



colorado association of REALTORS®  
**HOUSING REPORTS**

Research tools provided by the Colorado Association of REALTORS®



**Statewide Report**  
**Single Family and Townhouse-Condo**  
**July 2016**



# Total Market Overview Report

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

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Key Metrics	Historical Sparkbars	7-2015	7-2016	Percent Change	YTD-2015	YTD-2016	Percent Change
<b>New Listings</b>		15,278	<b>14,399</b>	- 5.8%	89,777	<b>88,517</b>	- 1.4%
<b>Pending / Under Contract</b>		10,975	<b>12,302</b>	+ 12.1%	69,390	<b>71,945</b>	+ 3.7%
<b>Sold Listings</b>		11,678	<b>10,530</b>	- 9.8%	63,068	<b>63,025</b>	- 0.1%
<b>Median Sales Price</b>		\$290,000	<b>\$315,000</b>	+ 8.6%	\$284,500	<b>\$309,000</b>	+ 8.6%
<b>Average Sales Price</b>		\$353,924	<b>\$376,066</b>	+ 6.3%	\$353,112	<b>\$372,015</b>	+ 5.4%
<b>Percent of List Price Received</b>		99.9%	<b>99.9%</b>	0.0%	99.6%	<b>99.7%</b>	+ 0.1%
<b>Days on Market Until Sale</b>		49	<b>42</b>	- 14.3%	60	<b>52</b>	- 13.3%
<b>Housing Affordability Index</b>		123	<b>118</b>	- 4.1%	126	<b>120</b>	- 4.8%
<b>Inventory of Active Listings</b>		33,585	<b>26,454</b>	- 21.2%	--	<b>--</b>	--
<b>Months Supply of Inventory</b>		3.7	<b>2.9</b>	- 21.6%	--	<b>--</b>	--

# Single Family Market Overview

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

July 2016  
Statewide Report



Key Metrics	Historical Sparkbars	7-2015	7-2016	Percent Change	YTD-2015	YTD-2016	Percent Change
<b>New Listings</b>		11,932	<b>11,224</b>	- 5.9%	69,725	<b>69,298</b>	- 0.6%
<b>Pending / Under Contract</b>		8,311	<b>9,262</b>	+ 11.4%	52,911	<b>55,319</b>	+ 4.6%
<b>Sold Listings</b>		8,831	<b>8,092</b>	- 8.4%	47,992	<b>48,608</b>	+ 1.3%
<b>Median Sales Price</b>		\$311,177	<b>\$336,000</b>	+ 8.0%	\$303,500	<b>\$327,550</b>	+ 7.9%
<b>Average Sales Price</b>		\$379,062	<b>\$399,260</b>	+ 5.3%	\$372,963	<b>\$389,780</b>	+ 4.5%
<b>Percent of List Price Received</b>		99.7%	<b>99.7%</b>	0.0%	99.5%	<b>99.6%</b>	+ 0.1%
<b>Days on Market Until Sale</b>		52	<b>43</b>	- 17.3%	62	<b>54</b>	- 12.9%
<b>Housing Affordability Index</b>		115	<b>111</b>	- 3.5%	118	<b>113</b>	- 4.2%
<b>Inventory of Active Listings</b>		26,854	<b>21,432</b>	- 20.2%	--	<b>--</b>	--
<b>Months Supply of Inventory</b>		4.0	<b>3.1</b>	- 22.5%	--	<b>--</b>	--

# Townhouse-Condo Market Overview

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

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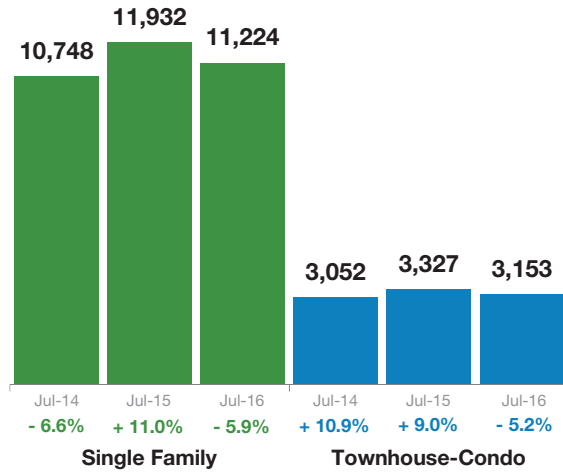
Key Metrics	Historical Sparkbars	7-2015	7-2016	Percent Change	YTD-2015	YTD-2016	Percent Change
<b>New Listings</b>		3,327	<b>3,153</b>	- 5.2%	19,991	<b>19,071</b>	- 4.6%
<b>Pending / Under Contract</b>		2,659	<b>3,039</b>	+ 14.3%	16,463	<b>16,607</b>	+ 0.9%
<b>Sold Listings</b>		2,846	<b>2,432</b>	- 14.5%	15,065	<b>14,399</b>	- 4.4%
<b>Median Sales Price</b>		\$215,300	<b>\$240,000</b>	+ 11.5%	\$214,975	<b>\$240,000</b>	+ 11.6%
<b>Average Sales Price</b>		\$275,361	<b>\$298,427</b>	+ 8.4%	\$289,757	<b>\$311,864</b>	+ 7.6%
<b>Percent of List Price Received</b>		100.4%	<b>100.4%</b>	0.0%	100.0%	<b>100.2%</b>	+ 0.2%
<b>Days on Market Until Sale</b>		39	<b>39</b>	0.0%	50	<b>46</b>	- 8.0%
<b>Housing Affordability Index</b>		166	<b>155</b>	- 6.6%	166	<b>155</b>	- 6.6%
<b>Inventory of Active Listings</b>		6,651	<b>4,813</b>	- 27.6%	--	<b>--</b>	--
<b>Months Supply of Inventory</b>		3.1	<b>2.2</b>	- 29.0%	--	<b>--</b>	--

# New Listings

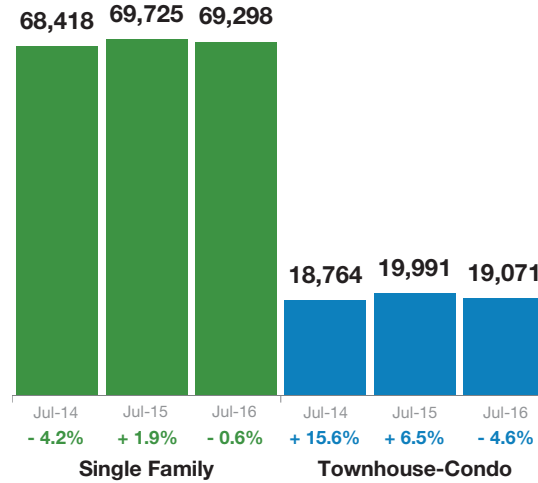
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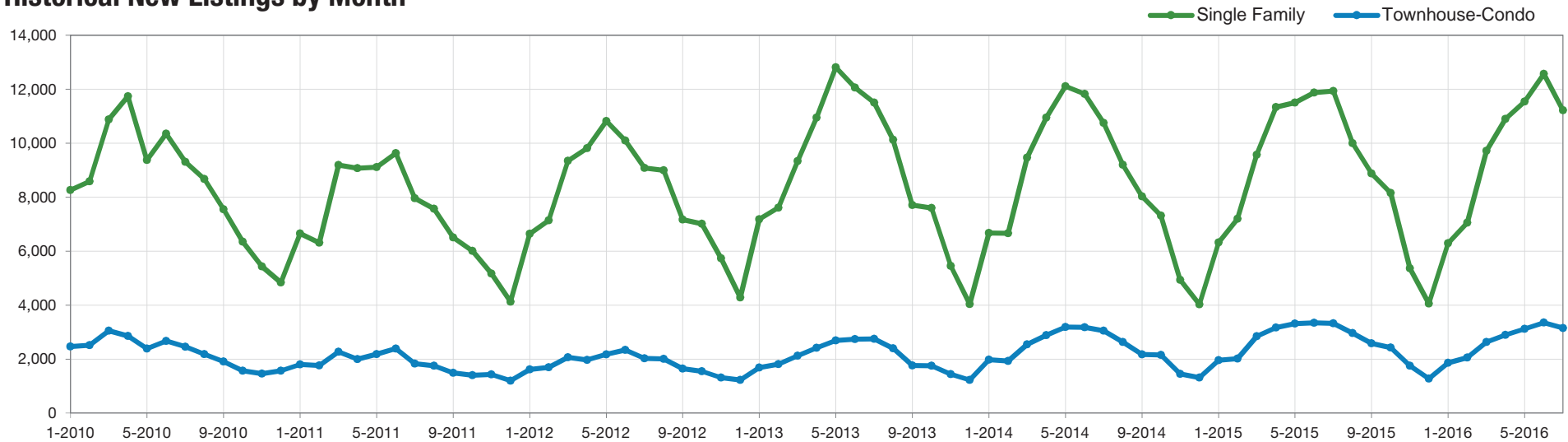


## Year to Date



New Listings	Single Family	% Change from Prior Year	% Change from Prior Month	Townhouse-Condo	% Change from Prior Year	% Change from Prior Month
Aug-2015	9,998	+8.7%	-16.2%	2,969	+12.8%	-10.8%
Sep-2015	8,876	+10.5%	-11.2%	2,586	+18.7%	-12.9%
Oct-2015	8,156	+11.5%	-8.1%	2,424	+12.4%	-6.3%
Nov-2015	5,364	+8.7%	-34.2%	1,753	+20.6%	-27.7%
Dec-2015	4,058	+0.7%	-24.3%	1,272	-3.3%	-27.4%
Jan-2016	6,292	-0.4%	+55.1%	1,858	-5.3%	+46.1%
Feb-2016	7,048	-2.1%	+12.0%	2,055	+1.8%	+10.6%
Mar-2016	9,719	+1.5%	+37.9%	2,634	-7.6%	+28.2%
Apr-2016	10,900	-3.8%	+12.2%	2,895	-8.7%	+9.9%
May-2016	11,545	+0.4%	+5.9%	3,124	-5.9%	+7.9%
Jun-2016	12,570	+5.9%	+8.9%	3,352	+0.3%	+7.3%
<b>Jul-2016</b>	<b>11,224</b>	<b>-5.9%</b>	<b>-10.7%</b>	<b>3,153</b>	<b>-5.2%</b>	<b>-5.9%</b>

## Historical New Listings by Month

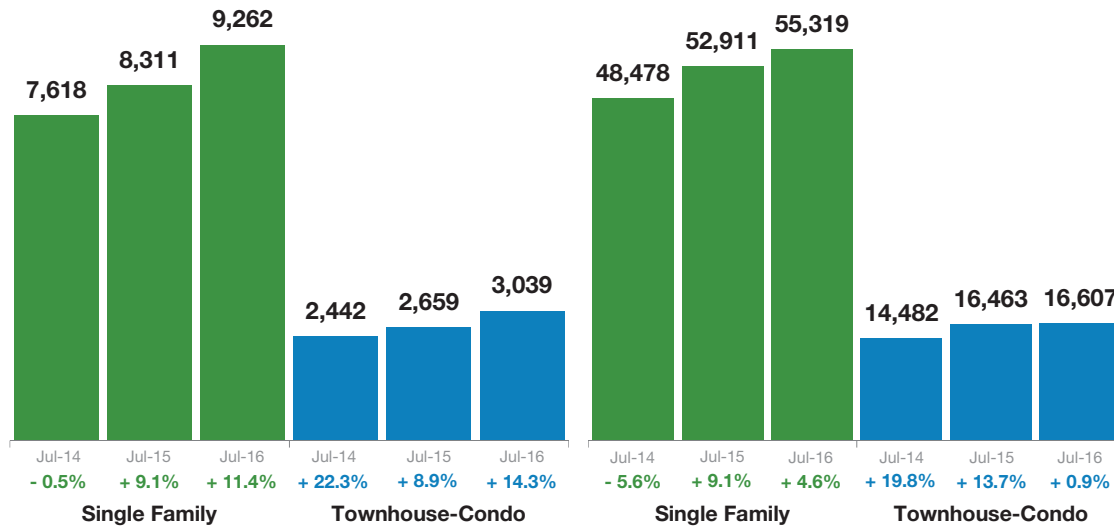


# Pending / Under Contract

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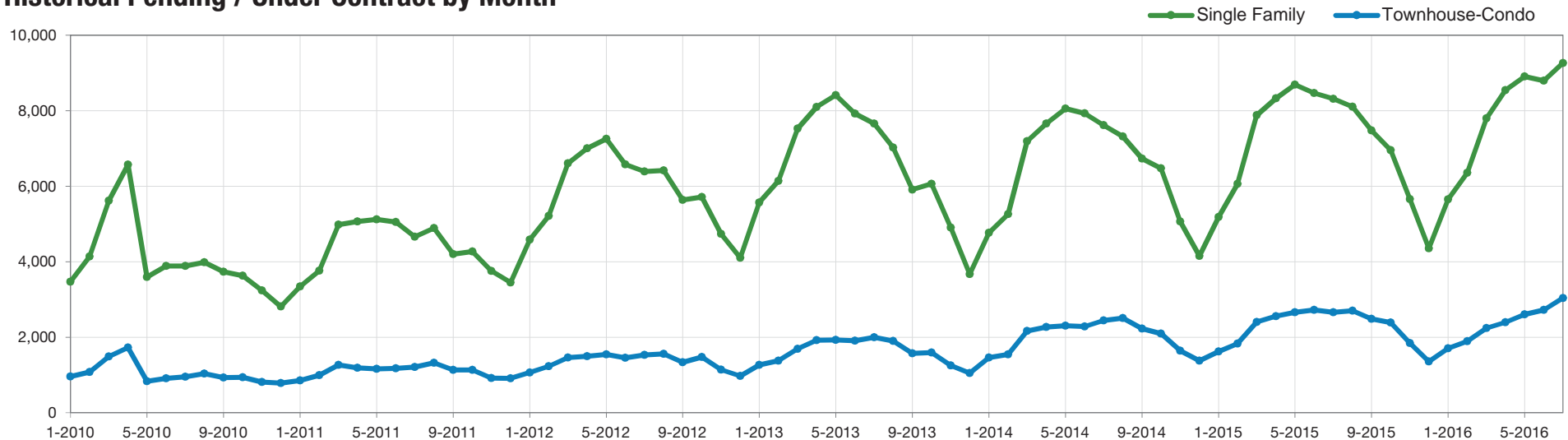


## July

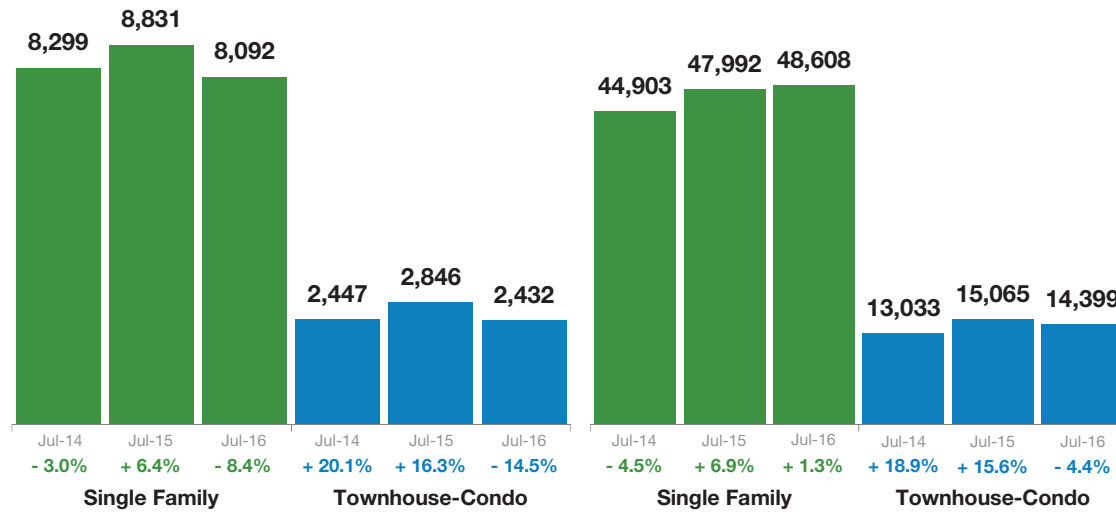


Pending / Under Contract	Single Family	% Change from Prior Year	% Change from Prior Month	Townhouse-Condo	% Change from Prior Year	% Change from Prior Month
Aug-2015	8,106	+10.8%	-2.5%	2,701	+7.8%	+1.6%
Sep-2015	7,480	+11.1%	-7.7%	2,487	+11.6%	-7.9%
Oct-2015	6,955	+7.4%	-7.0%	2,386	+13.9%	-4.1%
Nov-2015	5,655	+11.6%	-18.7%	1,849	+12.4%	-22.5%
Dec-2015	4,352	+4.8%	-23.0%	1,361	-1.3%	-26.4%
Jan-2016	5,653	+9.0%	+29.9%	1,708	+5.2%	+25.5%
Feb-2016	6,356	+4.9%	+12.4%	1,894	+3.2%	+10.9%
Mar-2016	7,800	-1.0%	+22.7%	2,241	-6.8%	+18.3%
Apr-2016	8,546	+2.7%	+9.6%	2,393	-6.3%	+6.8%
May-2016	8,905	+2.5%	+4.2%	2,607	-2.1%	+8.9%
Jun-2016	8,797	+3.9%	-1.2%	2,725	+0.1%	+4.5%
<b>Jul-2016</b>	<b>9,262</b>	<b>+11.4%</b>	<b>+5.3%</b>	<b>3,039</b>	<b>+14.3%</b>	<b>+11.5%</b>

## Historical Pending / Under Contract by Month

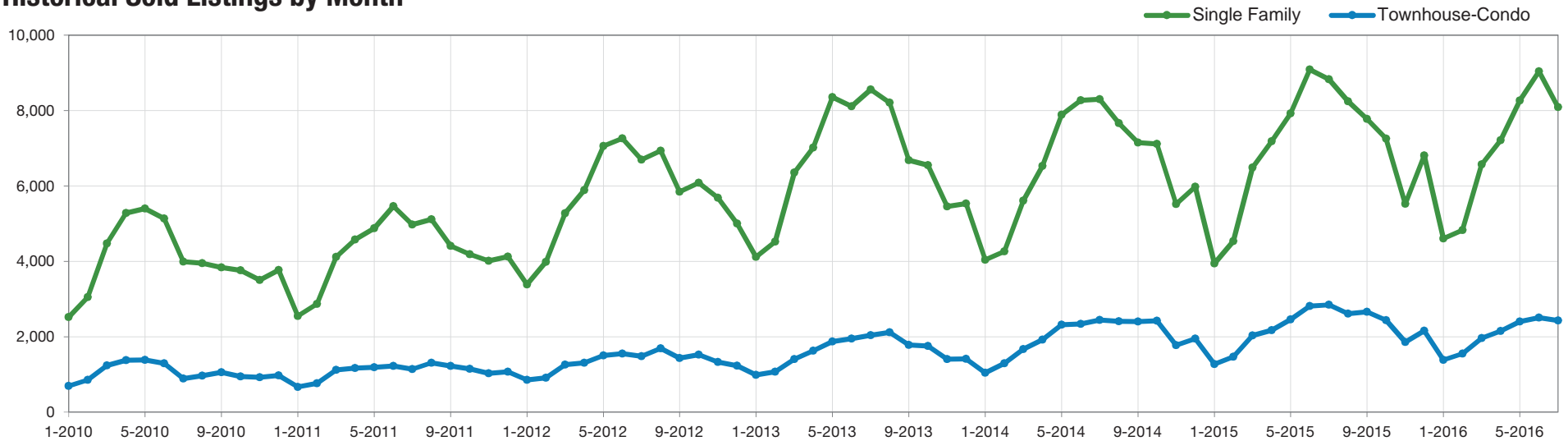


### July



Sold Listings	Single Family	% Change from Prior Year	% Change from Prior Month	Townhouse-Condo	% Change from Prior Year	% Change from Prior Month
Aug-2015	8,241	+7.5%	-6.7%	2,611	+8.3%	-8.3%
Sep-2015	7,778	+8.8%	-5.6%	2,658	+10.7%	+1.8%
Oct-2015	7,254	+1.9%	-6.7%	2,438	+0.5%	-8.3%
Nov-2015	5,528	+0.2%	-23.8%	1,861	+4.6%	-23.7%
Dec-2015	6,810	+13.9%	+23.2%	2,162	+10.8%	+16.2%
Jan-2016	4,605	+16.7%	-32.4%	1,387	+9.1%	-35.8%
Feb-2016	4,830	+6.5%	+4.9%	1,553	+5.9%	+12.0%
Mar-2016	6,568	+1.3%	+36.0%	1,967	-3.2%	+26.7%
Apr-2016	7,214	+0.4%	+9.8%	2,149	-1.1%	+9.3%
May-2016	8,262	+4.3%	+14.5%	2,404	-2.2%	+11.9%
Jun-2016	9,037	-0.6%	+9.4%	2,507	-11.0%	+4.3%
<b>Jul-2016</b>	<b>8,092</b>	<b>-8.4%</b>	<b>-10.5%</b>	<b>2,432</b>	<b>-14.5%</b>	<b>-3.0%</b>

### Historical Sold Listings by Month

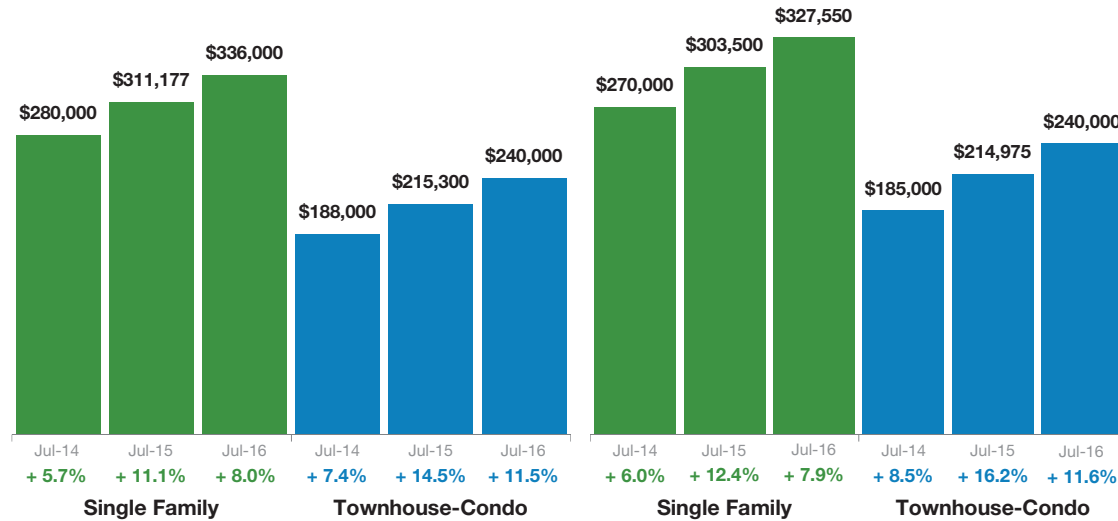


# Median Sales Price

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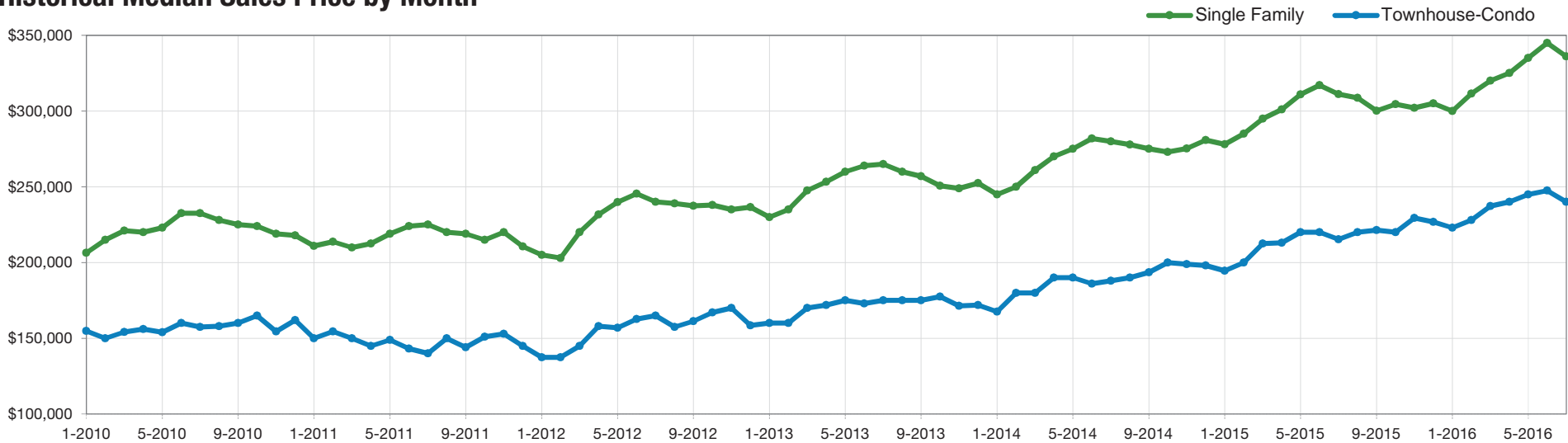


## July



Median Sales Price	Single Family	% Change from Prior Year	% Change from Prior Month	Townhouse-Condo	% Change from Prior Year	% Change from Prior Month
Aug-2015	\$308,750	+11.1%	-0.8%	\$220,000	+15.8%	+2.2%
Sep-2015	\$300,250	+9.2%	-2.8%	\$221,500	+14.5%	+0.7%
Oct-2015	\$304,500	+11.5%	+1.4%	\$220,000	+10.0%	-0.7%
Nov-2015	\$302,000	+9.7%	-0.8%	\$229,500	+15.3%	+4.3%
Dec-2015	\$305,000	+8.6%	+1.0%	\$226,750	+14.5%	-1.2%
Jan-2016	\$300,000	+7.9%	-1.6%	\$223,000	+14.7%	-1.7%
Feb-2016	\$311,450	+9.3%	+3.8%	\$228,000	+14.0%	+2.2%
Mar-2016	\$320,000	+8.5%	+2.7%	\$237,250	+11.6%	+4.1%
Apr-2016	\$325,000	+8.0%	+1.6%	\$240,000	+12.7%	+1.2%
May-2016	\$335,000	+7.7%	+3.1%	\$245,000	+11.4%	+2.1%
Jun-2016	\$345,000	+8.8%	+3.0%	\$247,500	+12.5%	+1.0%
<b>Jul-2016</b>	<b>\$336,000</b>	<b>+8.0%</b>	<b>-2.6%</b>	<b>\$240,000</b>	<b>+11.5%</b>	<b>-3.0%</b>

## Historical Median Sales Price by Month



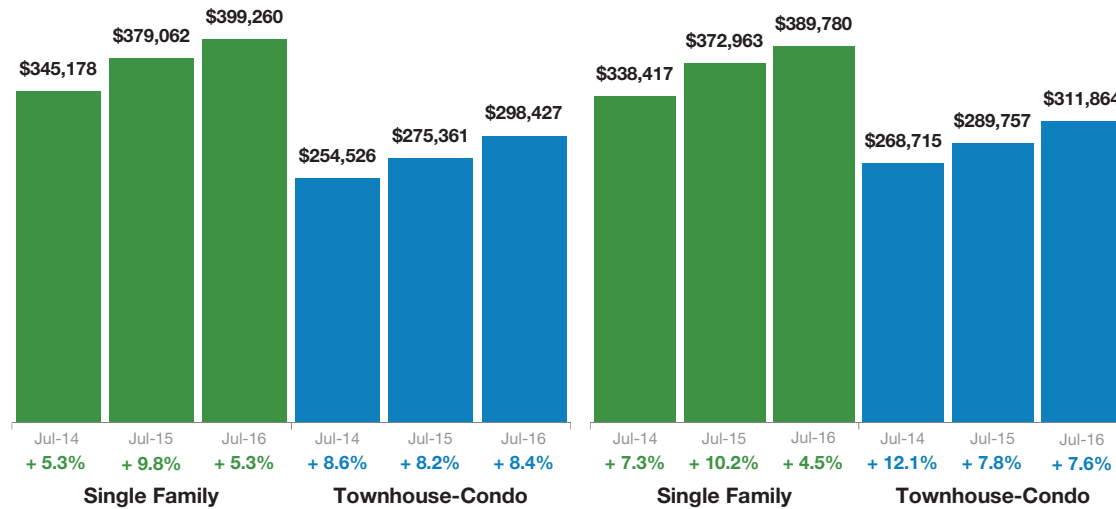


# Average Sales Price

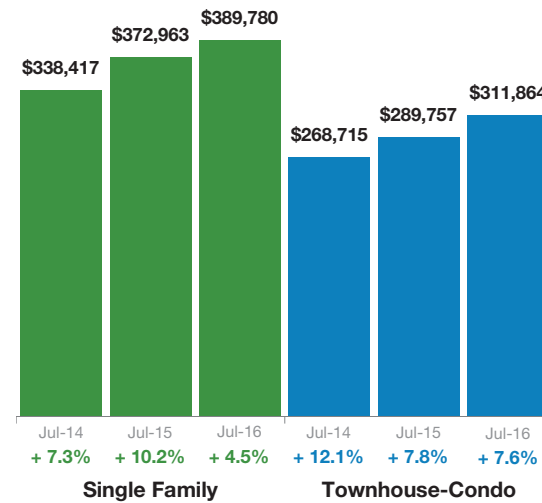
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## July

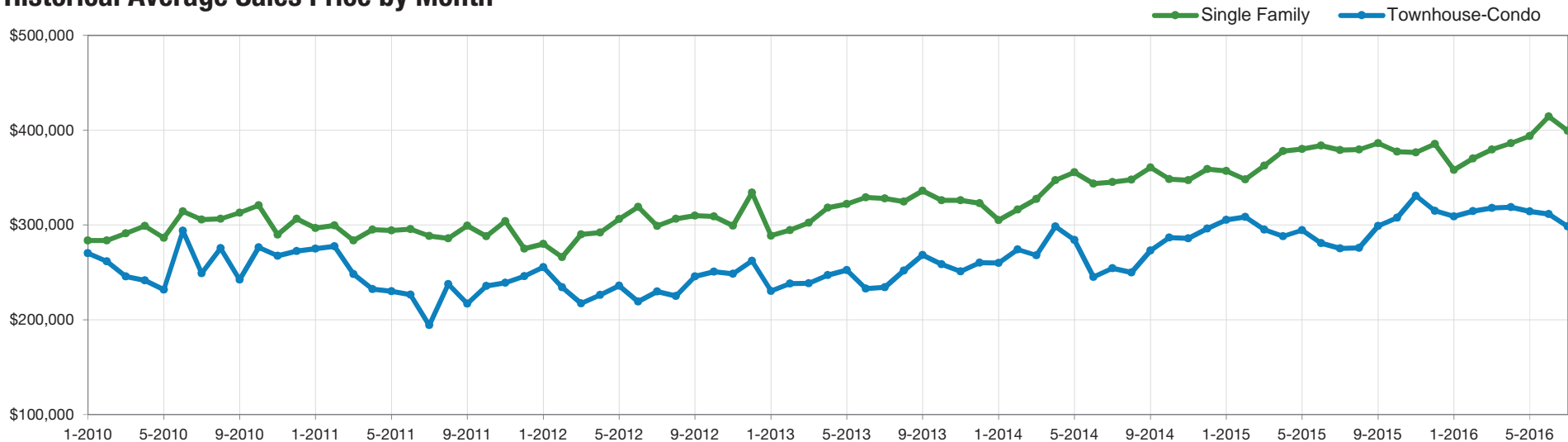


## Year to Date



Average Sales Price	Single Family	% Change from Prior Year	% Change from Prior Month	Townhouse-Condo	% Change from Prior Year	% Change from Prior Month
Aug-2015	\$379,515	+9.1%	+0.1%	\$275,901	+10.4%	+0.2%
Sep-2015	\$386,148	+7.1%	+1.7%	\$298,870	+9.4%	+8.3%
Oct-2015	\$377,325	+8.4%	-2.3%	\$307,722	+7.4%	+3.0%
Nov-2015	\$376,449	+8.4%	-0.2%	\$330,869	+15.8%	+7.5%
Dec-2015	\$385,377	+7.3%	+2.4%	\$314,906	+6.3%	-4.8%
Jan-2016	\$358,055	+0.3%	-7.1%	\$309,036	+1.2%	-1.9%
Feb-2016	\$370,188	+6.4%	+3.4%	\$314,711	+2.0%	+1.8%
Mar-2016	\$379,678	+4.7%	+2.6%	\$317,960	+7.8%	+1.0%
Apr-2016	\$386,373	+2.2%	+1.8%	\$318,873	+10.7%	+0.3%
May-2016	\$393,724	+3.6%	+1.9%	\$314,216	+6.7%	-1.5%
Jun-2016	\$414,390	+8.0%	+5.2%	\$311,645	+11.0%	-0.8%
<b>Jul-2016</b>	<b>\$399,260</b>	<b>+5.3%</b>	<b>-3.7%</b>	<b>\$298,427</b>	<b>+8.4%</b>	<b>-4.2%</b>

## Historical Average Sales Price by Month

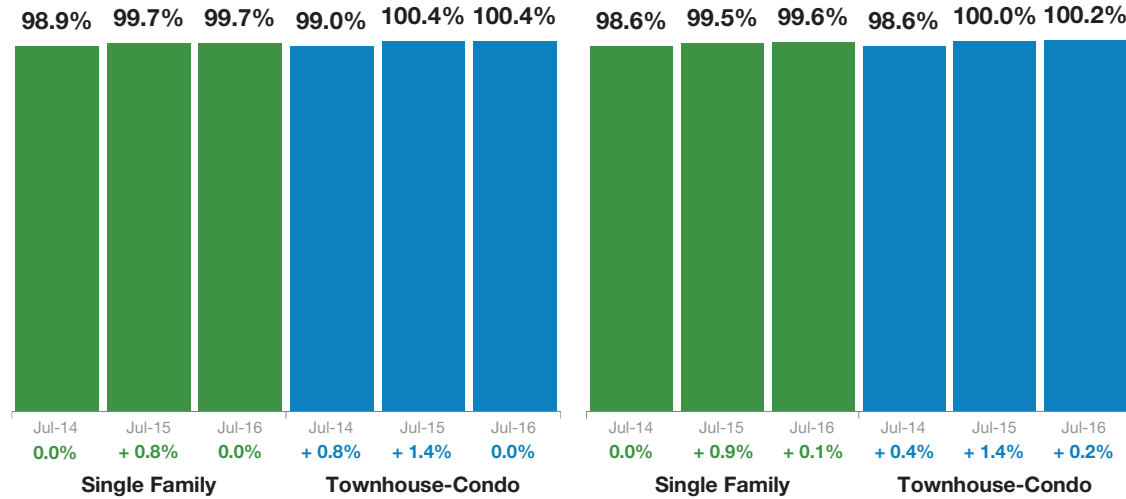


# Percent of List Price Received

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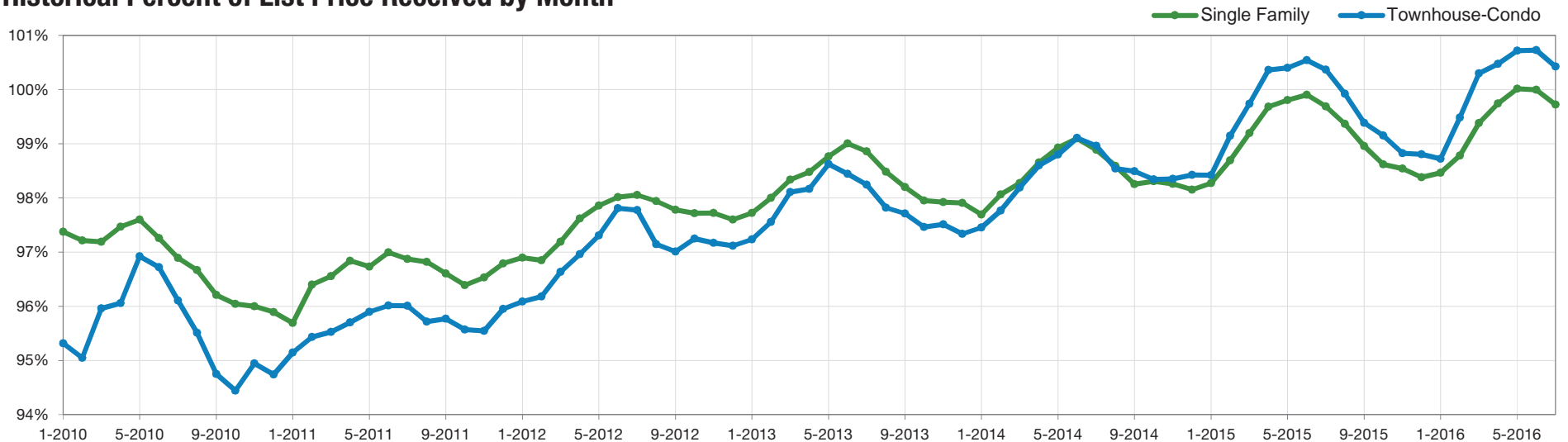


## July



Pct. of List Price Received	Single Family	% Change from Prior Year	% Change from Prior Month	Townhouse-Condo	% Change from Prior Year	% Change from Prior Month
Aug-2015	99.4%	+0.8%	-0.3%	99.9%	+1.4%	-0.5%
Sep-2015	99.0%	+0.7%	-0.4%	99.4%	+0.9%	-0.5%
Oct-2015	98.6%	+0.3%	-0.4%	99.2%	+0.9%	-0.2%
Nov-2015	98.5%	+0.2%	-0.1%	98.8%	+0.4%	-0.4%
Dec-2015	98.4%	+0.2%	-0.1%	98.8%	+0.4%	0.0%
Jan-2016	98.5%	+0.2%	+0.1%	98.7%	+0.3%	-0.1%
Feb-2016	98.8%	+0.1%	+0.3%	99.5%	+0.4%	+0.8%
Mar-2016	99.4%	+0.2%	+0.6%	100.3%	+0.6%	+0.8%
Apr-2016	99.7%	0.0%	+0.3%	100.5%	+0.1%	+0.2%
May-2016	100.0%	+0.2%	+0.3%	100.7%	+0.3%	+0.2%
Jun-2016	100.0%	+0.1%	0.0%	100.7%	+0.2%	0.0%
<b>Jul-2016</b>	<b>99.7%</b>	<b>0.0%</b>	<b>-0.3%</b>	<b>100.4%</b>	<b>0.0%</b>	<b>-0.3%</b>

## Historical Percent of List Price Received by Month

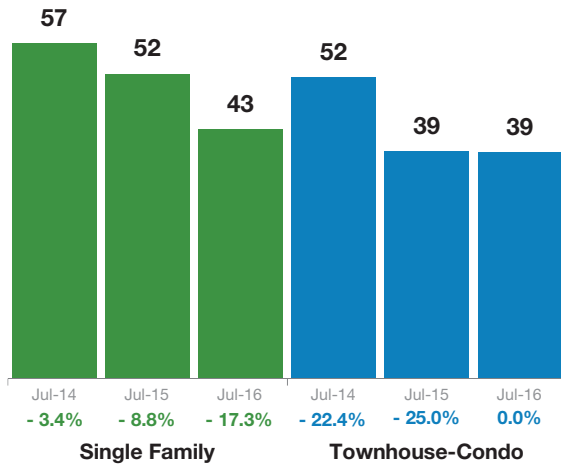


# Days on Market Until Sale

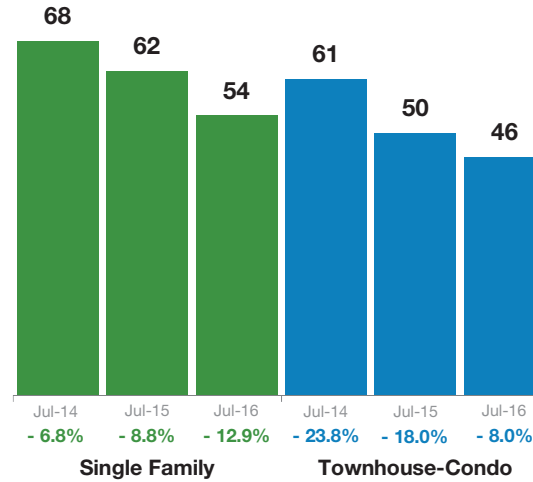
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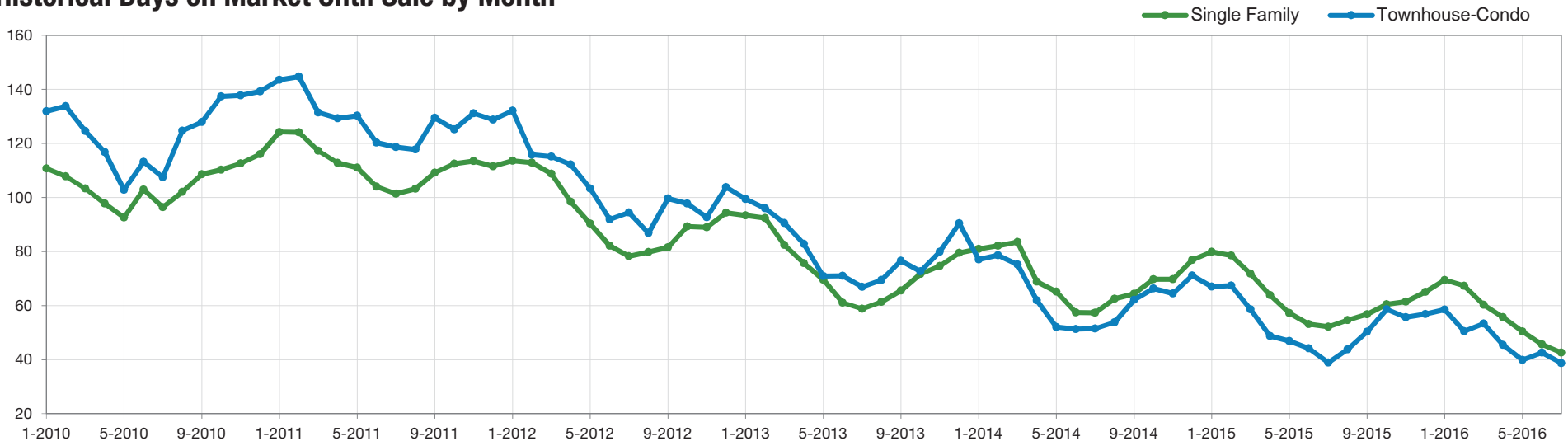


## Year to Date



Days on Market Until Sale	Single Family	% Change from Prior Year	% Change from Prior Month	Townhouse-Condo	% Change from Prior Year	% Change from Prior Month
Aug-2015	55	-11.3%	+5.8%	44	-18.5%	+12.8%
Sep-2015	57	-10.9%	+3.6%	50	-19.4%	+13.6%
Oct-2015	60	-14.3%	+5.3%	59	-10.6%	+18.0%
Nov-2015	61	-12.9%	+1.7%	56	-12.5%	-5.1%
Dec-2015	65	-15.6%	+6.6%	57	-19.7%	+1.8%
Jan-2016	69	-13.8%	+6.2%	59	-11.9%	+3.5%
Feb-2016	67	-15.2%	-2.9%	51	-23.9%	-13.6%
Mar-2016	60	-16.7%	-10.4%	53	-10.2%	+3.9%
Apr-2016	56	-12.5%	-6.7%	45	-8.2%	-15.1%
May-2016	50	-12.3%	-10.7%	40	-14.9%	-11.1%
Jun-2016	46	-13.2%	-8.0%	43	-2.3%	+7.5%
<b>Jul-2016</b>	<b>43</b>	<b>-17.3%</b>	<b>-6.5%</b>	<b>39</b>	<b>0.0%</b>	<b>-9.3%</b>

## Historical Days on Market Until Sale by Month

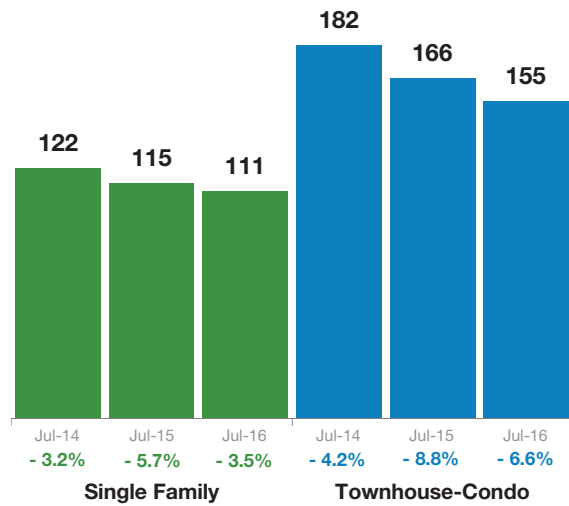


# Housing Affordability Index

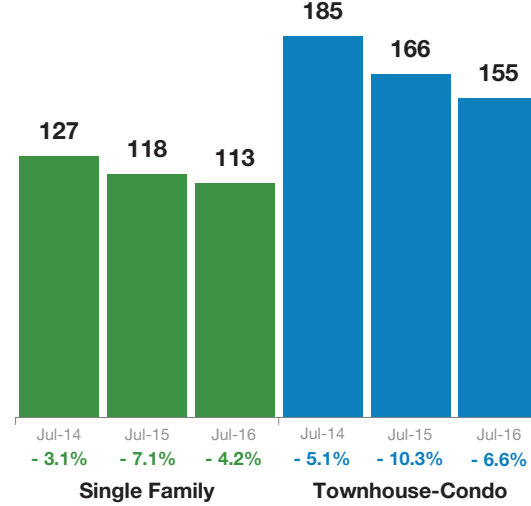
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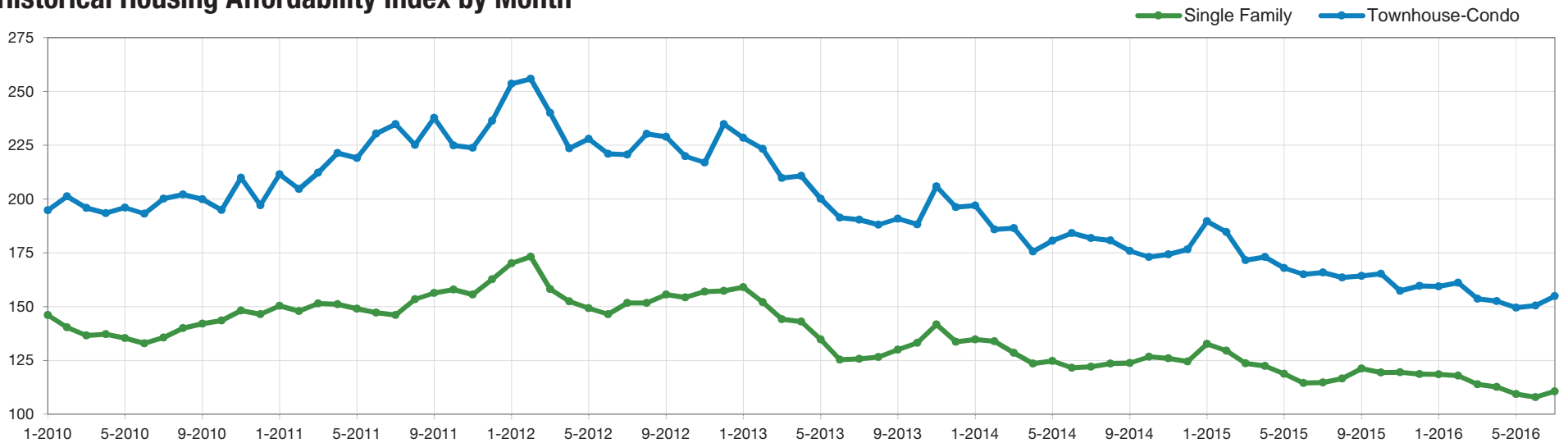


## Year to Date



Housing Affordability Index	Single Family	% Change from Prior Year	% Change from Prior Month	Townhouse-Condo	% Change from Prior Year	% Change from Prior Month
Aug-2015	117	-5.6%	+1.7%	164	-9.4%	-1.2%
Sep-2015	121	-2.4%	+3.4%	164	-6.8%	0.0%
Oct-2015	119	-6.3%	-1.7%	165	-4.6%	+0.6%
Nov-2015	119	-5.6%	0.0%	157	-9.8%	-4.8%
Dec-2015	119	-4.8%	0.0%	160	-9.6%	+1.9%
Jan-2016	118	-11.3%	-0.8%	159	-16.3%	-0.6%
Feb-2016	118	-9.2%	0.0%	161	-13.0%	+1.3%
Mar-2016	114	-8.1%	-3.4%	154	-10.5%	-4.3%
Apr-2016	113	-7.4%	-0.9%	152	-12.1%	-1.3%
May-2016	109	-8.4%	-3.5%	150	-10.7%	-1.3%
Jun-2016	108	-5.3%	-0.9%	150	-9.1%	0.0%
<b>Jul-2016</b>	<b>111</b>	<b>-3.5%</b>	<b>+2.8%</b>	<b>155</b>	<b>-6.6%</b>	<b>+3.3%</b>

## Historical Housing Affordability Index by Month

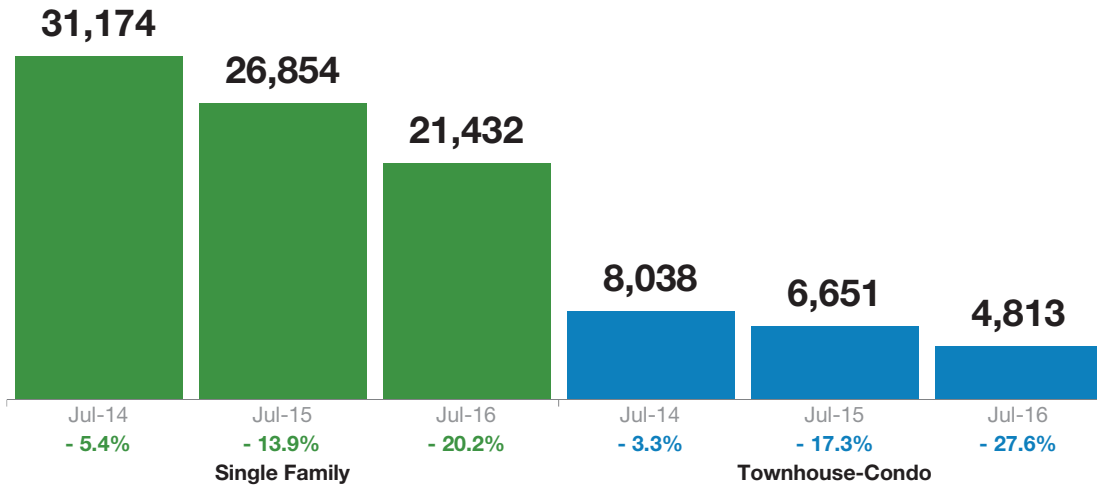


# Inventory of Active Listings

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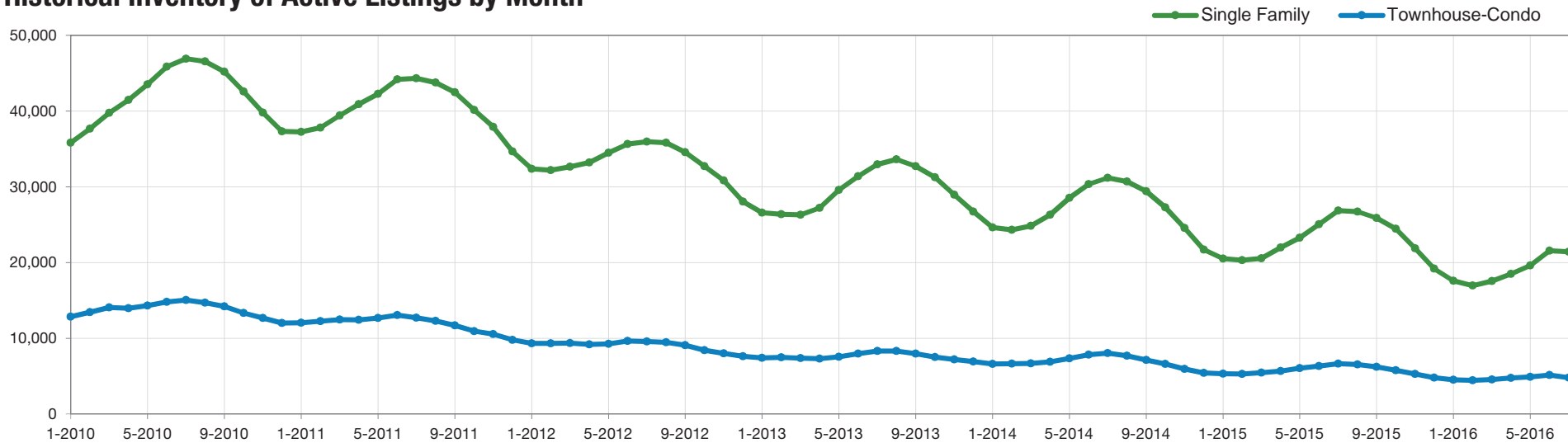


## July



Active Listings	Single Family	% Change from Prior Year	% Change from Prior Month	Townhouse-Condo	% Change from Prior Year	% Change from Prior Month
Aug-2015	26,739	-12.9%	-0.4%	6,548	-15.0%	-1.5%
Sep-2015	25,889	-11.9%	-3.2%	6,221	-12.9%	-5.0%
Oct-2015	24,447	-10.4%	-5.6%	5,778	-12.7%	-7.1%
Nov-2015	21,885	-10.9%	-10.5%	5,300	-11.2%	-8.3%
Dec-2015	19,189	-11.6%	-12.3%	4,806	-11.4%	-9.3%
Jan-2016	17,597	-14.3%	-8.3%	4,521	-15.3%	-5.9%
Feb-2016	16,958	-16.5%	-3.6%	4,450	-15.7%	-1.6%
Mar-2016	17,566	-14.5%	+3.6%	4,570	-16.2%	+2.7%
Apr-2016	18,514	-15.7%	+5.4%	4,756	-16.4%	+4.1%
May-2016	19,615	-15.7%	+5.9%	4,917	-18.6%	+3.4%
Jun-2016	21,549	-13.9%	+9.9%	5,158	-18.8%	+4.9%
<b>Jul-2016</b>	<b>21,432</b>	<b>-20.2%</b>	<b>-0.5%</b>	<b>4,813</b>	<b>-27.6%</b>	<b>-6.7%</b>

## Historical Inventory of Active Listings by Month

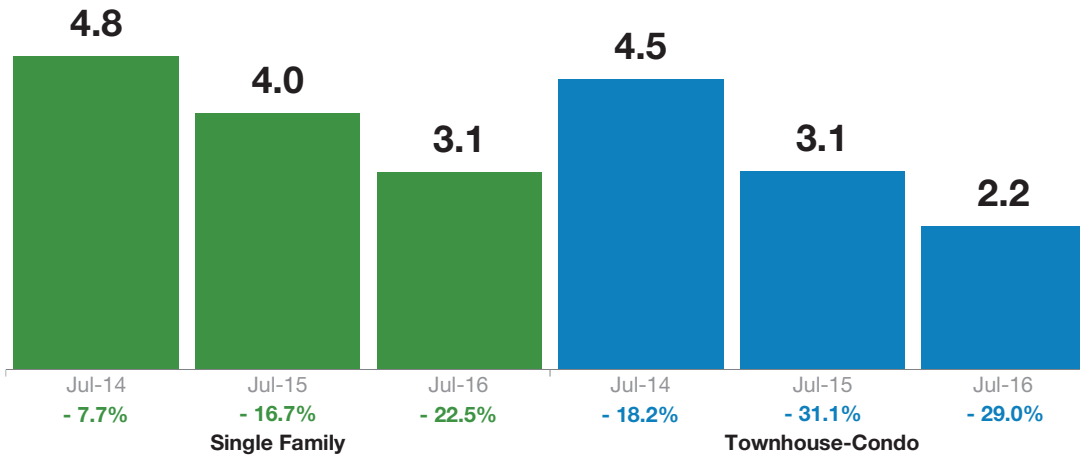


# Months Supply of Inventory

July 2016  
Statewide Report

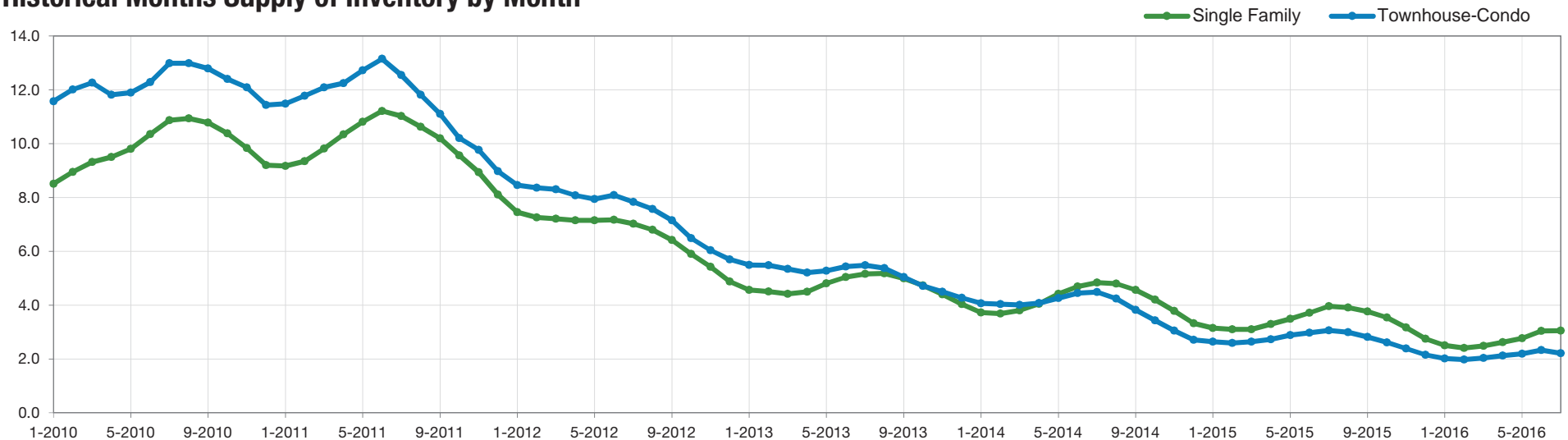


## July



Months Supply	Single Family	% Change from Prior Year	% Change from Prior Month	Townhouse-Condo	% Change from Prior Year	% Change from Prior Month
Aug-2015	3.9	-18.8%	-2.5%	3.0	-28.6%	-3.2%
Sep-2015	3.8	-17.4%	-2.6%	2.8	-26.3%	-6.7%
Oct-2015	3.5	-16.7%	-7.9%	2.6	-23.5%	-7.1%
Nov-2015	3.2	-15.8%	-8.6%	2.4	-22.6%	-7.7%
Dec-2015	2.8	-15.2%	-12.5%	2.2	-18.5%	-8.3%
Jan-2016	2.5	-19.4%	-10.7%	2.0	-23.1%	-9.1%
Feb-2016	2.4	-22.6%	-4.0%	2.0	-23.1%	0.0%
Mar-2016	2.5	-19.4%	+4.2%	2.0	-23.1%	0.0%
Apr-2016	2.6	-21.2%	+4.0%	2.1	-22.2%	+5.0%
May-2016	2.8	-20.0%	+7.7%	2.2	-24.1%	+4.8%
Jun-2016	3.0	-18.9%	+7.1%	2.3	-23.3%	+4.5%
<b>Jul-2016</b>	<b>3.1</b>	<b>-22.5%</b>	<b>+3.3%</b>	<b>2.2</b>	<b>-29.0%</b>	<b>-4.3%</b>

## Historical Months Supply of Inventory by Month



# Glossary of Terms

A research tool provided by the Colorado Association of REALTORS®.

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## 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 Until Sale

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.

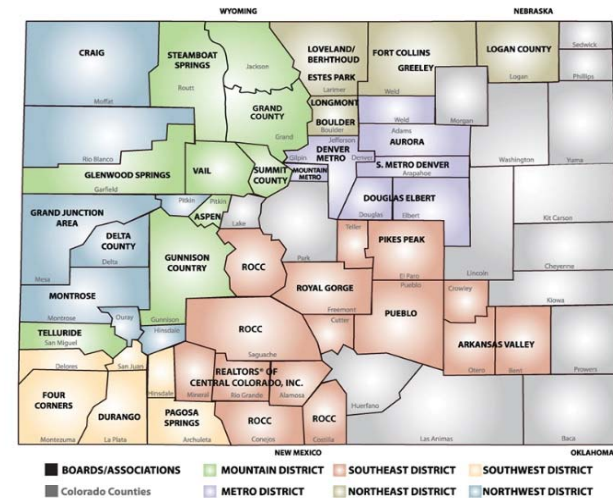
## Inventory of Active Listings

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 Inventory

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

### Mountain

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

### Northeast

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

### Northwest

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

### Southeast

Arkansas Valley Board  
Pikes Peak Assn.  
Pueblo Assn.  
REALTORS® of Central Colorado, Inc. (ROCC)  
Royal Gorge Assn.

### Southwest

Durango Area Assn.  
Four Corners Board  
Pagosa Springs Area Assn.

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.