

DENVER METRO
ASSOCIATION OF REALTORS®
The Voice of Real Estate® in the Denver Metro Area



Denver Metro Real Estate Market Trends Report

January 2018

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ANTHONY RAE
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303.520.3179



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MARKET OVERVIEW

The January report, according to recent data provided by the Denver Metro Association of REALTORS® Market Trends Committee, showcases the December market transactions encompassing the 11 counties of the Denver Metro Area (Adams, Arapahoe, Boulder, Broomfield, Clear Creek, Denver, Douglas, Elbert, Gilpin, Jefferson and Park).

Here are the highlights:

		Prior Month	Year-Over-Year
 Residential (Single Family plus Condo)			
Active Inventory	3,854	-24.89%	-9.64%
Sold Homes	3,900	-17.07%	-13.33%
Average Sold Price	\$443,753	2.42%	12.34%
Median Sold Price	\$385,000	2.67%	10.32%
Average Days on Market	48	17.07%	6.67%
 Single Family (aka Detached Single Family)			
Active Inventory	2,792	-26.37%	-13.83%
Sold Homes	2,777	-16.66%	-12.95%
Average Sold Price	\$484,596	1.40%	12.52%
Median Sold Price	\$415,000	2.47%	10.67%
Average Days on Market	43	10.26%	-8.51%
 Condo (aka Attached Single Family)			
Active Inventory	1,062	-20.69%	3.61%
Sold Homes	1,123	-18.09%	-14.27%
Average Sold Price	\$342,754	5.53%	11.22%
Median Sold Price	\$285,000	4.59%	10.98%
Average Days on Market	60	25.00%	

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MARKET INSIGHTS

- ✓ Even with low inventory, demand remained in December with buyers hoping to be in a new home for the holidays. In order to avoid bidding wars, some of those buyers turned to new constructions options.
- ✓ Even through the month of December, sales were strong and many were reporting multiple offers especially in the Premier and Signature markets.
- ✓ According to RealtyTrac, one in every 4,170 homes in Colorado are in foreclosure. This compares favorably to the national number of one in every 2,054 homes.
- ✓ More than 74,000 development permits were issued by the City and County of Denver, an 18 percent increase over 2016.
- ✓ Construction and labor costs for projects permitted in 2017 are at \$4.1 billion, breaking last year's record of \$3.7 billion according to Denver Community Planning and Development.
- ✓ Looking at the vacant land market, there are no significant changes in inventory or volume of solds looking at 2016 versus 2017 totals.
- ✓ Denver's median rent of \$1,310/month is over the national average of \$1,160/month according to the report from Apartment List.
- ✓ Broomfield has seen the fastest rent growth in the metro area, with a year-over-year increase of 5.8 percent. The median two-bedroom rental in Broomfield is \$1,640/month, while one-bedroom rentals go for an average of \$1,310/month.
- ✓ According to data provided by the FBI, nearly \$1 billion was diverted or attempted to be diverted from real estate transactions to "criminally controlled" bank accounts as of October of 2017 which is up 192 percent from data collected in 2016.

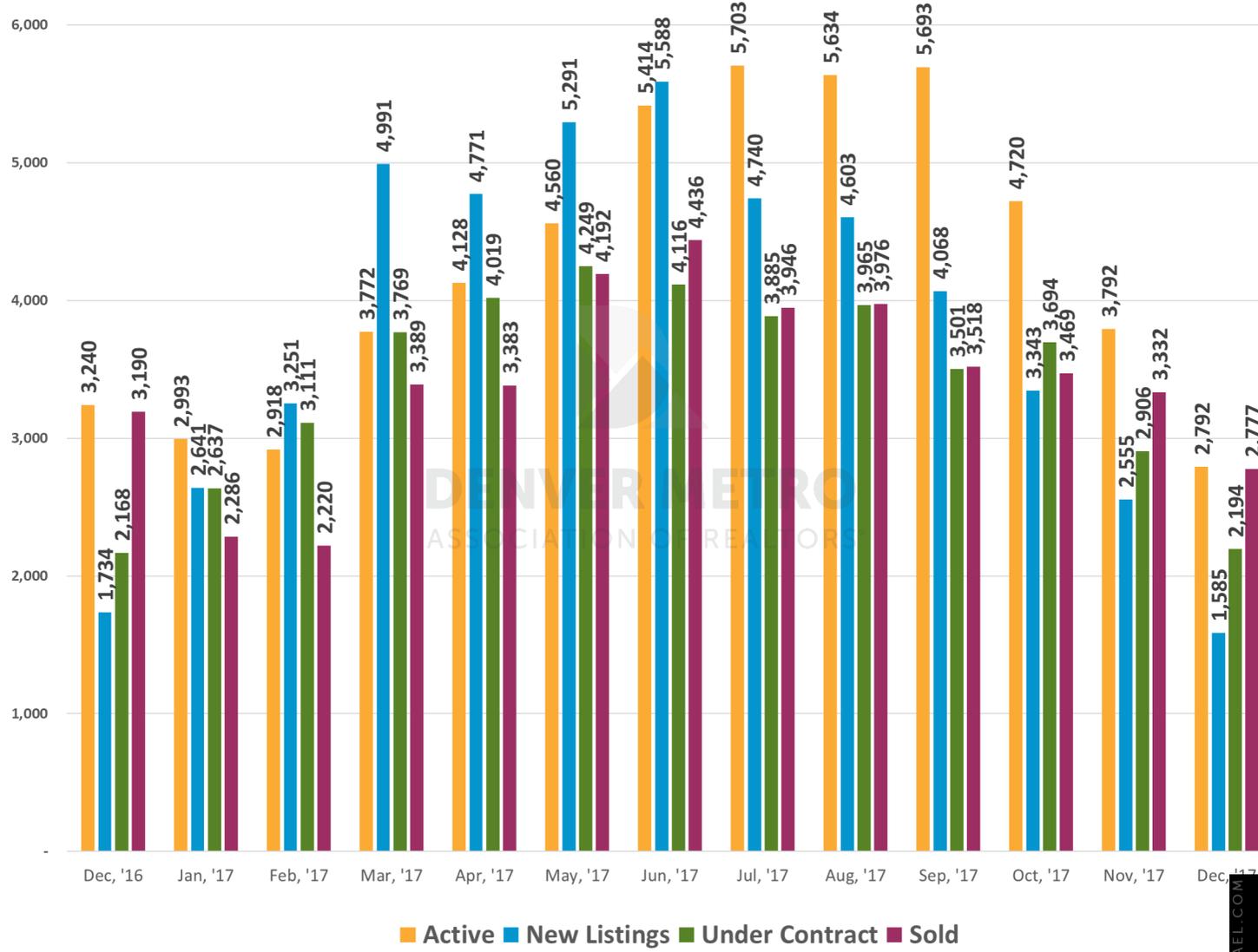
- ✓ S&P's Second Mortgage Default Index rose to 1.08 percent in November, compared to 0.48 percent last year. A legislative update from the National Association of REALTORS®:
- ✓ The new tax reform legislation keeps the capital gains exclusion law in place on the capital gains exclusion of \$250,000 for an individual and \$500,000 for married couples on the sale of a home.
- ✓ The maximum mortgage amount for households deducting their mortgage interest has been decreased to \$750,000 from the current \$1 million limit.
- ✓ Both property taxes and state and local income taxes remain deductible, although with a combined limit of \$10,000.
- ✓ The effective rate of tax on business income earned by independent contractors and income received from pass-through entities is significantly reduced. This change will lower the taxes of many real estate professionals.
- ✓ **Quick Stats:**
 - Average active listings for December is 13,702 (1985-2016).
 - Record-high December was 2007 with 24,603 listings and 2017 represents a new record-low with 3,854 listings.
 - The 20-year average change in active listings from November to December is a 12.35 percent decrease. 2017 represents a significant decrease of 24.89 percent.

Single Family (aka Detached Single Family)

DMAR Market Trends | December 2017 Data

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Source of MLS Data: REcolorado.com



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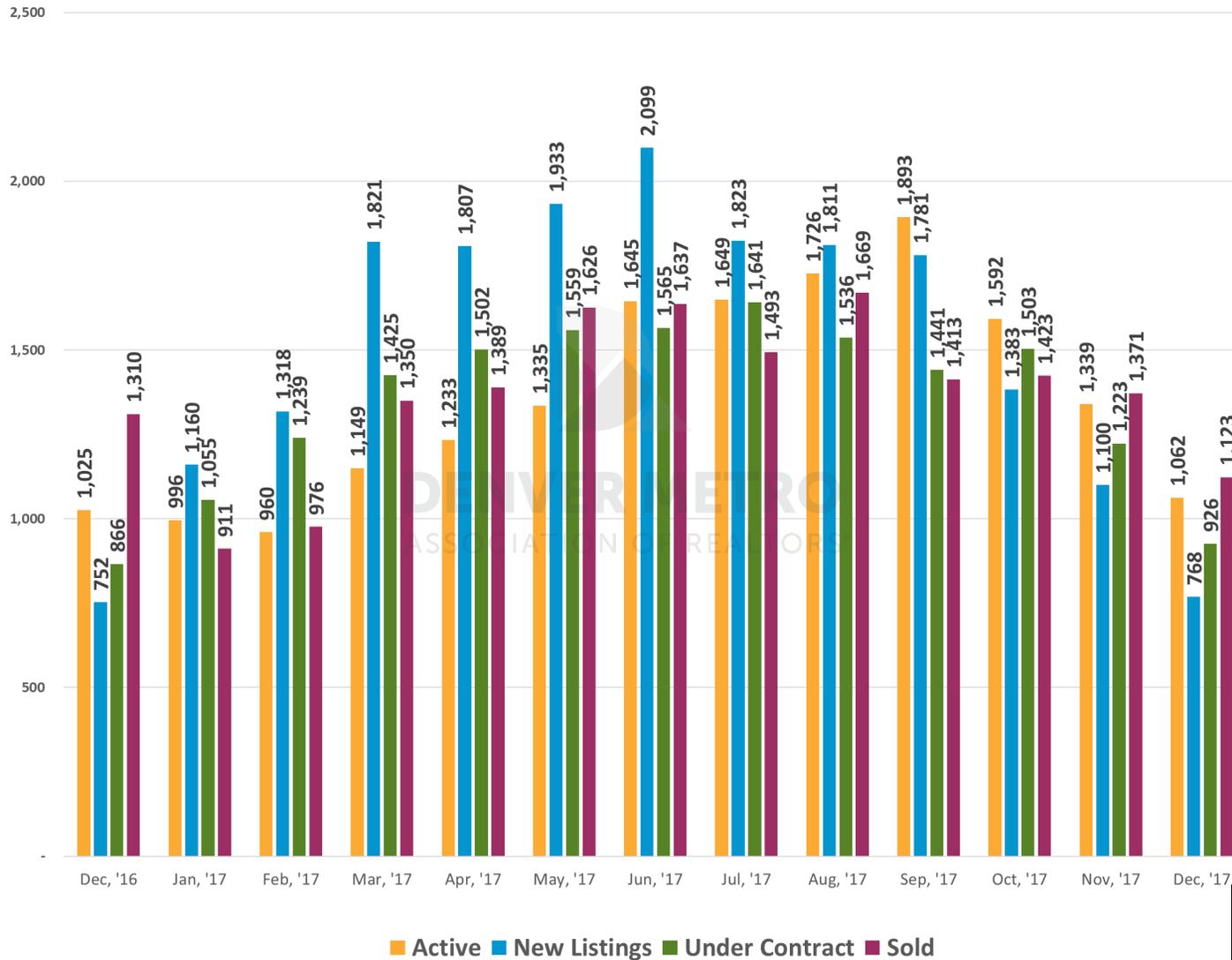


Condo (aka Attached Single Family)

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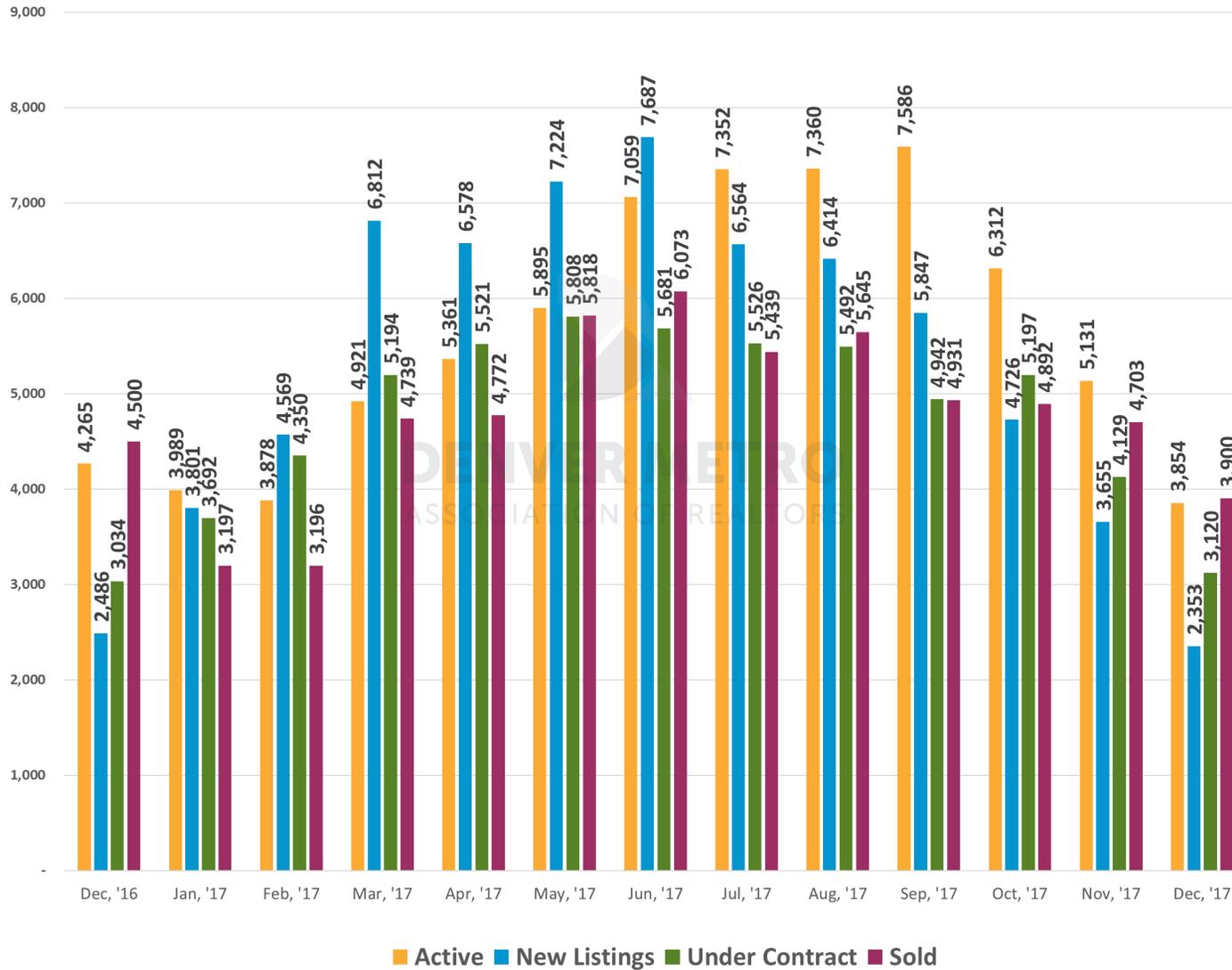


Residential (Single Family + Condo)

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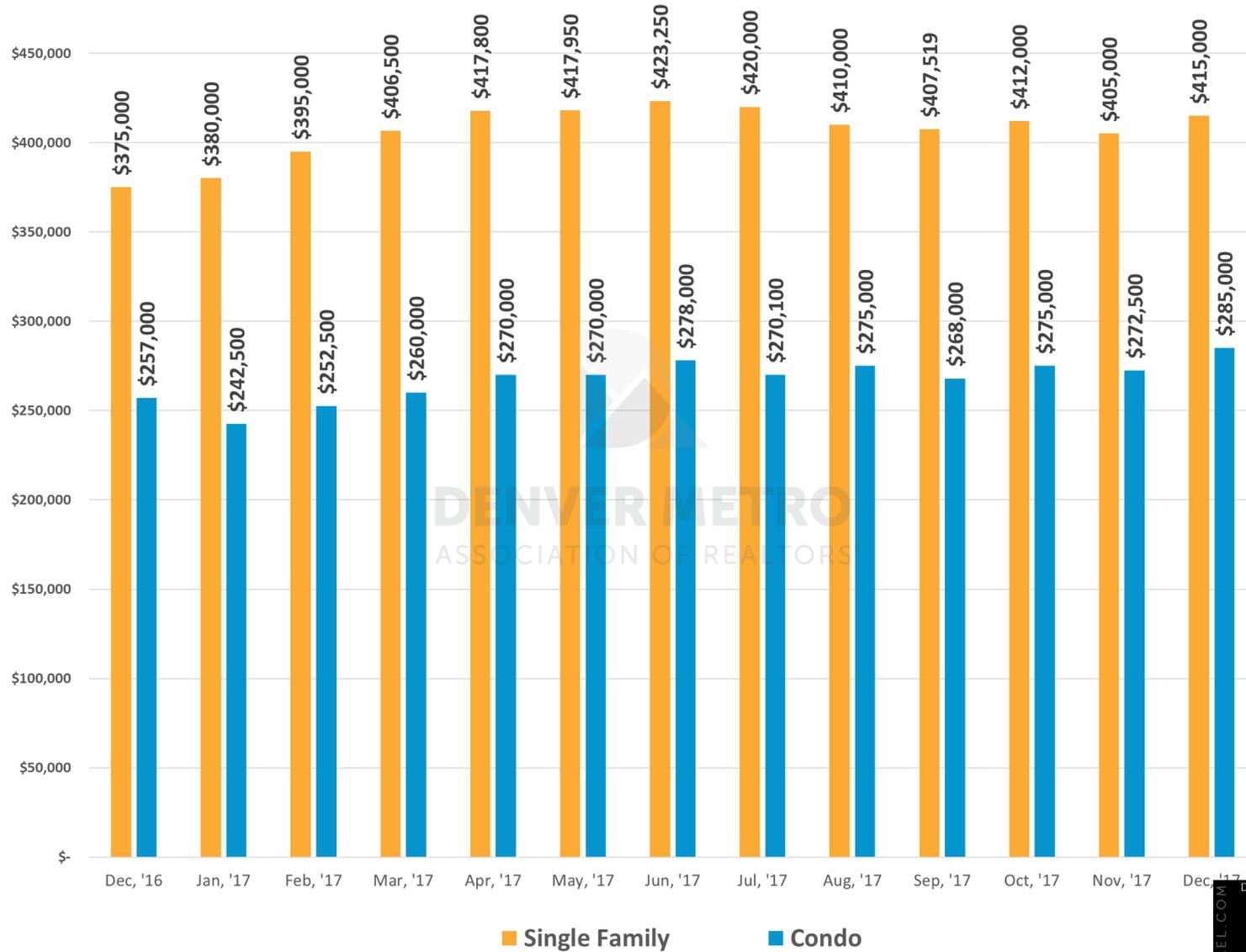


Median Sales Price

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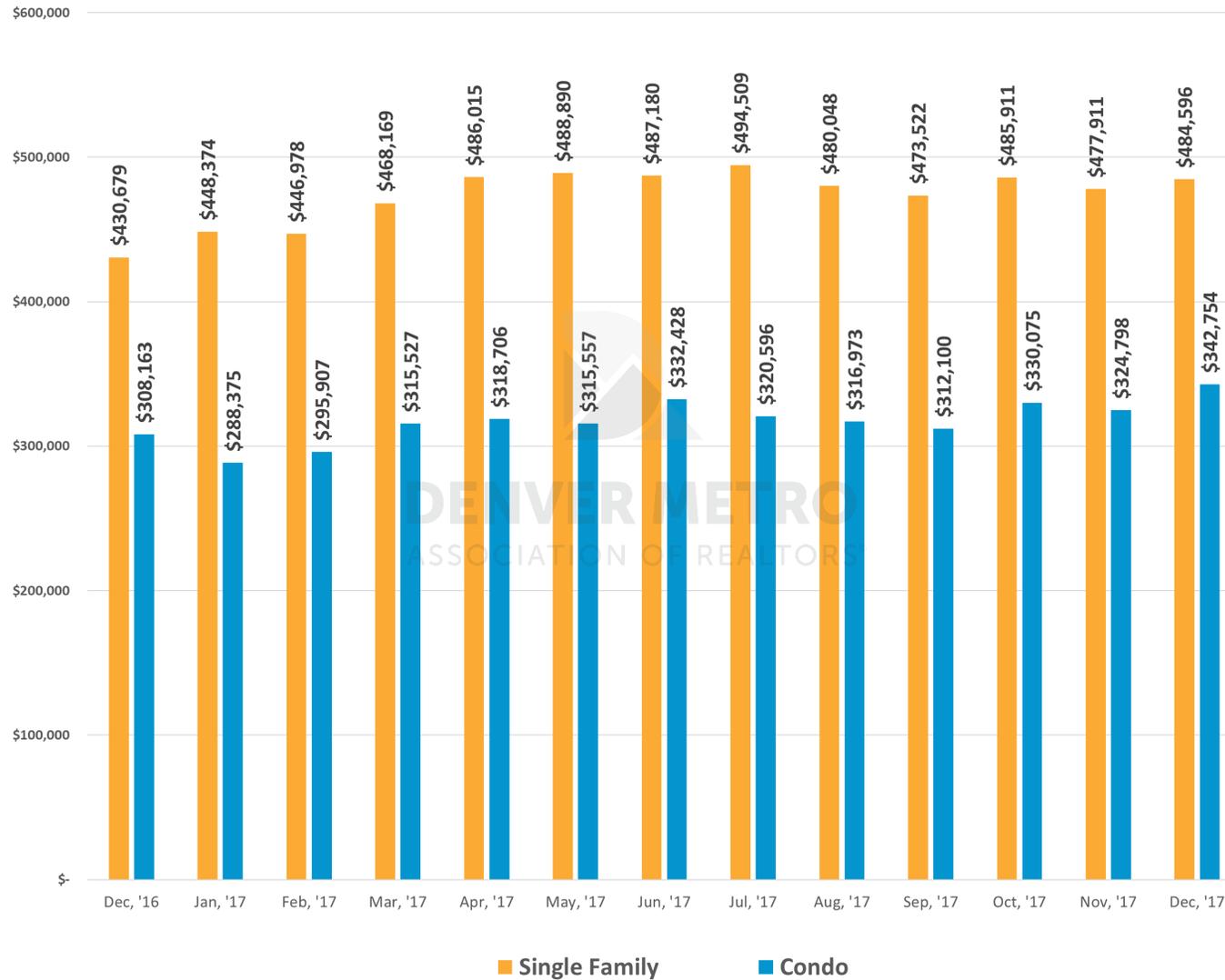


Average Sales Price

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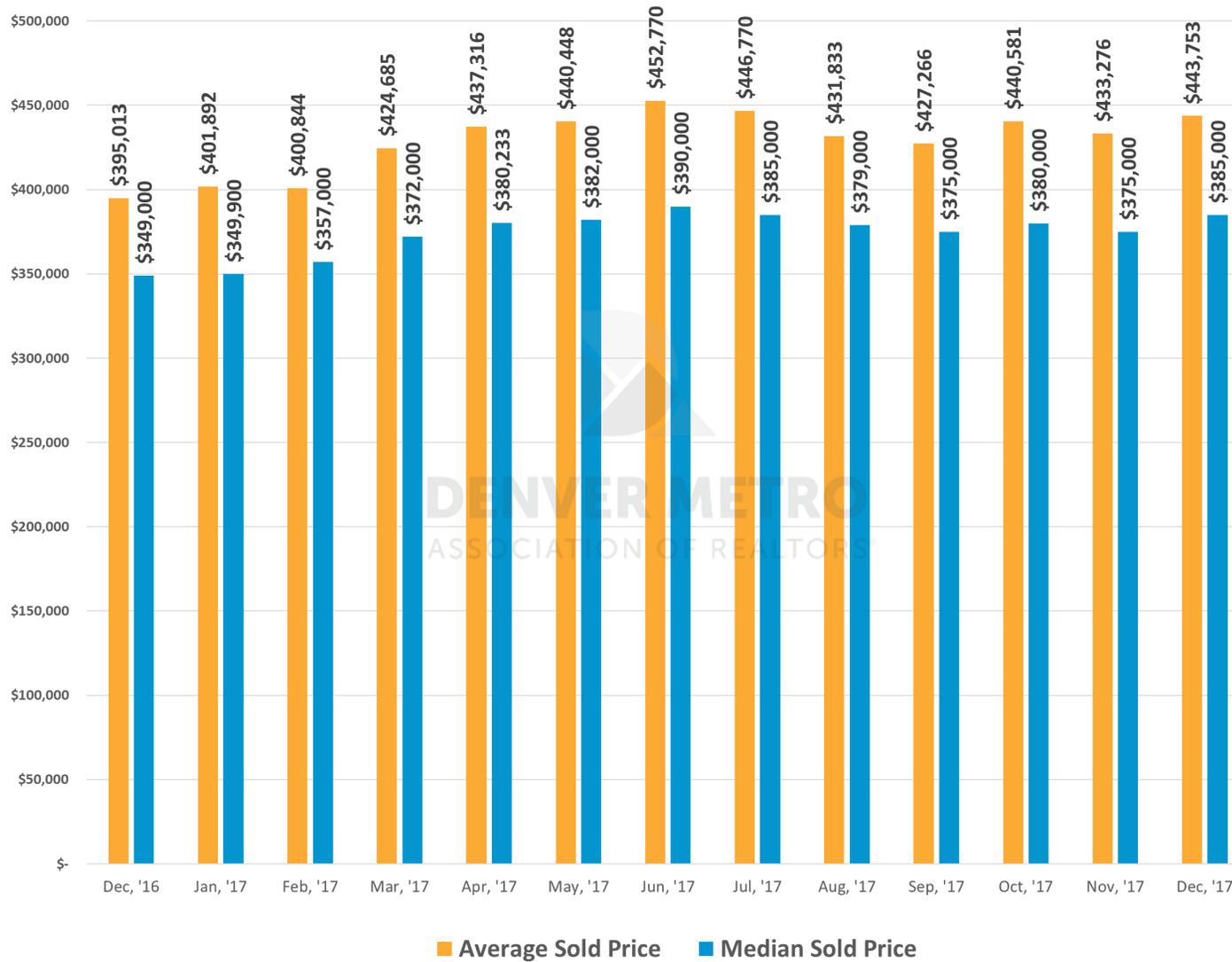
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Residential Sold Price

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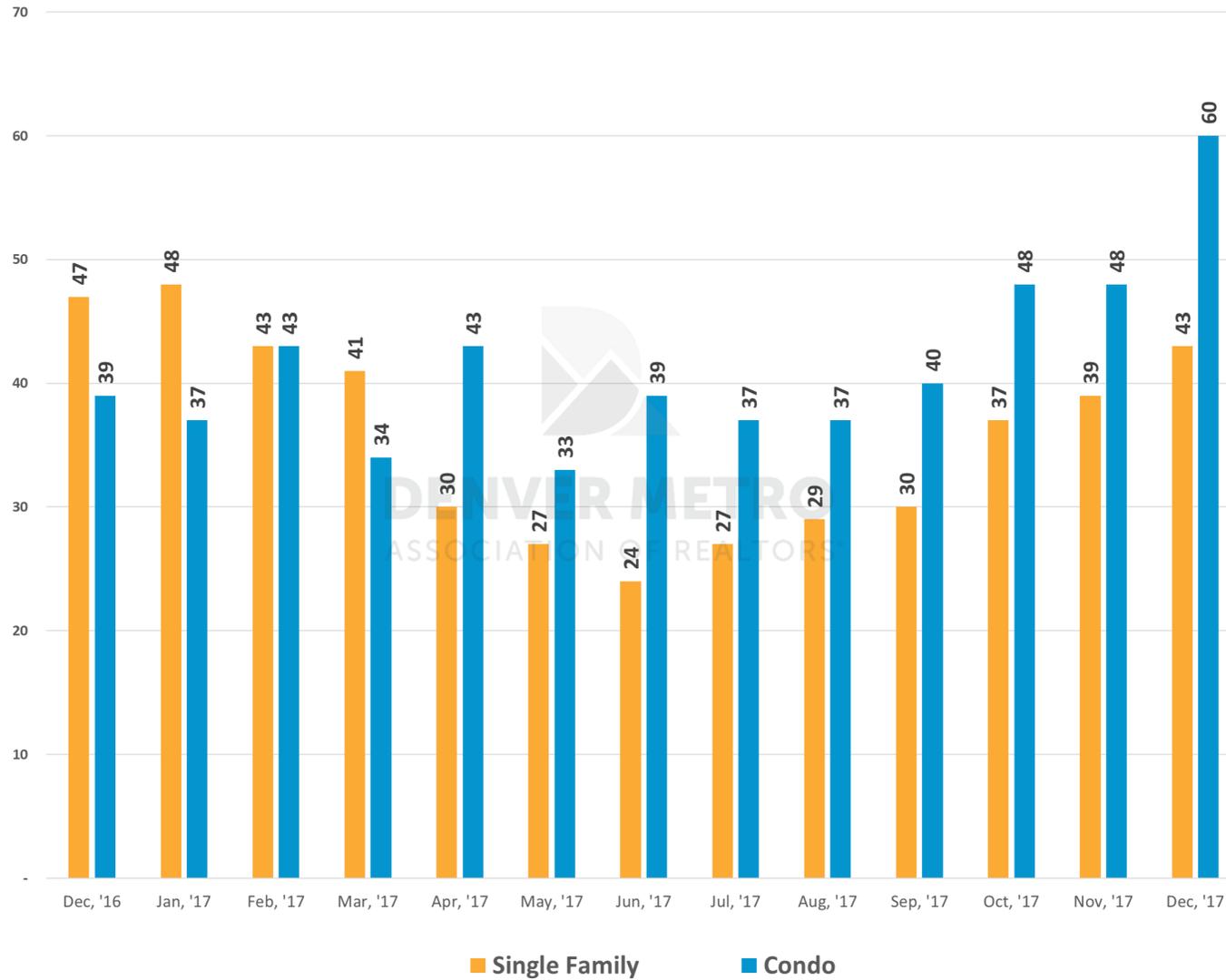
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Current Days on Market

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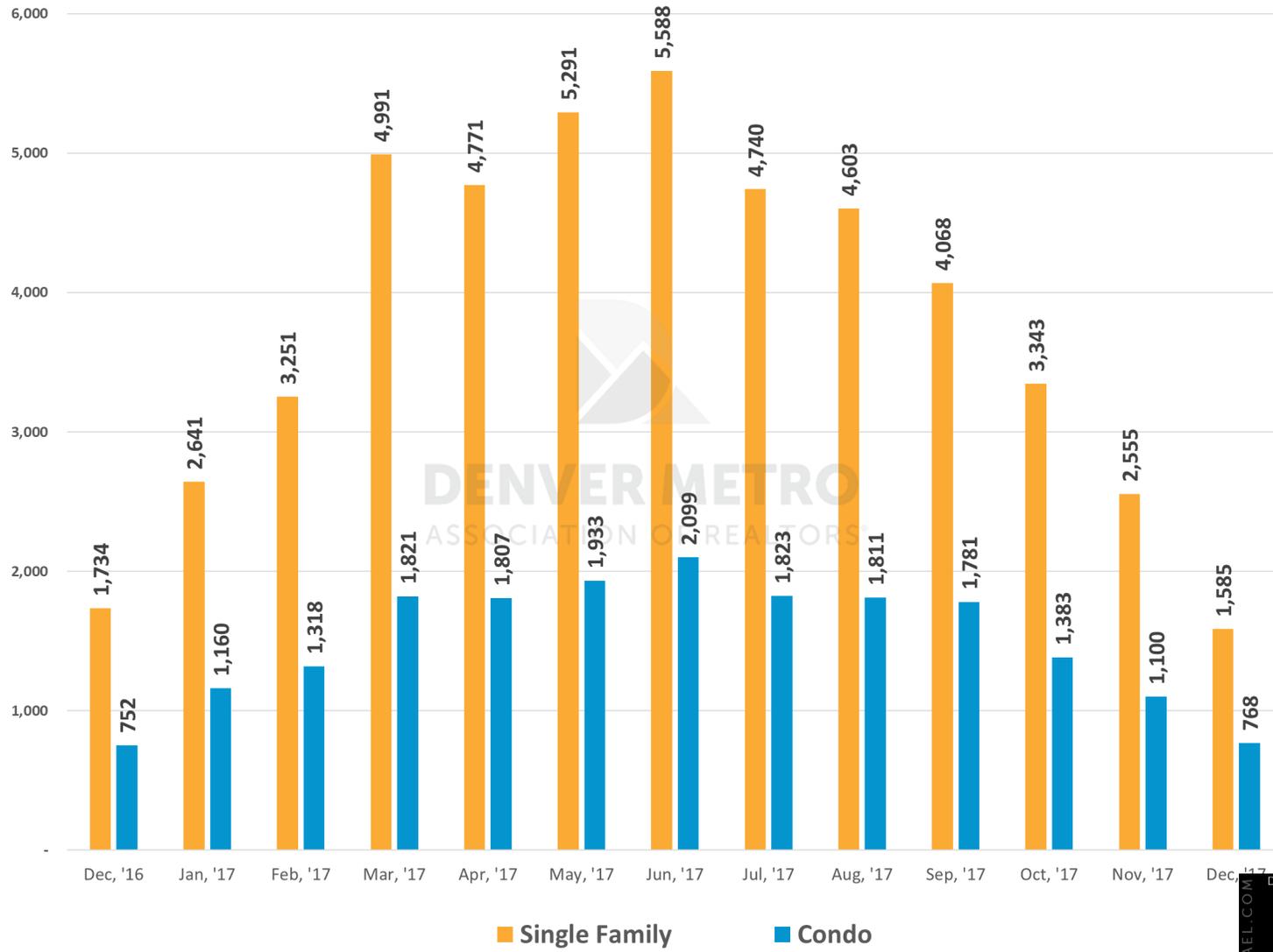
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New Listings

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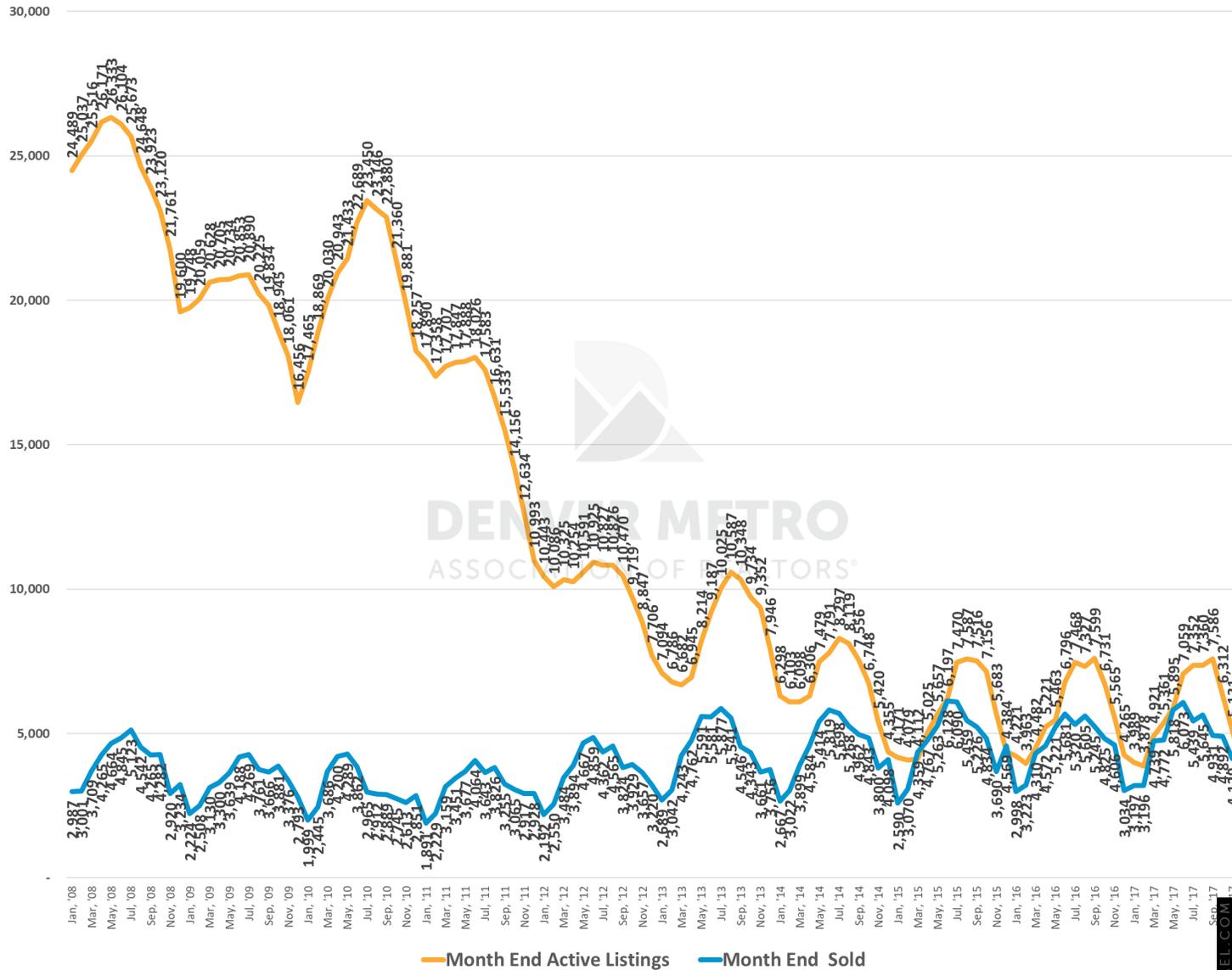
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Month End Active Listings and Month End Sold Homes

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DATA SNAPSHOT

Snapshot Month-Over-Month and Year-Over-Year Comparisons

	Dec, '17	Prior Month	Year Ago	Prior Month	Year Ago
Residential (Single Family + Condo)					
Active	3,854	5,131	4,265	-24.89%	-9.64%
New Listings	2,353	3,655	2,486	-35.62%	-5.35%
Under Contract	3,120	4,129	3,034	-24.44%	2.83%
Current Days on Market	48	41	45	17.07%	6.67%
Sold	3,900	4,703	4,500	-17.07%	-13.33%
Average Sold Price	\$ 443,753	\$ 433,276	\$ 395,013	2.42%	12.34%
Median Sold Price	\$ 385,000	\$ 375,000	\$ 349,000	2.67%	10.32%
Sales Volume	\$ 1,730,636,700	\$ 2,037,697,028	\$ 1,777,558,500	-15.07%	-2.64%
Close Price/List Price	99.14%	99.26%	99.16%	-0.12%	-0.02%
Single Family (aka Detached Single Family)					
Active	2,792	3,792	3,240	-26.37%	-13.83%
New Listings	1,585	2,555	1,734	-37.96%	-8.59%
Under Contract	2,194	2,906	2,168	-24.50%	1.20%
Current Days on Market	43	39	47	10.26%	-8.51%
Sold	2,777	3,332	3,190	-16.66%	-12.95%
Average Sold Price	\$ 484,596	\$ 477,911	\$ 430,679	1.40%	12.52%
Median Sold Price	\$ 415,000	\$ 405,000	\$ 375,000	2.47%	10.67%
Sales Volume	\$ 1,345,723,092	\$ 1,592,399,452	\$ 1,373,866,010	-15.49%	-2.05%
Close Price/List Price	98.98%	99.14%	98.96%	-0.16%	0.02%
Condo (aka Attached Single Family)					
Active	1,062	1,339	1,025	-20.69%	3.61%
New Listings	768	1,100	752	-30.18%	2.13%
Under Contract	926	1,223	866	-24.28%	6.93%
Current Days on Market	60	48	39	25.00%	53.85%
Sold	1,123	1,371	1,310	-18.09%	-14.27%
Average Sold Price	\$ 342,754	\$ 324,798	\$ 308,163	5.53%	11.22%
Median Sold Price	\$ 285,000	\$ 272,500	\$ 257,000	4.59%	10.89%
Sales Volume	\$ 384,912,742	\$ 445,298,058	\$ 403,693,530	-13.56%	-4.65%
Close Price/List Price	99.53%	99.55%	99.63%	-0.02%	-0.10%

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DECEMBER DATA YTD 2017 to 2013

	YTD 2017	YTD 2016	YTD 2015	YTD 2014	YTD 2013	'17 vs. '16	'16 vs. '15	'15 vs. '14	'14 vs. '13
Residential (Single Family + Condo)									
Active Listings at month end	3,854	4,265	4,384	4,355	7,941	-9.64%	-2.71%	0.67%	-45.16%
New Listings	66,337	65,036	65,934	62,375	86,792	2.00%	-1.36%	5.71%	-28.13%
Current Days on Market	36	34	31	38	50	5.88%	9.68%	-18.42%	-24.00%
Sold	57,788	56,142	56,110	54,110	53,711	2.93%	0.06%	3.70%	0.74%
Average Sold Price	\$ 434,097	\$ 399,044	\$ 362,910	\$ 325,489	\$ 306,417	8.78%	9.96%	11.50%	6.22%
Median Sold Price	\$ 378,500	\$ 349,500	\$ 314,000	\$ 275,000	\$ 255,000	8.30%	11.31%	14.18%	7.84%
Sales Volume	\$ 25,085,597,436	\$ 22,403,128,248	\$ 20,362,880,100	\$ 17,612,209,790	\$ 16,457,963,487	11.97%	10.02%	15.62%	7.01%
Close Price/List Price	100.02%	100.18%	100.32%	99.28%	99.10%	-0.16%	-0.14%	1.05%	0.18%
Single Family (aka Detached Single Family)									
Active Listings at month end	2,792	3,240	3,519	3,557	6,363	-13.83%	-7.93%	-1.07%	-44.10%
New Listings	47,509	47,267	47,677	45,815	69,140	0.51%	-0.86%	4.06%	-33.74%
Current Days on Market	34	35	33	40	51	-2.86%	6.06%	-17.50%	-21.57%
Sold	41,286	40,368	39,872	39,300	42,244	2.27%	1.24%	1.46%	-6.97%
Average Sold Price	\$ 480,140	\$ 441,732	\$ 405,470	\$ 363,397	\$ 335,712	8.69%	8.94%	11.58%	8.25%
Median Sold Price	\$ 410,000	\$ 380,000	\$ 347,000	\$ 306,000	\$ 278,350	7.89%	9.51%	13.40%	9.93%
Sales Volume	\$ 19,823,060,040	\$ 17,831,837,376	\$ 16,166,899,840	\$ 14,281,502,100	\$ 14,181,817,728	11.17%	10.30%	13.20%	0.70%
Close Price/List Price	99.87%	99.96%	100.13%	99.27%	99.20%	-0.09%	-0.17%	0.87%	0.07%
Condo (aka Attached Single Family)									
Active Listings at month end	1,062	1,025	865	798	1,578	3.61%	18.50%	8.40%	-49.43%
New Listings	18,828	17,769	18,257	16,560	17,652	5.96%	-2.67%	10.25%	-6.19%
Current Days on Market	41	32	27	33	48	28.13%	18.52%	-18.18%	-31.25%
Sold	16,502	15,774	16,238	14,810	11,467	4.62%	-2.86%	9.64%	29.15%
Average Sold Price	\$ 318,904	\$ 289,801	\$ 258,405	\$ 224,896	\$ 198,497	10.04%	12.15%	14.90%	13.30%
Median Sold Price	\$ 270,000	\$ 240,750	\$ 212,500	\$ 180,000	\$ 160,000	12.15%	13.29%	18.06%	12.50%
Sales Volume	\$ 5,262,553,808	\$ 4,571,320,974	\$ 4,195,980,390	\$ 3,330,709,760	\$ 2,276,165,099	15.12%	8.95%	25.98%	46.33%
Close Price/List Price	100.37%	100.73%	100.79%	99.29%	98.72%	-0.36%	-0.06%	1.51%	0.58%

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MARKET TRENDS

Price Range	Single Family			Condo		
	Sold	Active	MOI	Sold	Active	MOI
\$0 to \$99,999	3	4	1.33	6	7	1.17
\$100,000 to \$199,999	24	24	1.00	181	78	0.43
\$200,000 to \$299,999	282	91	0.32	438	192	0.44
\$300,000 to \$399,999	951	295	0.31	214	192	0.90
\$400,000 to \$499,999	651	450	0.69	129	182	1.41
\$500,000 to \$749,999	625	971	1.55	103	243	2.36
\$750,000 to \$999,999	139	357	2.57	36	93	2.58
\$1,000,000 and over	102	600	5.88	16	75	4.69
TOTALS	2,777	2,792	1.01	1,123	1,062	0.95

Price Range	Single Family		% change	Condo		% change
	Sold Dec, '17	Sold Nov, '17		Sold Dec, '17	Sold Nov, '17	
\$0 to \$99,999	3	5	-40.00%	6	10	-40.00%
\$100,000 to \$199,999	24	28	-14.29%	181	256	-29.30%
\$200,000 to \$299,999	282	357	-21.01%	438	553	-20.80%
\$300,000 to \$399,999	951	1,205	-21.08%	214	278	-23.02%
\$400,000 to \$499,999	651	771	-15.56%	129	123	4.88%
\$500,000 to \$749,999	625	670	-6.72%	103	107	-3.74%
\$750,000 to \$999,999	139	169	-17.75%	36	25	44.00%
\$1,000,000 and over	102	127	-19.69%	16	19	-15.79%
TOTALS	2,777	3,332	-16.66%	1,123	1,371	-18.09%

Price Range	Single Family		% change	Condo		% change
	Sold YTD Dec, '17	Sold YTD Dec, '16		Sold YTD Dec, '17	Sold YTD Dec, '16	
\$0 to \$99,999	56	66	-15.15%	160	426	-62.44%
\$100,000 to \$199,999	350	790	-55.70%	3,155	4,429	-28.76%
\$200,000 to \$299,999	4,864	8,126	-40.14%	6,618	5,769	14.72%
\$300,000 to \$399,999	13,923	13,351	4.28%	3,171	2,526	25.53%
\$400,000 to \$499,999	9,675	8,466	14.28%	1,624	1,197	35.67%
\$500,000 to \$749,999	8,802	6,787	29.69%	1,267	1,010	25.45%
\$750,000 to \$999,999	2,101	1,598	31.48%	326	304	7.24%
\$1,000,000 and over	1,515	1,184	27.96%	181	113	60.18%
TOTALS	41,286	40,368	2.27%	16,502	15,774	4.62%

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LUXURY MARKET | Properties Sold for \$1 Million or More

Snapshot Month-Over-Month and Year-Over-Year Comparisons

	Dec, '17	Prior Month	Last Year	Prior Month	Last Year
Residential (Single Family + Condo)					
Sold	118	146	95	-19.18%	24.21%
Average Price	\$ 1,525,297	\$ 1,502,869	\$ 1,406,977	1.49%	8.41%
Sales Volume	\$ 179,985,046	\$ 219,418,874	\$ 133,662,815	-17.97%	34.66%
Current Days on Market	140	101	124	38.61%	12.90%
Close Price/List Price	96.01%	95.61%	95.56%	0.42%	0.47%
PSF Total	\$ 326	\$ 324	\$ 309	0.62%	5.50%
Single Family (aka Detached Single Family)					
Sold	102	127	79	-19.69%	29.11%
Average Price	\$ 1,533,930	\$ 1,482,773	\$ 1,433,257	3.45%	7.02%
Sales Volume	\$ 156,460,860	\$ 188,312,171	\$ 113,227,303	-16.91%	38.18%
Current Days on Market	124	105	132	18.10%	-6.06%
Close Price/List Price	95.76%	95.68%	95.37%	0.08%	0.41%
PSF Total	\$ 303	\$ 297	\$ 278	2.02%	8.99%
Condo (aka Attached Single Family)					
Sold	16	19	16	-15.79%	0.00%
Average Price	\$ 1,470,266	\$ 1,637,195	\$ 1,277,222	-10.20%	15.11%
Sales Volume	\$ 23,524,256	\$ 31,106,705	\$ 20,435,552	-24.38%	15.11%
Current Days on Market	239	76	88	214.47%	171.59%
Close Price/List Price	97.66%	95.16%	96.16%	2.63%	1.56%
PSF Total	\$ 477	\$ 505	\$ 463	-5.54%	3.02%

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LUXURY MARKET | Properties Sold for \$1 Million or More

Snapshot Year-to-Date and Year-Over-Year Comparisons

	YTD 2017	YTD 2016	YTD 2015	YTD 2014	YTD 2013	17 vs '16	'16 vs '15	15 vs '14	14 vs '13
Residential (Single Family + Condo)									
Sold	1,696	1,297	1,090	864	790	30.76%	18.99%	26.16%	9.37%
Average Sold Price	\$ 1,523,914	\$ 1,523,443	\$ 1,511,139	\$ 1,525,332	\$ 1,531,856	0.03%	0.81%	-0.93%	-0.43%
Sales Volume	\$ 2,584,558,144	\$ 1,975,905,571	\$ 1,647,141,510	\$ 1,317,886,848	\$ 1,210,166,240	30.80%	19.96%	24.98%	8.90%
Median Sold Price	\$ 1,298,750	\$ 1,300,000	\$ 1,300,000	\$ 1,300,000	\$ 1,304,520	-0.10%	0.00%	0.00%	-0.35%
Current Days on Market - Average	104	108	105	111	158	-3.70%	2.86%	-5.41%	-29.75%
Current Days on Market - Median	40	50	44	53	66	-20.00%	13.64%	-16.98%	-19.70%
Close Price/List Price	96.89%	96.94%	96.73%	96.45%	95.59%	-0.05%	0.22%	0.29%	0.90%
PSF Total	\$ 306	\$ 291	\$ 287	\$ 266	\$ 267	5.15%	1.39%	7.89%	-0.37%
Single Family (aka Detached Single Family)									
Sold	1,515	1,184	985	805	726	27.96%	20.20%	22.36%	10.88%
Average Sold Price	\$ 1,532,429	\$ 1,525,504	\$ 1,510,831	\$ 1,524,506	\$ 1,535,036	0.45%	0.97%	-0.90%	-0.69%
Sales Volume	\$ 2,321,629,935	\$ 1,806,196,736	\$ 1,488,168,535	\$ 1,227,227,330	\$ 1,114,436,136	28.54%	21.37%	21.26%	10.12%
Median Sold Price	\$ 1,300,000	\$ 1,300,625	\$ 1,300,000	\$ 1,300,000	\$ 1,300,000	-0.05%	0.05%	0.00%	0.00%
Current Days on Market - Average	99	109	106	111	161	-9.17%	2.83%	-4.50%	-31.06%
Current Days on Market - Median	40	52	46	52	65	-23.08%	13.04%	-11.54%	-20.00%
Close Price/List Price	96.83%	96.47%	96.59%	96.59%	95.78%	0.37%	-0.12%	0.00%	0.85%
PSF Total	\$ 286	\$ 269	\$ 260	\$ 252	\$ 246	6.32%	3.46%	3.17%	2.44%
Condo (aka Attached Single Family)									
Sold	181	113	105	59	64	60.18%	7.62%	77.97%	-7.81%
Average Sold Price	\$ 1,452,640	\$ 1,501,843	\$ 1,514,027	\$ 1,536,592	\$ 1,495,783	-3.28%	-0.80%	-1.47%	2.73%
Sales Volume	\$ 262,927,840	\$ 169,708,259	\$ 158,972,835	\$ 90,658,928	\$ 95,730,112	54.93%	6.75%	75.35%	-5.30%
Median Sold Price	\$ 1,250,000	\$ 1,205,000	\$ 1,300,000	\$ 1,300,000	\$ 1,393,500	3.73%	-7.31%	0.00%	-6.71%
Current Days on Market - Average	141	97	96	114	129	45.36%	1.04%	-15.79%	-11.63%
Current Days on Market - Median	41	42	18	67	91	-2.38%	133.33%	-73.13%	-26.37%
Close Price/List Price	97.39%	101.86%	97.98%	94.51%	93.39%	-4.39%	3.96%	3.67%	1.20%
PSF Total	\$ 473	\$ 521	\$ 533	\$ 458	\$ 510	-9.21%	-2.25%	16.38%	-10.20%

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RESIDENTIAL REAL ESTATE BROKER | DENVER, COLORADO | RELOCATION

SIGNATURE MARKET | Properties Sold Between \$750,000 and \$999,999

Snapshot Month-Over-Month and Year-Over-Year Comparisons

	Dec, '17	Prior Month	Last Year	Prior Month	Last Year
Residential (Single Family + Condo)					
Sold	175	194	152	-9.79%	15.13%
Average Price	\$ 844,421	\$ 848,076	\$ 847,080	-0.43%	-0.31%
Sales Volume	\$ 147,773,675	\$ 164,526,744	\$ 128,756,160	-10.18%	14.77%
Current Days on Market	109	76	94	43.42%	15.96%
Close Price/List Price	97.71%	98.73%	97.52%	-1.03%	0.19%
PSF Total	\$ 240	\$ 246	\$ 234	-2.44%	2.56%
Single Family (aka Detached Single Family)					
Sold	139	169	122	-17.75%	13.93%
Average Price	\$ 845,209	\$ 848,921	\$ 847,861	-0.44%	-0.31%
Sales Volume	\$ 117,484,051	\$ 143,467,649	\$ 103,439,042	-18.11%	13.58%
Current Days on Market	104	67	98	55.22%	6.12%
Close Price/List Price	97.29%	98.68%	97.40%	-1.41%	-0.11%
PSF Total	\$ 215	\$ 234	\$ 213	-8.12%	0.94%
Condo (aka Attached Single Family)					
Sold	36	25	30	44.00%	20.00%
Average Price	\$ 841,379	\$ 842,361	\$ 843,905	-0.12%	-0.30%
Sales Volume	\$ 30,289,644	\$ 21,059,025	\$ 25,317,150	43.83%	19.64%
Current Days on Market	129	130	75	-0.77%	72.00%
Close Price/List Price	99.34%	99.04%	98.04%	0.30%	1.33%
PSF Total	\$ 337	\$ 324	\$ 317	4.01%	6.31%

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SIGNATURE MARKET | Properties Sold Between \$750,000 and \$999,999

Snapshot Year-to-Date and Year-Over-Year Comparisons

	YTD 2017	YTD 2016	YTD 2015	YTD 2014	YTD 2013	17 vs '16	'16 vs '15	15 vs '14	14 vs '13
Residential (Single Family + Condo)									
Sold	2,427	1,902	1,537	1,150	1,022	27.60%	23.75%	33.65%	12.52%
Average Sold Price	\$ 847,298	\$ 847,439	\$ 845,682	\$ 848,522	\$ 849,599	-0.02%	0.21%	-0.33%	-0.13%
Sales Volume	\$ 2,056,392,246	\$ 1,611,828,978	\$ 1,299,813,234	\$ 975,800,300	\$ 868,290,178	27.58%	24.00%	33.20%	12.38%
Median Sold Price	\$ 837,500	\$ 839,000	\$ 835,000	\$ 840,000	\$ 842,774	-0.18%	0.48%	-0.60%	-0.33%
Current Days on Market - Average	74	75	84	93	102	-1.33%	-10.71%	-9.68%	-8.82%
Current Days on Market - Median	29	29	35	43	42	0.00%	-17.14%	-18.60%	2.38%
Close Price/List Price	98.49%	98.45%	98.24%	97.81%	97.47%	0.04%	0.21%	0.44%	0.35%
PSF Total	\$ 229	\$ 221	\$ 210	\$ 205	\$ 199	3.62%	5.24%	2.44%	3.02%
Single Family (aka Detached Single Family)									
Sold	2,101	1,598	1,350	982	927	31.48%	18.37%	37.47%	5.93%
Average Sold Price	\$ 848,615	\$ 849,208	\$ 845,956	\$ 845,872	\$ 850,343	-0.07%	0.38%	0.01%	-0.53%
Sales Volume	\$ 1,782,940,115	\$ 1,357,034,384	\$ 1,142,040,600	\$ 830,646,304	\$ 788,267,961	31.39%	18.83%	37.49%	5.38%
Median Sold Price	\$ 840,000	\$ 840,000	\$ 835,000	\$ 836,701	\$ 845,000	0.00%	0.60%	-0.20%	-0.98%
Current Days on Market - Average	71	74	82	90	100	-4.05%	-9.76%	-8.89%	-10.00%
Current Days on Market - Median	29	30	35	42	40	-3.33%	-14.29%	-16.67%	5.00%
Close Price/List Price	98.44%	98.38%	98.13%	97.76%	97.58%	0.06%	0.25%	0.38%	0.18%
PSF Total	\$ 213	\$ 202	\$ 192	\$ 186	\$ 183	5.45%	5.21%	3.23%	1.64%
Condo (aka Attached Single Family)									
Sold	326	304	187	168	95	7.24%	62.57%	11.31%	76.84%
Average Sold Price	\$ 838,810	\$ 838,139	\$ 843,700	\$ 864,015	\$ 842,342	0.08%	-0.66%	-2.35%	2.57%
Sales Volume	\$ 273,452,060	\$ 254,794,256	\$ 157,771,900	\$ 145,154,520	\$ 80,022,490	7.32%	61.50%	8.69%	81.39%
Median Sold Price	\$ 825,000	\$ 820,000	\$ 836,142	\$ 860,000	\$ 825,000	0.61%	-1.93%	-2.77%	4.24%
Current Days on Market - Average	94	79	97	107	120	18.99%	-18.56%	-9.35%	-10.83%
Current Days on Market - Median	32	22	38	51	47	45.45%	-42.11%	-25.49%	8.51%
Close Price/List Price	98.82%	98.84%	99.07%	98.08%	96.47%	-0.02%	-0.23%	1.01%	1.67%
PSF Total	\$ 328	\$ 323	\$ 336	\$ 317	\$ 349	1.55%	-3.87%	5.99%	-9.17%

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PREMIER MARKET | Properties Sold Between \$500,000 and \$749,999

Snapshot Month-Over-Month and Year-Over-Year Comparisons

	Dec, '17	Prior Month	Last Year	Prior Month	Last Year
Residential (Single Family + Condo)					
Sold	728	777	589	-6.31%	23.60%
Average Price	\$ 592,844	\$ 591,765	\$ 593,626	0.18%	-0.13%
Sales Volume	\$ 431,590,432	\$ 459,801,405	\$ 349,645,714	-6.14%	23.44%
Current Days on Market	74	73	89	1.37%	-16.85%
Close Price/List Price	98.73%	98.93%	98.68%	-0.20%	0.05%
PSF Total	\$ 207	\$ 202	\$ 198	2.48%	4.55%
Single Family (aka Detached Single Family)					
Sold	625	670	493	-6.72%	26.77%
Average Price	\$ 591,451	\$ 592,610	\$ 592,525	-0.20%	-0.18%
Sales Volume	\$ 369,656,875	\$ 397,048,700	\$ 292,114,825	-6.90%	26.55%
Current Days on Market	54	56	85	-3.57%	-36.47%
Close Price/List Price	98.71%	98.98%	98.59%	-0.27%	0.12%
PSF Total	\$ 189	\$ 185	\$ 178	2.16%	6.18%
Condo (aka Attached Single Family)					
Sold	103	107	96	-3.74%	7.29%
Average Price	\$ 601,300	\$ 586,477	\$ 599,278	2.53%	0.34%
Sales Volume	\$ 61,933,900	\$ 62,753,039	\$ 57,530,688	-1.31%	7.65%
Current Days on Market	198	177	114	11.86%	73.68%
Close Price/List Price	98.90%	98.59%	99.12%	0.31%	-0.22%
PSF Total	\$ 318	\$ 313	\$ 296	1.60%	7.43%

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PREMIER MARKET | Properties Sold Between \$500,000 and \$749,999

Snapshot Year-to-Date and Year-Over-Year Comparisons

	YTD 2017	YTD 2016	YTD 2015	YTD 2014	YTD 2013	17 vs '16	'16 vs '15	15 vs '14	14 vs '13
Residential (Single Family + Condo)									
Sold	10,069	7,797	6,220	4,575	4,013	29.14%	25.35%	35.96%	14.00%
Average Sold Price	\$ 591,430	\$ 593,313	\$ 592,936	\$ 592,968	\$ 592,999	-0.32%	0.06%	-0.01%	-0.01%
Sales Volume	\$ 5,955,108,670	\$ 4,626,061,461	\$ 3,688,061,920	\$ 2,712,828,600	\$ 2,379,704,987	28.73%	25.43%	35.95%	14.00%
Median Sold Price	\$ 575,555	\$ 580,000	\$ 579,500	\$ 579,000	\$ 580,000	-0.77%	0.09%	0.09%	-0.17%
Current Days on Market - Average	61	67	66	66	75	-8.96%	1.52%	0.00%	-12.00%
Current Days on Market - Median	18	22	24	31	30	-18.18%	-8.33%	-22.58%	3.33%
Close Price/List Price	99.29%	99.11%	99.23%	98.56%	98.11%	0.18%	-0.12%	0.68%	0.46%
PSF Total	\$ 199	\$ 189	\$ 183	\$ 172	\$ 167	5.29%	3.28%	6.40%	2.99%
Single Family (aka Detached Single Family)									
Sold	8,802	6,787	5,354	4,014	3,763	29.69%	26.77%	33.38%	6.67%
Average Sold Price	\$ 590,608	\$ 592,463	\$ 591,214	\$ 591,995	\$ 592,174	-0.31%	0.21%	-0.13%	-0.03%
Sales Volume	\$ 5,198,531,616	\$ 4,021,046,381	\$ 3,165,359,756	\$ 2,376,267,930	\$ 2,228,350,762	29.28%	27.03%	33.21%	6.64%
Median Sold Price	\$ 575,000	\$ 580,000	\$ 575,000	\$ 575,558	\$ 579,000	-0.86%	0.87%	-0.10%	-0.59%
Current Days on Market - Average	48	59	59	64	73	-18.64%	0.00%	-7.81%	-12.33%
Current Days on Market - Median	17	20	22	31	29	-15.00%	-9.09%	-29.03%	6.90%
Close Price/List Price	99.31%	99.13%	98.92%	98.45%	98.13%	0.18%	0.21%	0.48%	0.33%
PSF Total	\$ 183	\$ 173	\$ 165	\$ 158	\$ 158	5.78%	4.85%	4.43%	0.00%
Condo (aka Attached Single Family)									
Sold	1,267	1,010	866	561	250	25.45%	16.63%	54.37%	124.40%
Average Sold Price	\$ 597,142	\$ 599,022	\$ 603,578	\$ 599,929	\$ 605,407	-0.31%	-0.75%	0.61%	-0.90%
Sales Volume	\$ 756,578,914	\$ 605,012,220	\$ 522,698,548	\$ 336,560,169	\$ 151,351,750	25.05%	15.75%	55.31%	122.37%
Median Sold Price	\$ 580,000	\$ 589,723	\$ 595,000	\$ 590,000	\$ 599,250	-1.65%	-0.89%	0.85%	-1.54%
Current Days on Market - Average	157	116	107	85	97	35.34%	8.41%	25.88%	-12.37%
Current Days on Market - Median	35	41	39	38	40	-14.63%	5.13%	2.63%	-5.00%
Close Price/List Price	99.15%	99.02%	101.10%	99.32%	97.84%	0.13%	-2.06%	1.79%	1.51%
PSF Total	\$ 309	\$ 299	\$ 296	\$ 277	\$ 299	3.34%	1.01%	6.86%	-7.36%

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