



colorado association of REALTORS®
HOUSING REPORTS

Research tools provided by the Colorado Association of REALTORS®

Sponsored By:



Statewide Report
Single Family and Townhouse-Condo
April 2015



Total Market Overview Report

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

April 2015
Statewide Report



Key Metrics	Historical Sparkbars	4-2014	4-2015	Percent Change	YTD-2014	YTD-2015	Percent Change
New Listings		13,764	14,232	+ 3.4%	42,834	43,672	+ 2.0%
Pending / Under Contract		9,885	11,991	+ 21.3%	32,167	37,217	+ 15.7%
Sold Listings		8,475	9,188	+ 8.4%	26,308	28,765	+ 9.3%
Median Sales Price		\$254,000	\$281,000	+ 10.6%	\$244,000	\$275,000	+ 12.7%
Average Sales Price		\$335,347	\$356,826	+ 6.4%	\$315,735	\$347,485	+ 10.1%
Pct. of List Price Received		98.7%	99.9%	+ 1.2%	98.2%	99.2%	+ 1.0%
Days on Market		67	60	- 10.4%	77	69	- 10.4%
Affordability Index		131	131	0.0%	137	134	- 2.2%
Active Listings		32,388	23,328	- 28.0%	--	--	--
Months Supply		4.0	2.7	- 32.5%	--	--	--

Single Family Market Overview

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

April 2015
Statewide Report



Key Metrics	Historical Sparkbars	4-2014	4-2015	Percent Change	YTD-2014	YTD-2015	Percent Change
New Listings		10,909	11,107	+ 1.8%	33,585	33,871	+ 0.9%
Pending / Under Contract		7,626	9,150	+ 20.0%	24,779	28,455	+ 14.8%
Sold Listings		6,541	7,072	+ 8.1%	20,424	21,956	+ 7.5%
Median Sales Price		\$270,000	\$300,000	+ 11.1%	\$259,000	\$290,500	+ 12.2%
Average Sales Price		\$346,204	\$376,788	+ 8.8%	\$326,386	\$362,222	+ 11.0%
Pct. of List Price Received		98.7%	99.7%	+ 1.0%	98.2%	99.1%	+ 0.9%
Days on Market		69	64	- 7.2%	78	72	- 7.7%
Affordability Index		124	123	- 0.8%	129	127	- 1.6%
Active Listings		25,892	18,808	- 27.4%	--	--	--
Months Supply		4.0	2.8	- 30.0%	--	--	--

Townhouse-Condo Market Overview

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

April 2015
Statewide Report



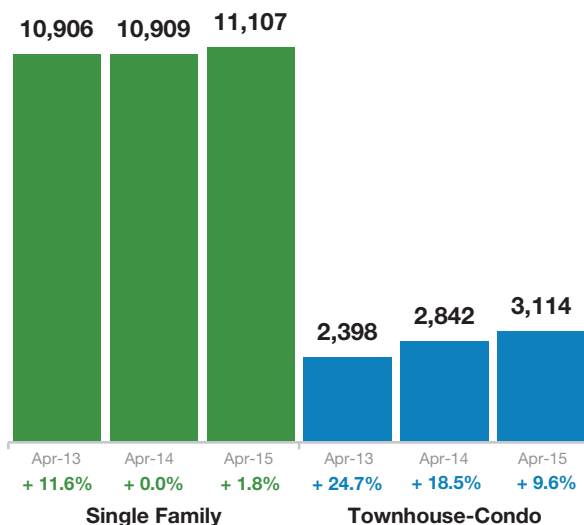
Key Metrics	Historical Sparkbars	4-2014	4-2015	Percent Change	YTD-2014	YTD-2015	Percent Change
New Listings		2,842	3,114	+ 9.6%	9,219	9,747	+ 5.7%
Pending / Under Contract		2,254	2,834	+ 25.7%	7,376	8,752	+ 18.7%
Sold Listings		1,929	2,114	+ 9.6%	5,875	6,803	+ 15.8%
Median Sales Price		\$190,000	\$215,000	+ 13.2%	\$180,000	\$209,000	+ 16.1%
Average Sales Price		\$298,430	\$289,888	- 2.9%	\$278,787	\$299,760	+ 7.5%
Pct. of List Price Received		98.6%	100.5%	+ 1.9%	98.1%	99.6%	+ 1.5%
Days on Market		63	49	- 22.2%	72	59	- 18.1%
Affordability Index		176	171	- 2.8%	185	176	- 4.9%
Active Listings		6,391	4,383	- 31.4%	--	--	--
Months Supply		3.8	2.1	- 44.7%	--	--	--

New Listings

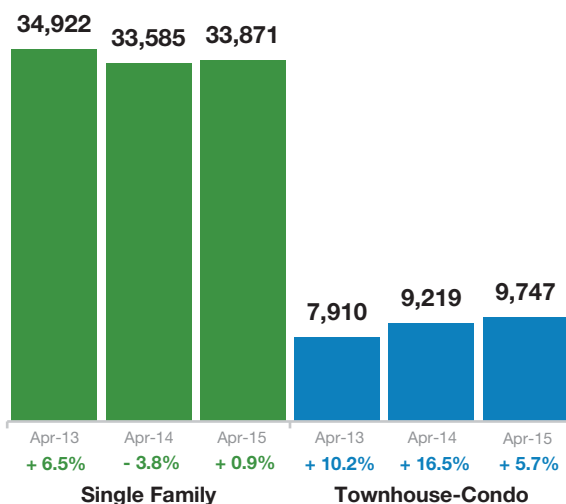
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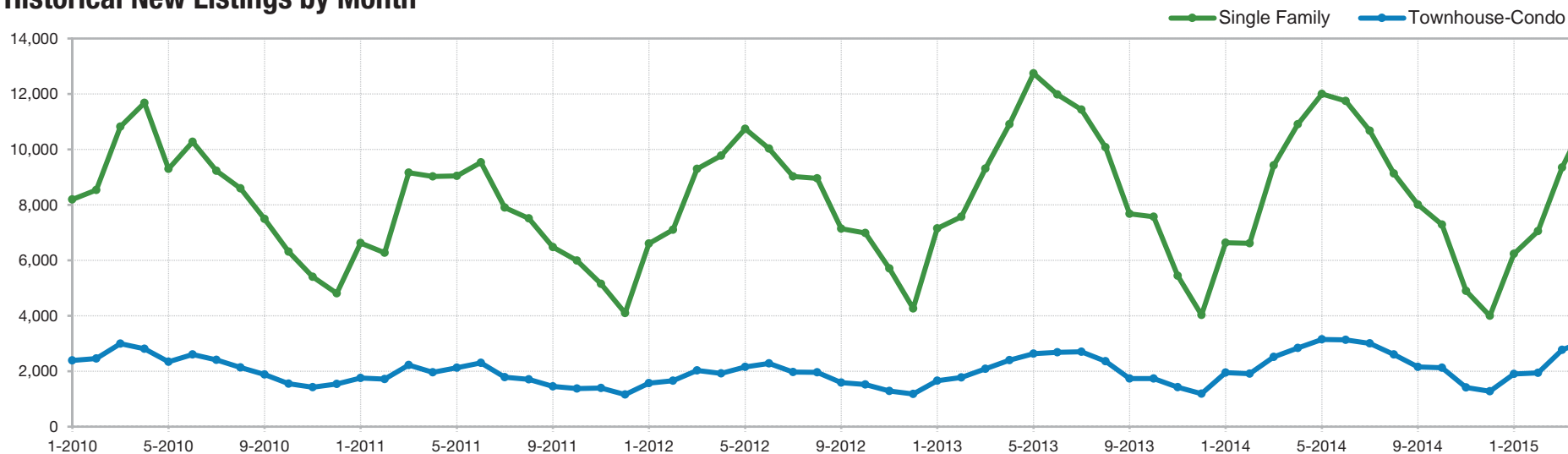


Year to Date



New Listings	Single Family	Percent Change from Previous Year	Townhouse-Condo	Percent Change from Previous Year
May-2014	11,997	-5.8%	3,145	+19.3%
Jun-2014	11,746	-1.9%	3,130	+16.8%
Jul-2014	10,670	-6.7%	3,006	+11.3%
Aug-2014	9,131	-9.4%	2,605	+10.5%
Sep-2014	8,008	+4.3%	2,153	+24.1%
Oct-2014	7,283	-3.8%	2,127	+22.9%
Nov-2014	4,894	-10.1%	1,413	-0.9%
Dec-2014	3,995	-0.9%	1,281	+7.6%
Jan-2015	6,234	-6.0%	1,905	-2.3%
Feb-2015	7,057	+6.6%	1,944	+1.9%
Mar-2015	9,341	-0.9%	2,765	+9.7%
Apr-2015	11,107	+1.8%	3,114	+9.6%

Historical New Listings by Month

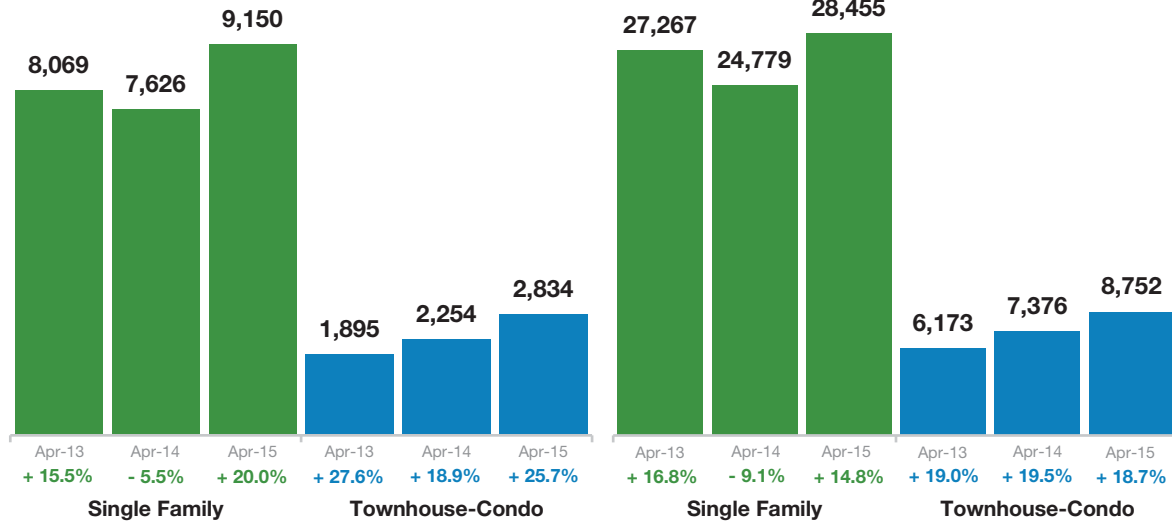


Pending / Under Contract

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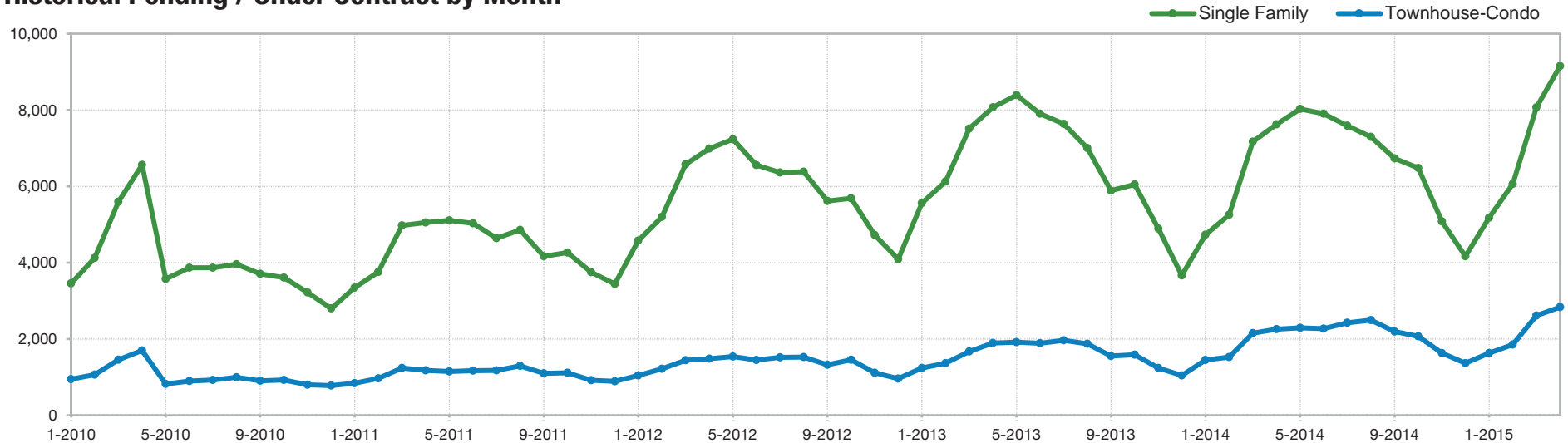


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Pending / Under Contract	Single Family	Percent Change from Previous Year	Townhouse-Condo	Percent Change from Previous Year
May-2014	8,030	-4.3%	2,291	+19.6%
Jun-2014	7,900	+0.0%	2,269	+20.1%
Jul-2014	7,591	-0.6%	2,423	+23.2%
Aug-2014	7,293	+4.1%	2,491	+32.7%
Sep-2014	6,733	+14.4%	2,195	+41.5%
Oct-2014	6,477	+7.1%	2,069	+30.5%
Nov-2014	5,077	+3.8%	1,633	+32.1%
Dec-2014	4,170	+13.8%	1,364	+31.0%
Jan-2015	5,175	+9.3%	1,627	+12.6%
Feb-2015	6,062	+15.4%	1,854	+21.3%
Mar-2015	8,071	+12.6%	2,612	+21.5%
Apr-2015	9,150	+20.0%	2,834	+25.7%

Historical Pending / Under Contract by Month

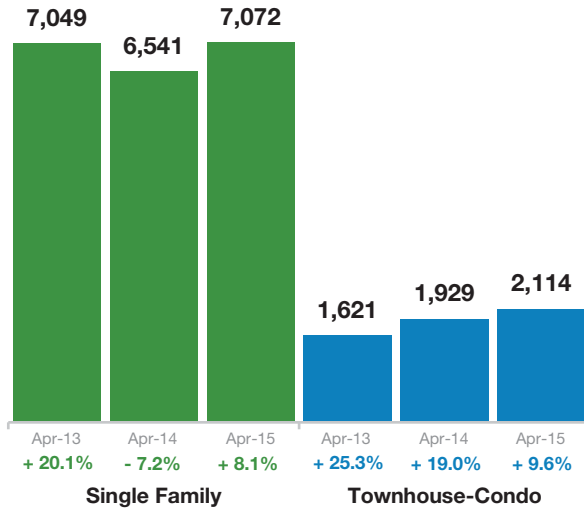


Sold Listings

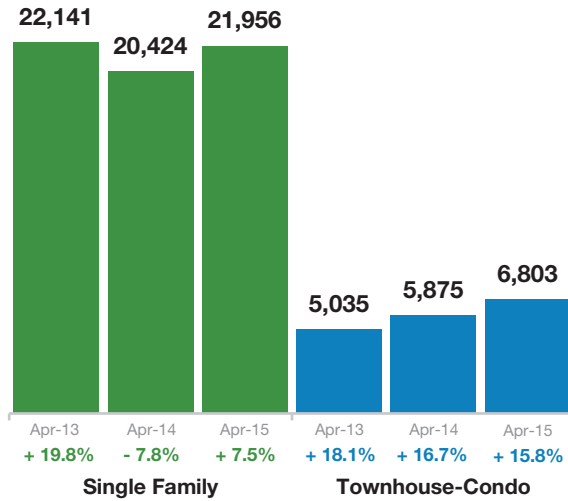
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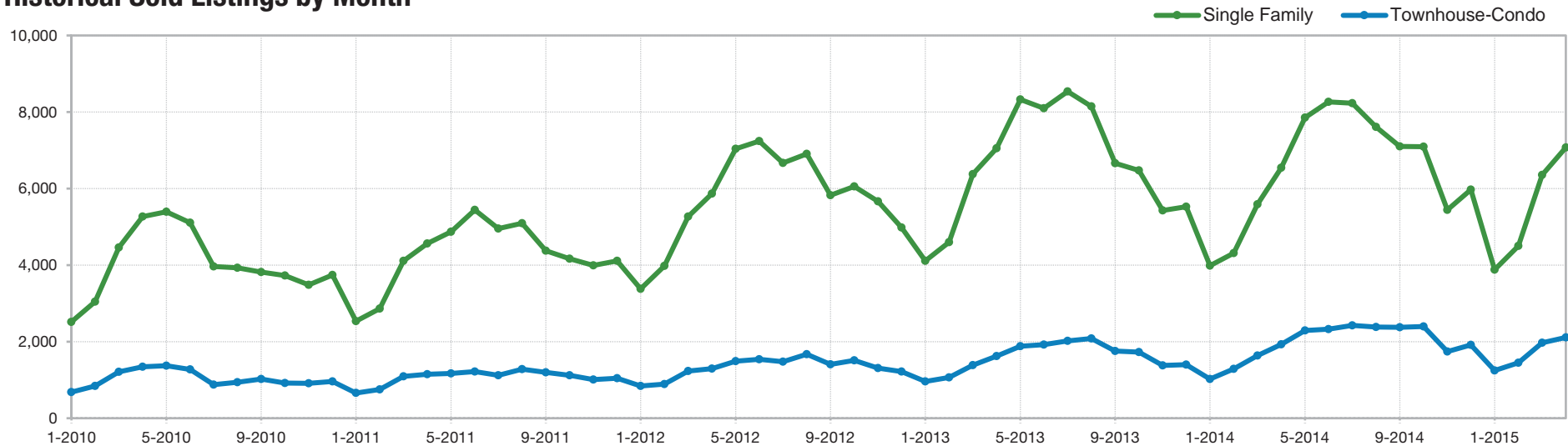


Year to Date



Sold Listings	Single Family	Percent Change from Previous Year	Townhouse-Condo	Percent Change from Previous Year
May-2014	7,855	-5.6%	2,290	+21.7%
Jun-2014	8,264	+2.1%	2,327	+21.3%
Jul-2014	8,231	-3.6%	2,425	+20.0%
Aug-2014	7,609	-6.6%	2,380	+14.2%
Sep-2014	7,098	+6.5%	2,372	+34.9%
Oct-2014	7,095	+9.6%	2,397	+38.9%
Nov-2014	5,444	+0.3%	1,738	+25.8%
Dec-2014	5,970	+8.0%	1,917	+37.1%
Jan-2015	3,884	-2.5%	1,244	+21.8%
Feb-2015	4,504	+4.4%	1,451	+12.4%
Mar-2015	6,358	+13.8%	1,968	+20.4%
Apr-2015	7,072	+8.1%	2,114	+9.6%

Historical Sold Listings by Month

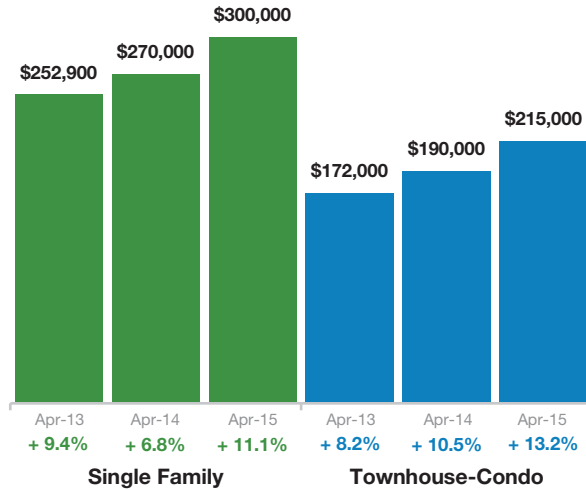


Median Sales Price

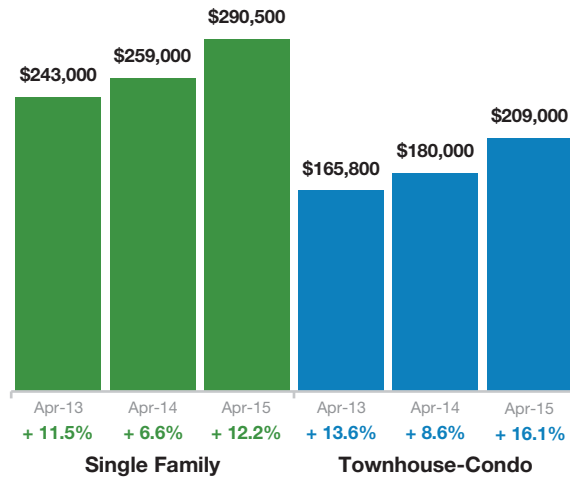
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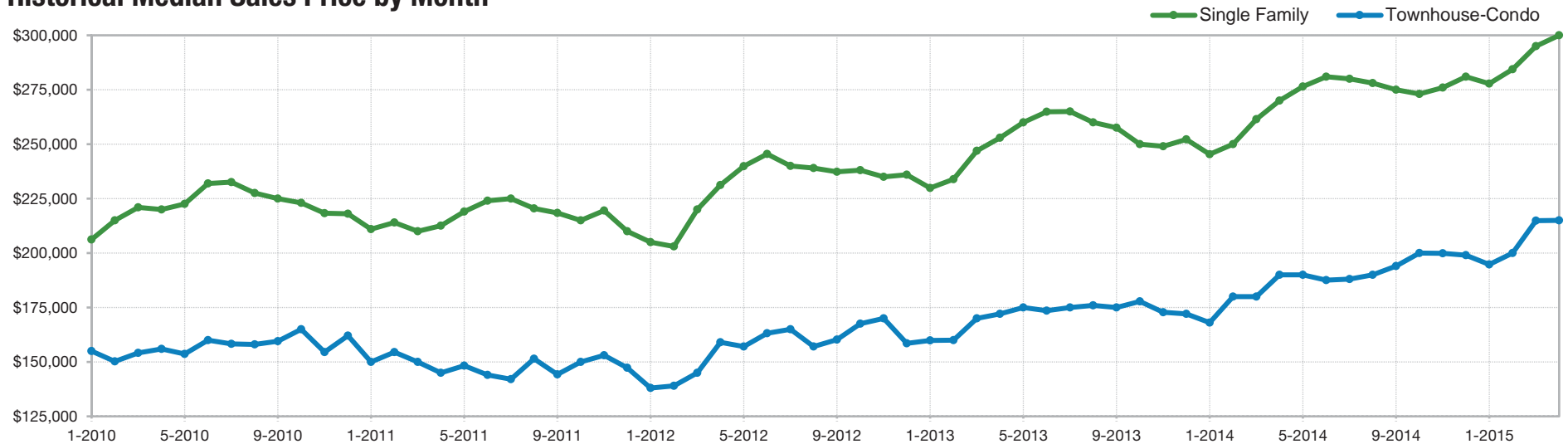


Year to Date



Median Sales Price	Single Family	Percent Change from Previous Year	Townhouse-Condo	Percent Change from Previous Year
May-2014	\$276,500	+6.3%	\$190,000	+8.6%
Jun-2014	\$281,000	+6.1%	\$187,500	+8.1%
Jul-2014	\$280,000	+5.7%	\$188,000	+7.4%
Aug-2014	\$278,000	+6.9%	\$190,000	+8.0%
Sep-2014	\$275,000	+6.8%	\$194,000	+10.9%
Oct-2014	\$273,000	+9.2%	\$200,000	+12.5%
Nov-2014	\$276,000	+10.8%	\$199,900	+15.7%
Dec-2014	\$281,000	+11.4%	\$199,000	+15.7%
Jan-2015	\$277,800	+13.2%	\$194,750	+15.9%
Feb-2015	\$284,400	+13.8%	\$200,000	+11.1%
Mar-2015	\$295,000	+12.8%	\$214,825	+19.3%
Apr-2015	\$300,000	+11.1%	\$215,000	+13.2%

Historical Median Sales Price by Month

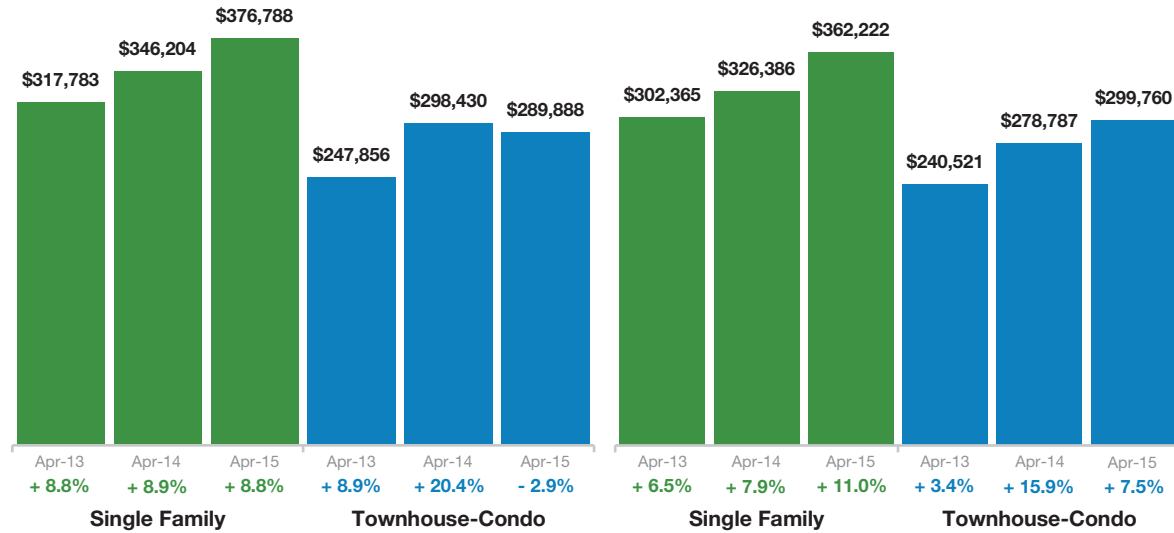


Average Sales Price

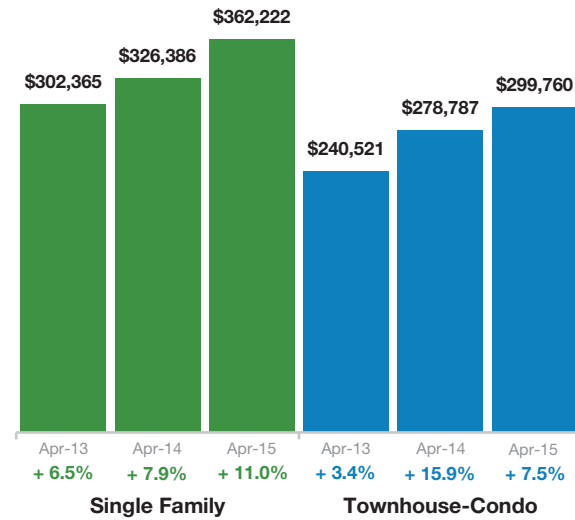
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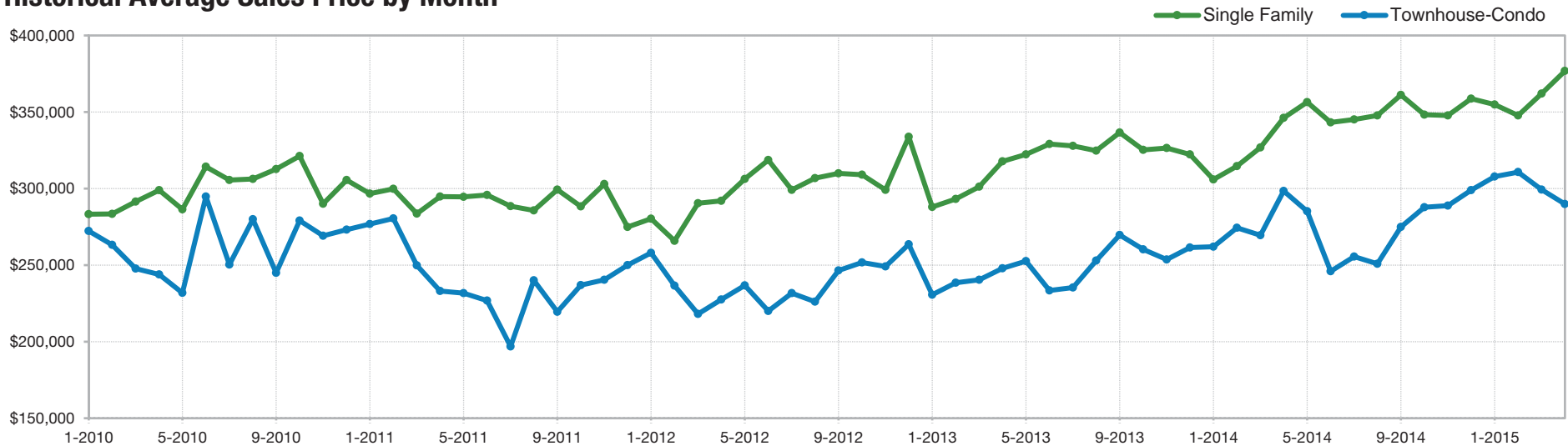


Year to Date



Average Sales Price	Single Family	Percent Change from Previous Year	Townhouse-Condo	Percent Change from Previous Year
May-2014	\$356,382	+10.6%	\$285,247	+13.0%
Jun-2014	\$343,247	+4.3%	\$245,952	+5.3%
Jul-2014	\$345,164	+5.3%	\$255,487	+8.6%
Aug-2014	\$347,648	+7.0%	\$250,867	-0.8%
Sep-2014	\$361,142	+7.3%	\$274,919	+2.0%
Oct-2014	\$348,201	+7.0%	\$287,816	+10.6%
Nov-2014	\$347,771	+6.5%	\$288,877	+13.9%
Dec-2014	\$358,667	+11.3%	\$298,928	+14.3%
Jan-2015	\$354,799	+16.0%	\$307,780	+17.4%
Feb-2015	\$347,669	+10.5%	\$310,727	+13.2%
Mar-2015	\$362,053	+10.8%	\$299,219	+11.0%
Apr-2015	\$376,788	+8.8%	\$289,888	-2.9%

Historical Average Sales Price by Month



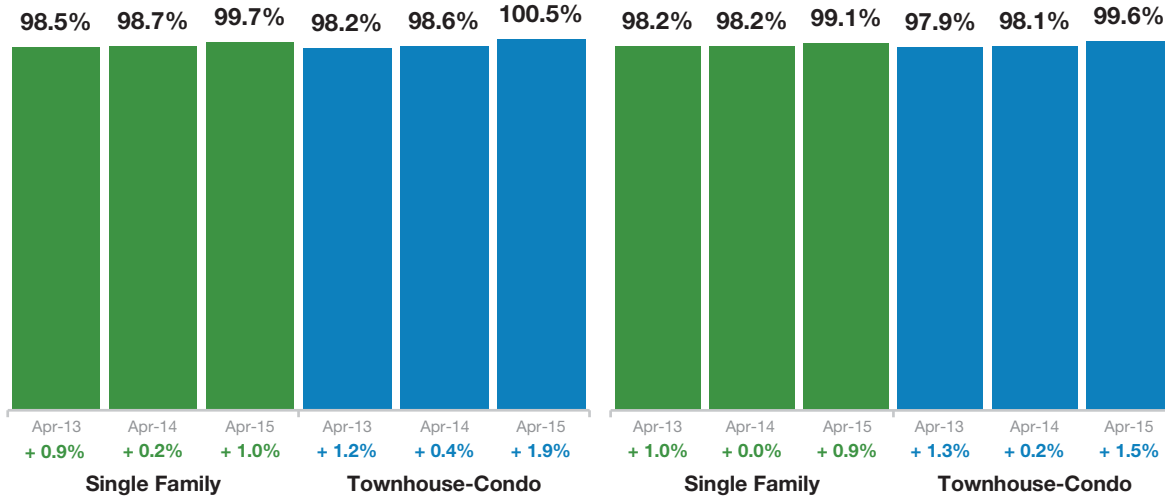
Percent of List Price Received

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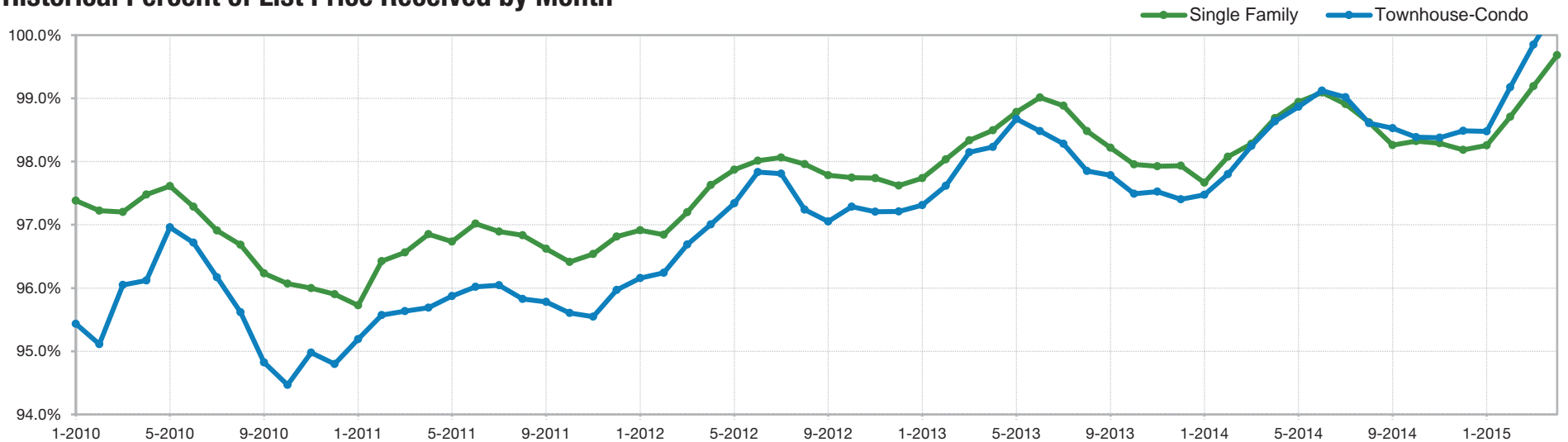
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Year to Date



Pct. of List Price Received	Single Family	Percent Change from Previous Year	Townhouse-Condo	Percent Change from Previous Year
May-2014	98.9%	+0.1%	98.9%	+0.2%
Jun-2014	99.1%	+0.1%	99.1%	+0.6%
Jul-2014	98.9%	0.0%	99.0%	+0.7%
Aug-2014	98.6%	+0.1%	98.6%	+0.8%
Sep-2014	98.3%	+0.1%	98.5%	+0.7%
Oct-2014	98.3%	+0.3%	98.4%	+0.9%
Nov-2014	98.3%	+0.4%	98.4%	+0.9%
Dec-2014	98.2%	+0.3%	98.5%	+1.1%
Jan-2015	98.3%	+0.6%	98.5%	+1.0%
Feb-2015	98.7%	+0.6%	99.2%	+1.4%
Mar-2015	99.2%	+0.9%	99.8%	+1.6%
Apr-2015	99.7%	+1.0%	100.5%	+1.9%

Historical Percent of List Price Received by Month

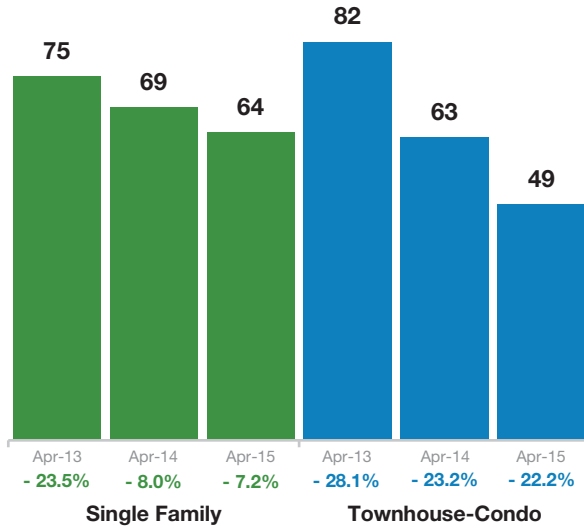


Days on Market Until Sale

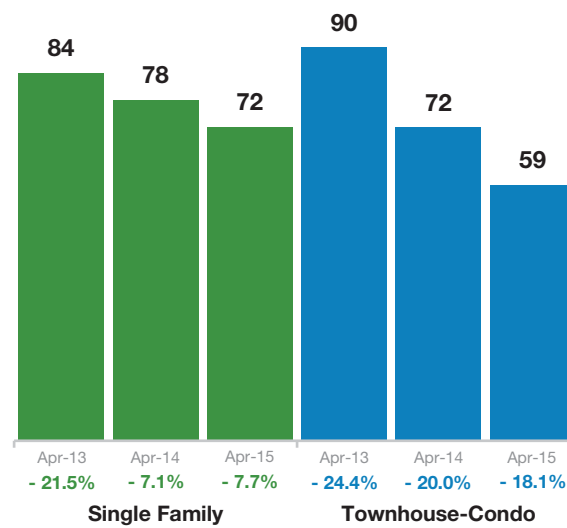
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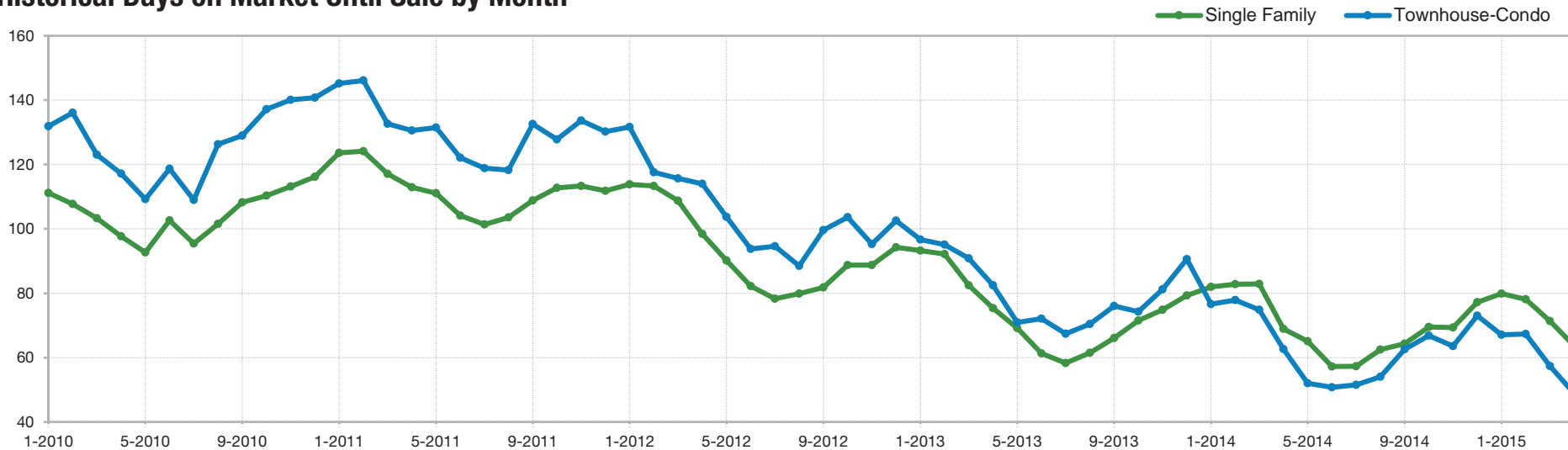


Year to Date



Days on Market Until Sale	Single Family	Percent Change from Previous Year	Townhouse-Condo	Percent Change from Previous Year
May-2014	65	-5.8%	52	-26.8%
Jun-2014	57	-6.6%	51	-29.2%
Jul-2014	57	-1.7%	51	-23.9%
Aug-2014	62	+1.6%	54	-22.9%
Sep-2014	64	-3.0%	63	-17.1%
Oct-2014	69	-4.2%	67	-9.5%
Nov-2014	69	-8.0%	64	-21.0%
Dec-2014	77	-2.5%	73	-19.8%
Jan-2015	80	-2.4%	67	-13.0%
Feb-2015	78	-6.0%	67	-14.1%
Mar-2015	71	-14.5%	57	-24.0%
Apr-2015	64	-7.2%	49	-22.2%

Historical Days on Market Until Sale by Month



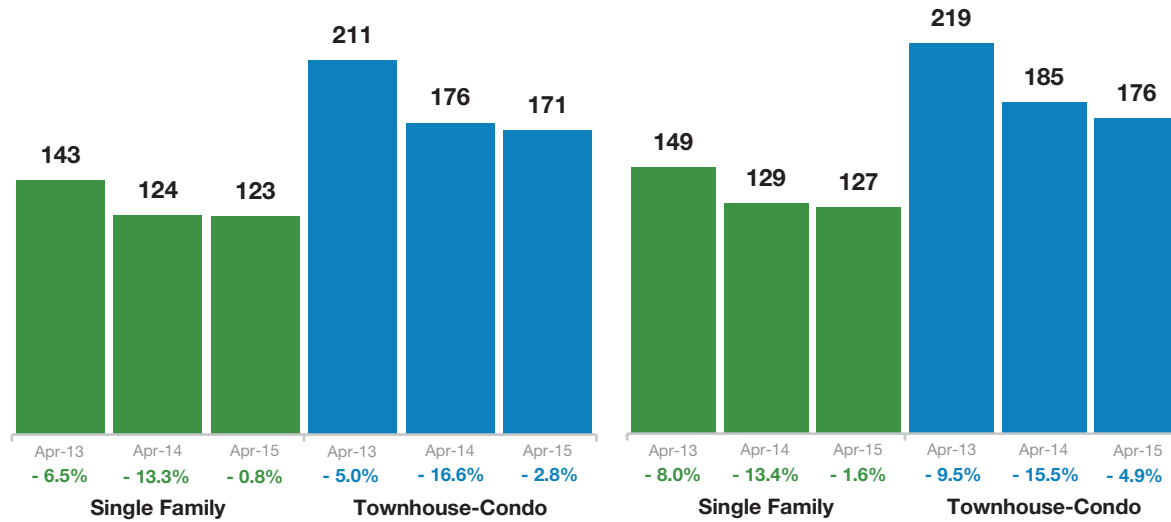
Housing Affordability Index

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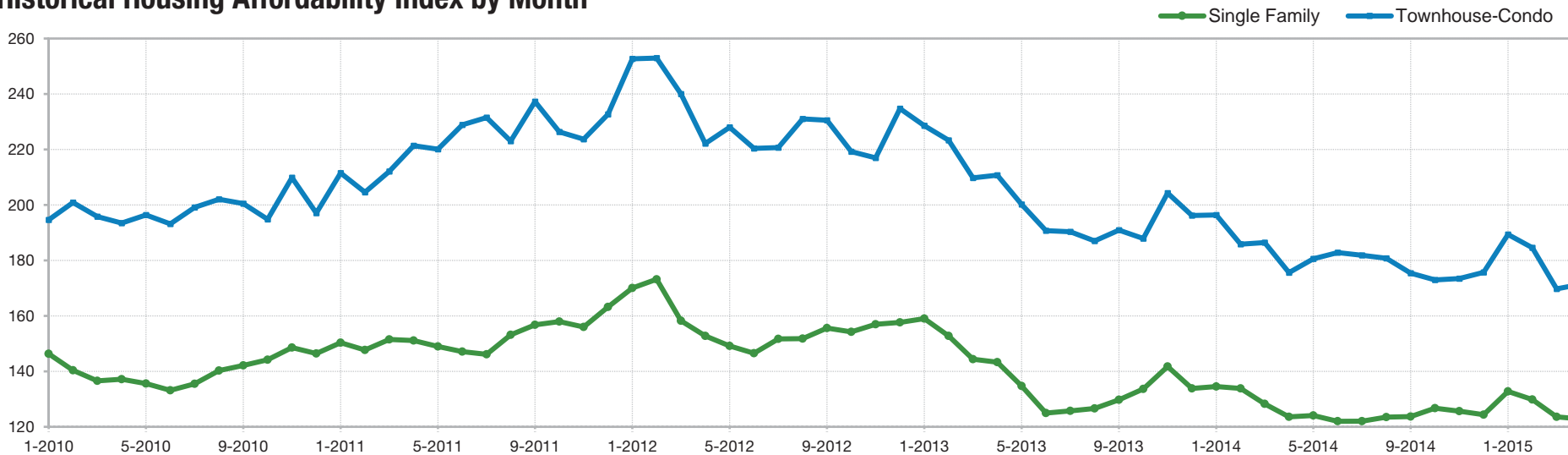
April

Year to Date



Housing Affordability Index	Single Family	Percent Change from Previous Year	Townhouse-Condo	Percent Change from Previous Year
May-2014	124	-8.1%	181	-9.5%
Jun-2014	122	-2.4%	183	-4.2%
Jul-2014	122	-3.2%	182	-4.2%
Aug-2014	124	-2.4%	181	-3.2%
Sep-2014	124	-4.6%	175	-8.4%
Oct-2014	127	-5.2%	173	-8.0%
Nov-2014	126	-11.3%	173	-15.2%
Dec-2014	124	-7.5%	176	-10.2%
Jan-2015	133	-1.5%	189	-3.6%
Feb-2015	130	-3.0%	185	-0.5%
Mar-2015	124	-3.1%	170	-8.6%
Apr-2015	123	-0.8%	171	-2.8%

Historical Housing Affordability Index by Month

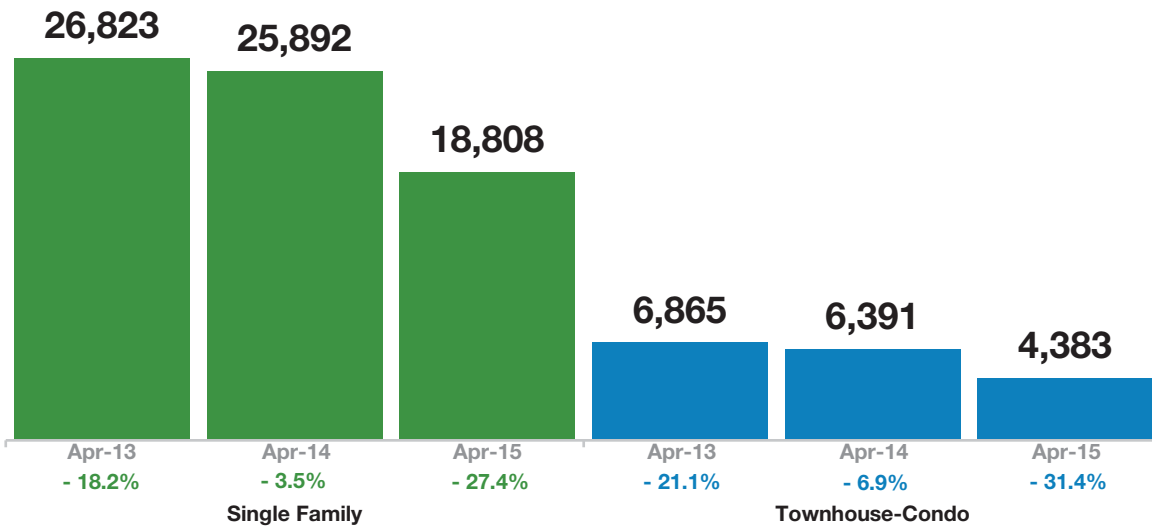


Inventory of Active Listings

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Statewide Report

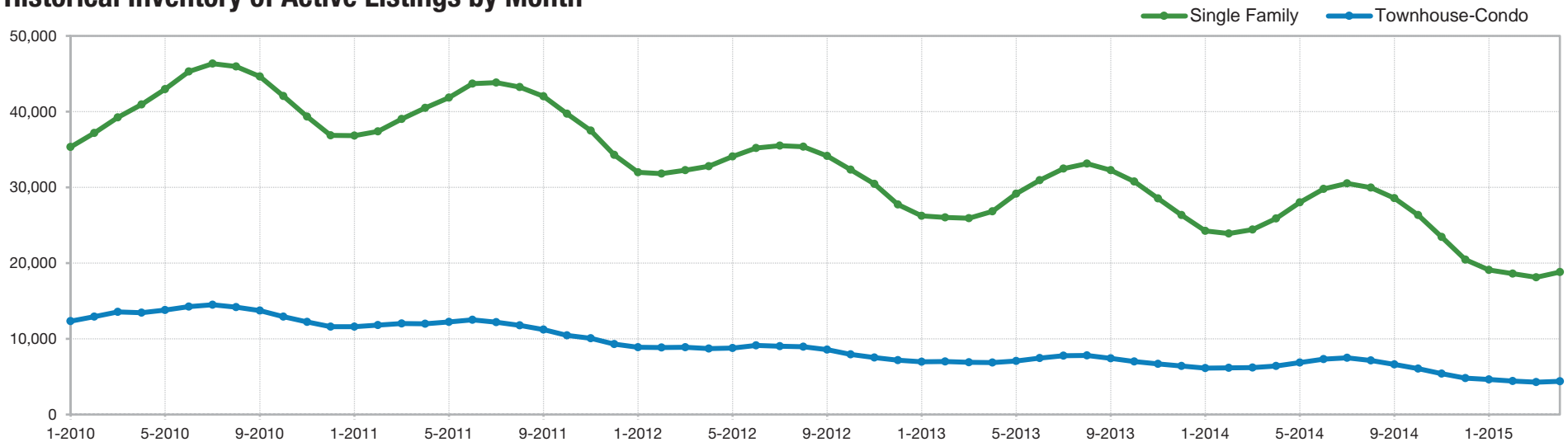


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Active Listings	Single Family	Year-Over-Year Change	Condo/TIC/Coop	Year-Over-Year Change
May-2014	28,022	-3.9%	6,869	-2.9%
Jun-2014	29,798	-3.7%	7,300	-2.0%
Jul-2014	30,529	-6.0%	7,491	-3.6%
Aug-2014	29,966	-9.5%	7,145	-8.2%
Sep-2014	28,584	-11.4%	6,605	-11.1%
Oct-2014	26,333	-14.4%	6,074	-13.1%
Nov-2014	23,461	-17.8%	5,396	-19.5%
Dec-2014	20,466	-22.2%	4,817	-24.9%
Jan-2015	19,097	-21.2%	4,618	-24.4%
Feb-2015	18,615	-22.2%	4,433	-28.0%
Mar-2015	18,120	-25.8%	4,270	-31.1%
Apr-2015	18,808	-27.4%	4,383	-31.4%

Historical Inventory of Active Listings by Month

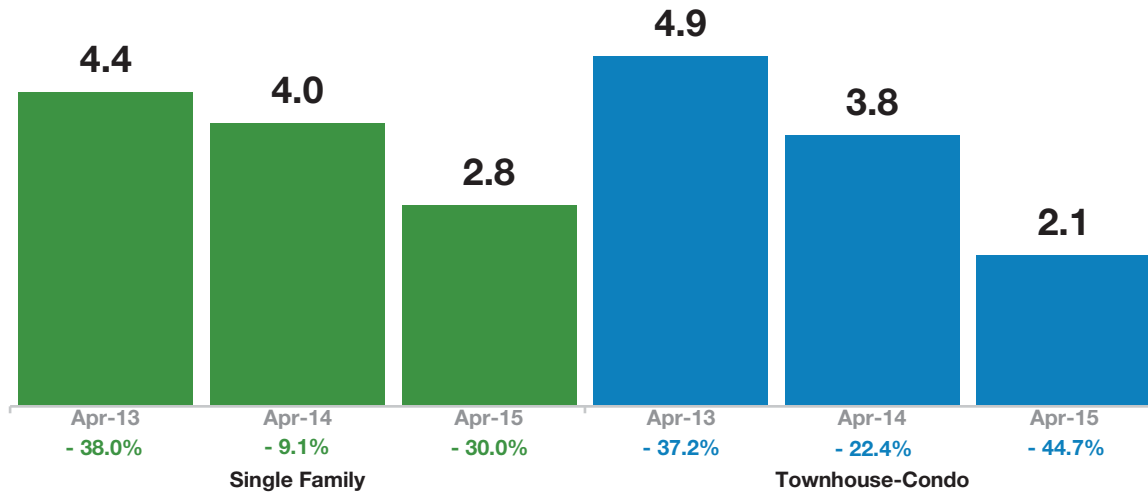


Months Supply of Inventory

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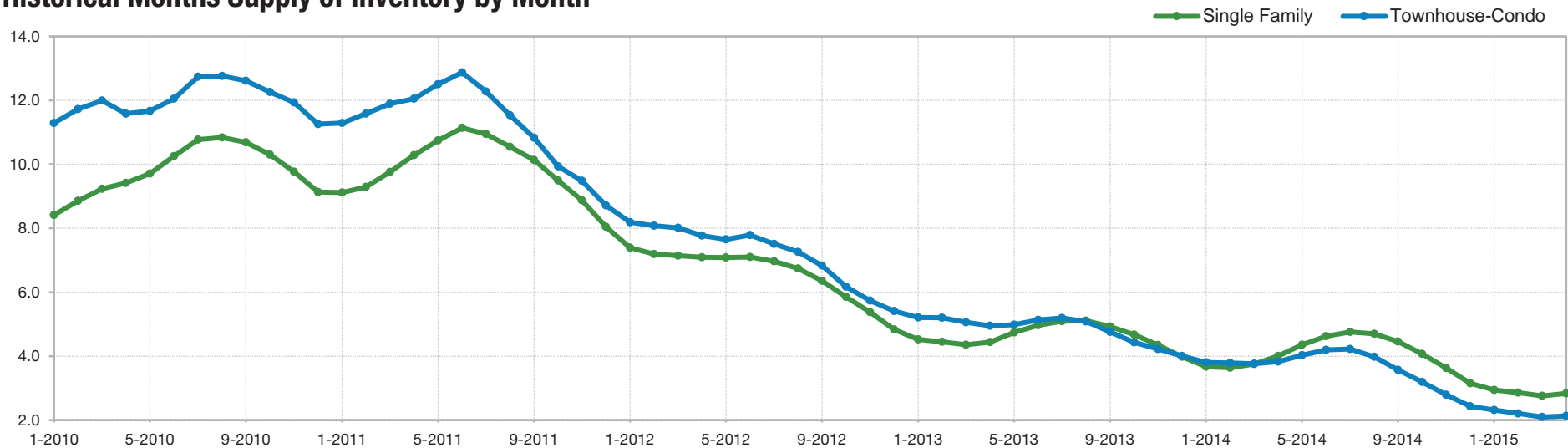


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Months Supply	Single Family	Year-Over-Year Change	Condo/TIC/Coop	Year-Over-Year Change
May-2014	4.4	-6.4%	4.0	-20.0%
Jun-2014	4.6	-8.0%	4.2	-17.6%
Jul-2014	4.8	-5.9%	4.2	-19.2%
Aug-2014	4.7	-7.8%	4.0	-21.6%
Sep-2014	4.5	-8.2%	3.6	-25.0%
Oct-2014	4.1	-12.8%	3.2	-27.3%
Nov-2014	3.6	-16.3%	2.8	-33.3%
Dec-2014	3.1	-22.5%	2.4	-40.0%
Jan-2015	2.9	-21.6%	2.3	-39.5%
Feb-2015	2.9	-19.4%	2.2	-42.1%
Mar-2015	2.8	-26.3%	2.1	-44.7%
Apr-2015	2.8	-30.0%	2.1	-44.7%

Historical Months Supply of Inventory by Month



Glossary of Terms

A research tool provided by the Colorado Association of REALTORS®

April 2015
Statewide Report



New Listings

A measure of how much new supply is coming onto the market from sellers.

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.

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.

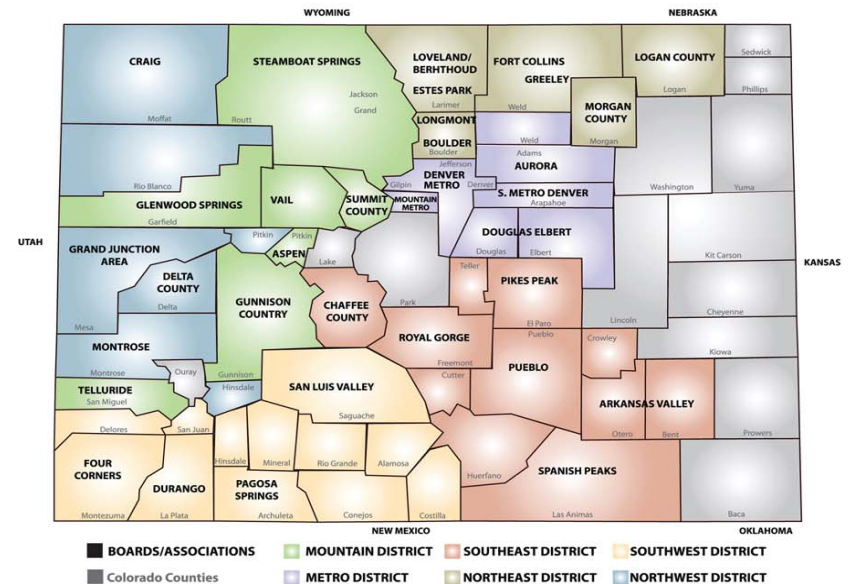
Active Listings

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.