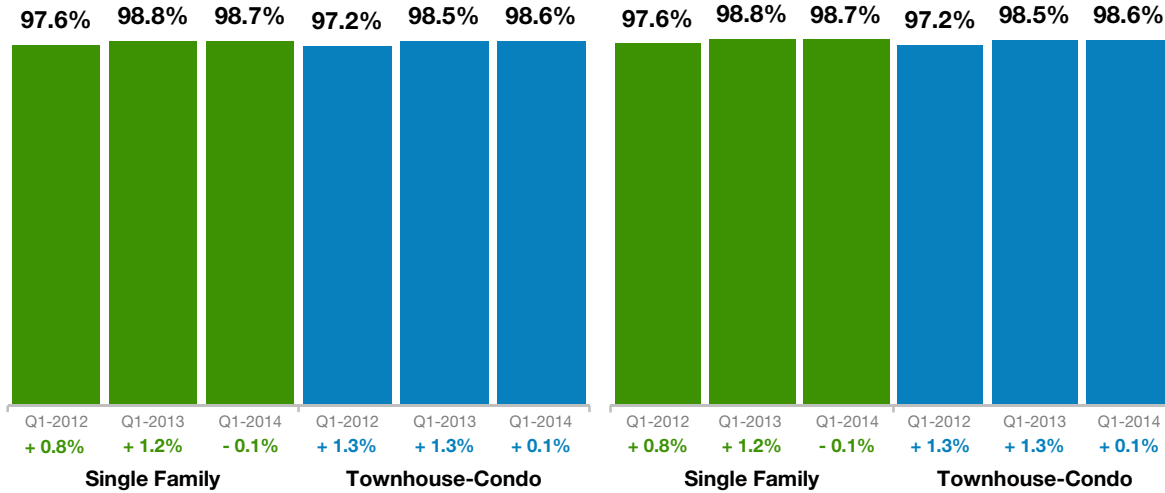
Percent of List Price Received



Metro Region

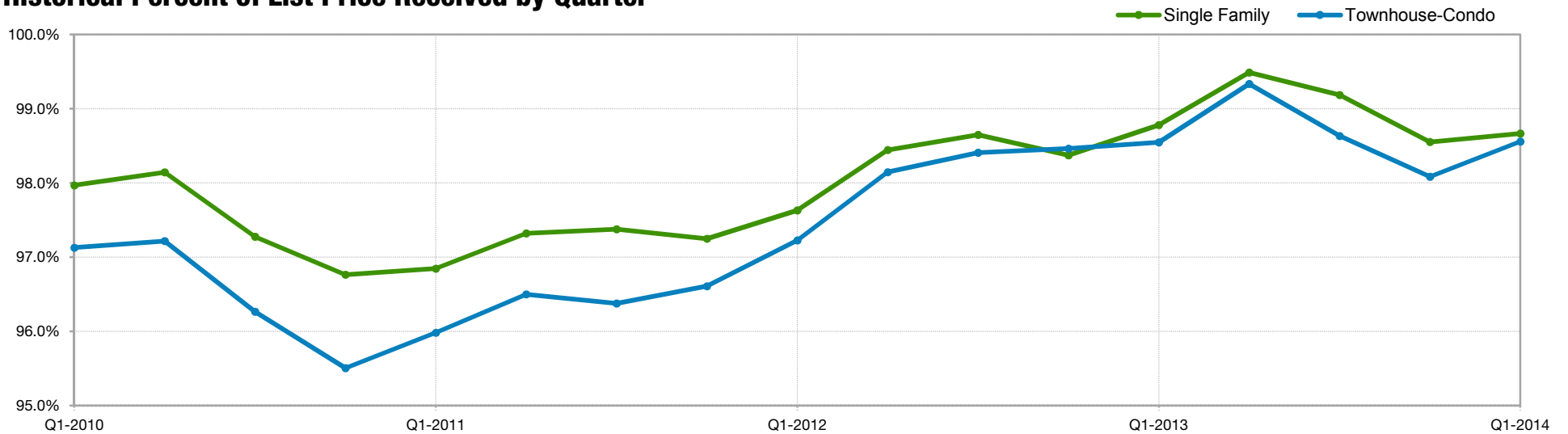
Q1-2014

Year to Date



Pct. of List Price Received	Single Family	Percent Change from Previous Year	Townhouse-Condo	Percent Change from Previous Year
Q2-2011	97.3%	-0.8%	96.5%	-0.7%
Q3-2011	97.4%	+0.1%	96.4%	+0.1%
Q4-2011	97.2%	+0.4%	96.6%	+1.2%
Q1-2012	97.6%	+0.8%	97.2%	+1.3%
Q2-2012	98.4%	+1.1%	98.1%	+1.7%
Q3-2012	98.6%	+1.2%	98.4%	+2.1%
Q4-2012	98.4%	+1.2%	98.5%	+2.0%
Q1-2013	98.8%	+1.2%	98.5%	+1.3%
Q2-2013	99.5%	+1.1%	99.3%	+1.2%
Q3-2013	99.2%	+0.6%	98.6%	+0.2%
Q4-2013	98.6%	+0.2%	98.1%	-0.4%
Q1-2014	98.7%	-0.1%	98.6%	+0.1%

Historical Percent of List Price Received by Quarter

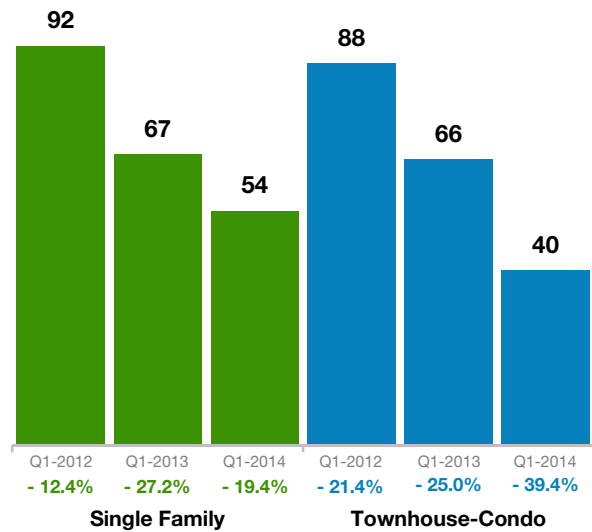


Days on Market Until Sale

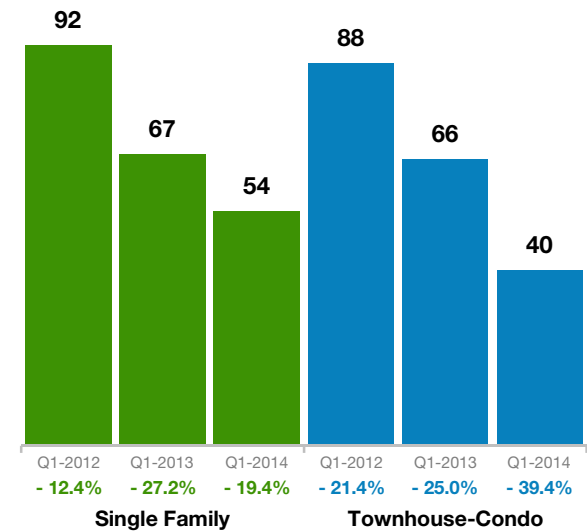


Metro Region

Q1-2014

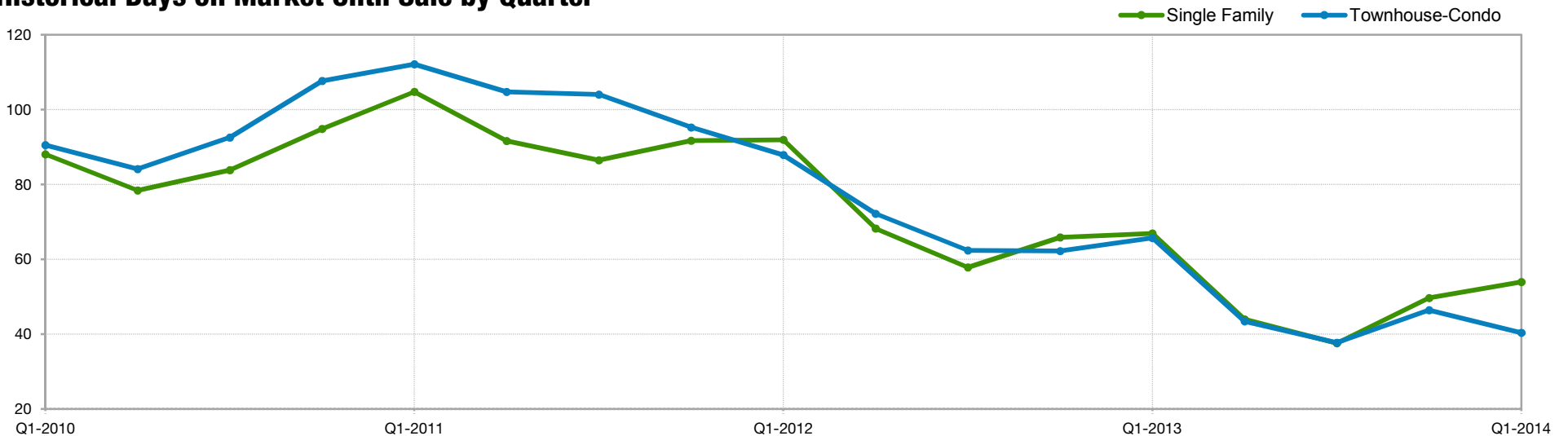


Year to Date



Days on Market Until Sale	Single Family	Percent Change from Previous Year	Townhouse-Condo	Percent Change from Previous Year
Q2-2011	92	+17.9%	105	+25.0%
Q3-2011	86	+2.4%	104	+11.8%
Q4-2011	92	-3.2%	95	-12.0%
Q1-2012	92	-12.4%	88	-21.4%
Q2-2012	68	-26.1%	72	-31.4%
Q3-2012	58	-32.6%	62	-40.4%
Q4-2012	66	-28.3%	62	-34.7%
Q1-2013	67	-27.2%	66	-25.0%
Q2-2013	44	-35.3%	43	-40.3%
Q3-2013	38	-34.5%	38	-38.7%
Q4-2013	50	-24.2%	46	-25.8%
Q1-2014	54	-19.4%	40	-39.4%

Historical Days on Market Until Sale by Quarter



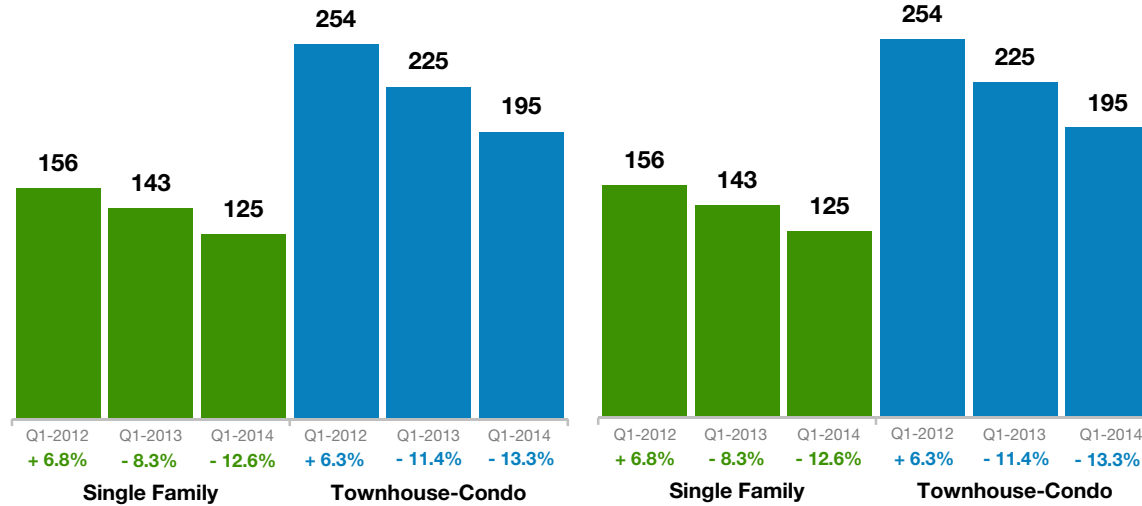
Housing Affordability Index



Metro Region

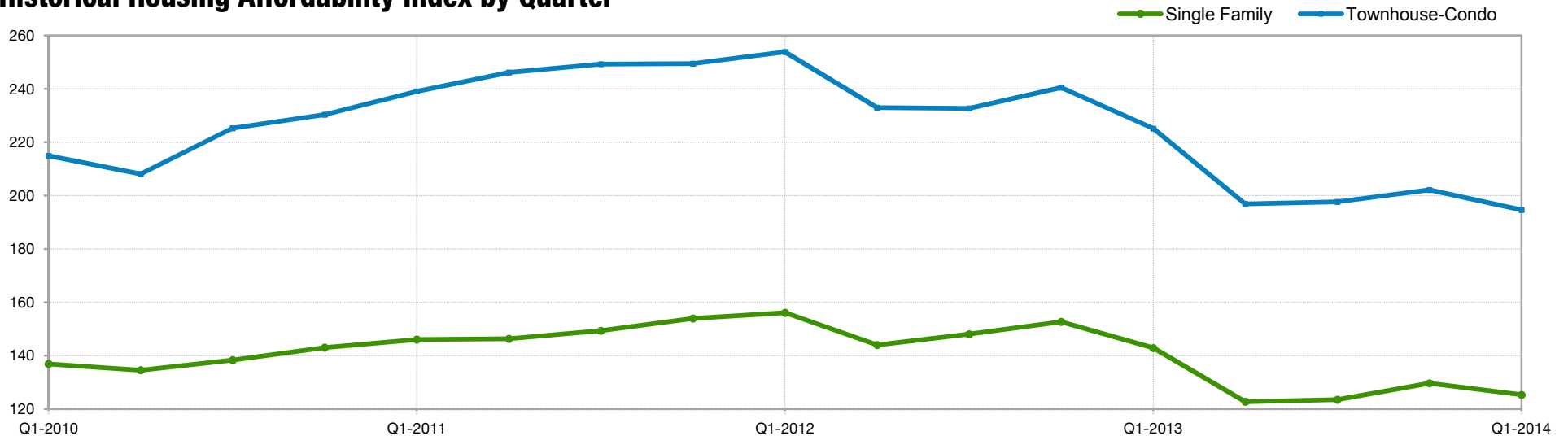
Q1-2014

Year to Date



Housing Affordability Index	Single Family	Percent Change from Previous Year	Townhouse-Condo	Percent Change from Previous Year
Q2-2011	146	+8.1%	246	+18.3%
Q3-2011	149	+8.0%	249	+10.7%
Q4-2011	154	+7.7%	249	+8.3%
Q1-2012	156	+6.8%	254	+6.3%
Q2-2012	144	-1.4%	233	-5.3%
Q3-2012	148	-0.7%	233	-6.4%
Q4-2012	153	-0.6%	241	-3.2%
Q1-2013	143	-8.3%	225	-11.4%
Q2-2013	123	-14.6%	197	-15.5%
Q3-2013	123	-16.9%	198	-15.0%
Q4-2013	130	-15.0%	202	-16.2%
Q1-2014	125	-12.6%	195	-13.3%

Historical Housing Affordability Index by Quarter



Total Market Overview

Key metrics by report quarter and for year-to-date (YTD) starting from the first of the year.



Key Metrics	Historical Sparkbars	Q1-2013	Q1-2014	Percent Change	YTD-2013	YTD-2014	Percent Change
New Listings		14,852	14,459	- 2.6%	14,852	14,459	- 2.6%
Pending / Under Contract		13,279	13,255	- 0.2%	13,279	13,255	- 0.2%
Under Contract Activity	Not enough historical data for chart	--	--	--	--	--	--
Sold Listings		10,471	9,786	- 6.5%	10,471	9,786	- 6.5%
Median Sales Price		\$240,000	\$255,750	+ 6.6%	\$240,000	\$255,750	+ 6.6%
Average Sales Price		\$284,856	\$302,665	+ 6.3%	\$284,856	\$302,665	+ 6.3%
Pct. of List Price Received		98.7%	98.6%	- 0.1%	98.7%	98.6%	- 0.1%
Days on Market		67	51	- 23.9%	67	51	- 23.9%
Affordability Index		153	136	- 11.1%	153	136	- 11.1%
Active Listings	Not enough historical data for chart	--	7,682	--	--	--	--
Months Supply	Not enough historical data for chart	--	1.7	--	--	--	--

Glossary of Terms

A research tool provided by the Colorado Association of REALTORS®



Metro Region

New Listings

A measure of how much new supply is coming onto the market from sellers (e.g., Q3 New Listings are those listings with a system list date from July 1 through September 30).

Pending/Under Contract

A count of all the listings that went into Pending / Under Contract during the reported period. Pending / Under Contract listings are counted at the end of the reported period. Each listing can only be counted one time. If a listing goes into Pending / Under Contract, out of Pending / Under Contract, then back into Pending / Under Contract all in one reported period, this listing would only be counted once. This is the most real-time measure possible for home buyer activity, as it measures signed contracts on sales rather than the actual closed sale. As such, it is called a “leading indicator” of buyer demand.

Under Contract Activity

A count of all listings Under Contract during the reported period. Listings that go Under Contract are counted each day. There is no maximum number of times a listing can be counted as Under Contract. For example, if a listing goes into Under Contract, out of Under Contract, then back into Under Contract all in one reported period, this listing would be counted twice.

Sold Listings

A measure of home sales that were closed to completion during the report period.

Median Sales Price

A measure of home values in a market area where 50% of activity was higher and 50% was lower than this price point.

Average Sales Price

A sum of all home sales prices divided by total number of sales.

Percent of List Price Received

A mathematical calculation of the percent difference from last list price and sold price for those listings sold in the reported period.

Days on Market

A measure of how long it takes homes to sell, on average.

Housing Affordability Index

A measure of how affordable a region’s housing is to its consumers. A higher number means greater affordability. The index is based on interest rates, median sales price and average income by county.

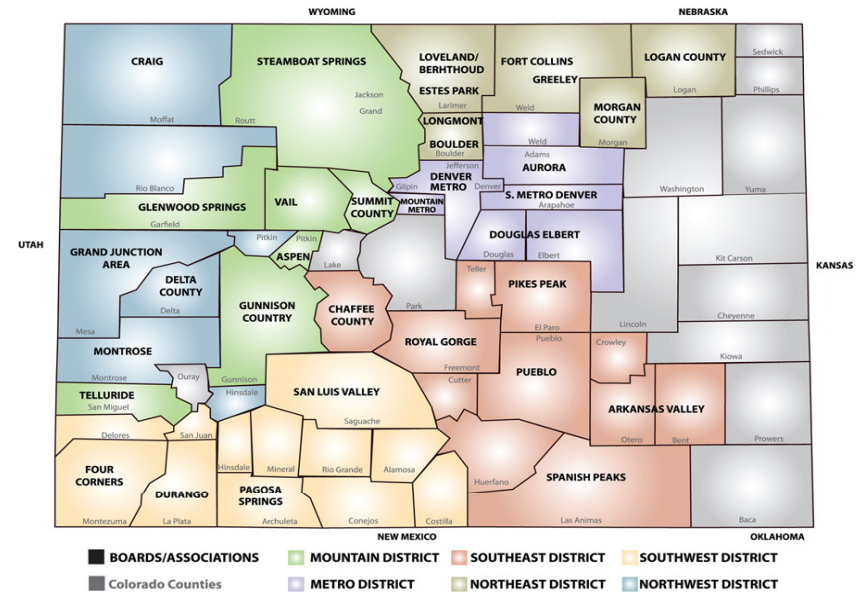
Active Listings

A measure of the number of homes available for sale at a given time. The availability of homes for sale has a big effect on supply-demand dynamics and home prices.

Months Supply of Listings

A measure of how balanced the market is between buyers and sellers. It is expressed as the number of months it would hypothetically take to sell through all the available homes for sale, given current levels of home sales. A balanced market ranges from 4 to 7 months of supply. A buyer’s market has a higher number, reflecting fewer buyers relative to homes for sale. A seller’s market has a lower number, reflecting more buyers relative to homes for sale.

COLORADO ASSOCIATION OF REALTORS® BOARD MAP



Association/Boards By District

Metro

Aurora Assn.
Denver Assn.
Denver Metro Commercial Assn.
Douglas Elbert Assn.
Mountain Metro Assn.
South Metro Assn.

Mountain

Aspen
Glenwood Springs Assn.
Grand County
Gunnison Country Assn.
Steamboat Springs
Summit Assn.
Telluride Assn.
Vail

Northeast

Boulder Area Assn.
Estes Park Board
Fort Collins Board
Greeley Area Assn.
Logan County Board
Longmont Assn.
Loveland/Berthoud Assn.
Morgan County Board
Northern Colorado Commercial Assn.

Northwest

Craig Assn.
Delta Board
Grand Junction Area Assn.
Montrose Assn.

Southeast

Arkansas Valley Board
Chaffee County Board
Pikes Peak Assn.
Pueblo Assn.
Royal Gorge Assn.
Spanish Peaks Assn.

Southwest

Cortez Area Assn.
Durango Area Assn.
Pagosa Springs Area Assn.
San Luis Valley Board

The gray areas are not represented by a local association/board of REALTORS® or Multiple Listing Service. Transaction numbers in those areas are low and would not affect the overall state statistics.