



# Monthly Indicators

## April 2015

Percent changes calculated using year-over-year comparisons.

New Listings were down 6.1 percent for single family homes and 25.0 percent for townhouse-condo properties. Pending sales clocked in at 194 for single family homes and 25 for townhouse-condo properties.

The Median Sales Price was up 21.4 percent to \$323,244 for single family homes and 30.1 percent to \$227,750 for townhouse-condo properties. Days on Market decreased 18.3 percent for single family homes but increased 5.5 percent for condo properties.

The national homeownership percentage is the lowest since 1993, when Jurassic Park was the highest-grossing movie. Rental prices continue to astonish with accelerated price growth, which may cause some to think twice before locking in a 12-month lease. Lending practices and mortgage rates will also have a decided effect on the number of buyers who will become homeowners this year. With the release of Jurassic World this month, we are reminded of cyclical conversations in both real estate and moviemaking.

## Activity Snapshot

**- 2.6%**      **+ 23.5%**      **- 16.9%**

One-Year Change in <b>Sold Listings</b> All Properties	One-Year Change in <b>Median Sales Price</b> All Properties	One-Year Change in <b>Days on Market</b> All Properties
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Residential real estate activity in Area 8 comprised of single-family properties, townhomes and condominiums. Percent changes are calculated using rounded figures.

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# Single Family Market Overview

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



Key Metrics	Historical Sparkbars	4-2014	4-2015	Percent Change	YTD-2014	YTD-2015	Percent Change
New Listings		261	245	- 6.1%	787	837	+ 6.4%
Pending / Under Contract		201	194	- 3.5%	634	717	+ 13.1%
Sold Listings		170	166	- 2.4%	488	574	+ 17.6%
Median Sales Price		\$266,250	\$323,244	+ 21.4%	\$260,250	\$310,971	+ 19.5%
Average Sales Price		\$309,883	\$351,757	+ 13.5%	\$304,151	\$337,839	+ 11.1%
Pct. of List Price Received		99.4%	100.2%	+ 0.8%	99.3%	99.9%	+ 0.6%
Days on Market		93	76	- 18.3%	93	88	- 5.4%
Affordability Index		125	114	- 8.8%	128	118	- 7.8%
Active Listings		413	345	- 16.5%	--	--	--
Months Supply		2.5	2.0	- 20.0%	--	--	--

# Townhouse-Condo Market Overview

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

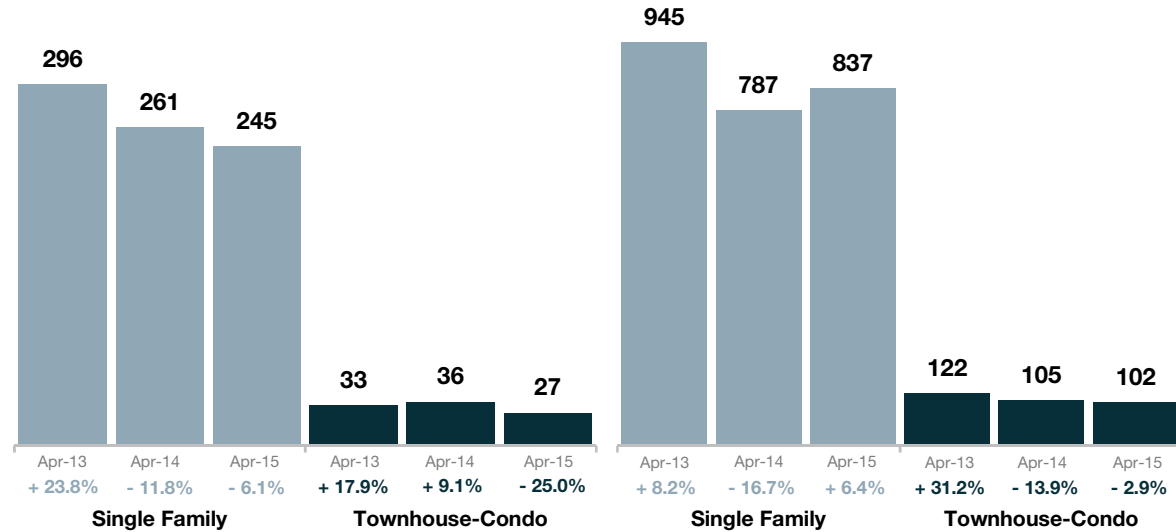


Key Metrics	Historical Sparkbars	4-2014	4-2015	Percent Change	YTD-2014	YTD-2015	Percent Change
New Listings		36	27	- 25.0%	105	102	- 2.9%
Pending / Under Contract		26	25	- 3.8%	99	90	- 9.1%
Sold Listings		21	20	- 4.8%	81	70	- 13.6%
Median Sales Price		\$175,000	\$227,750	+ 30.1%	\$171,247	\$215,000	+ 25.5%
Average Sales Price		\$183,875	\$250,289	+ 36.1%	\$178,308	\$225,206	+ 26.3%
Pct. of List Price Received		99.6%	100.4%	+ 0.8%	99.4%	100.3%	+ 0.9%
Days on Market		55	58	+ 5.5%	100	90	- 10.0%
Affordability Index		191	162	- 15.2%	195	171	- 12.3%
Active Listings		35	24	- 31.4%	--	--	--
Months Supply		1.4	1.0	- 28.6%	--	--	--

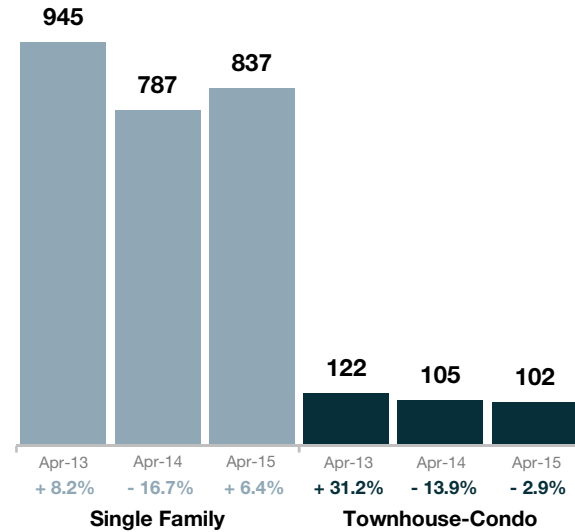
# New Listings



## April

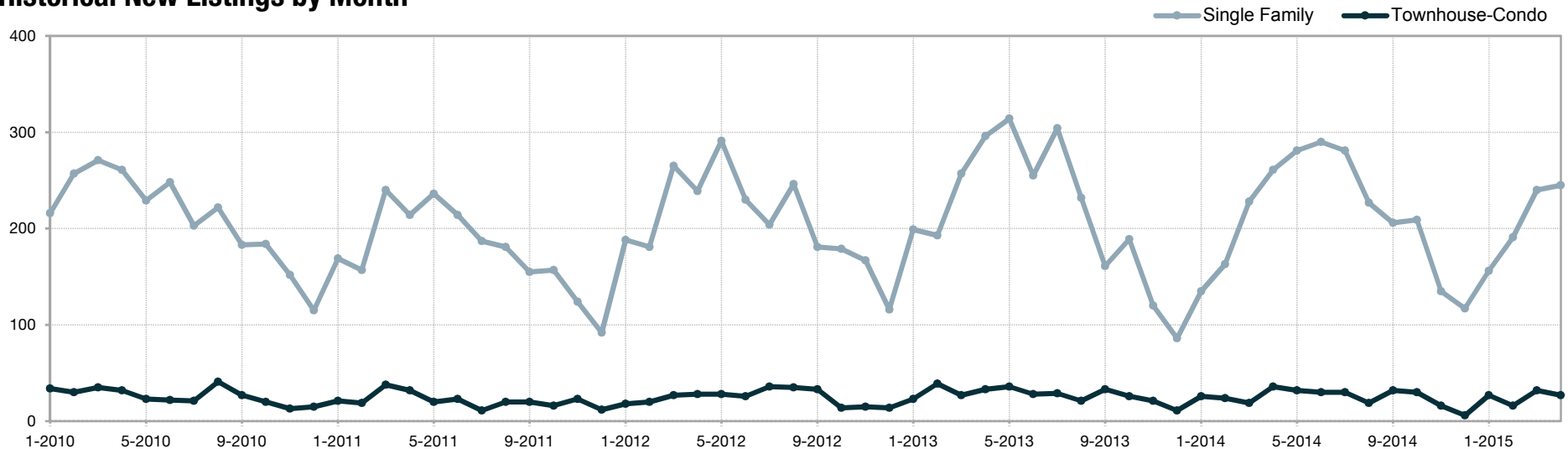


## Year to Date



New Listings	Single Family	Percent Change from Previous Year	Townhouse-Condo	Percent Change from Previous Year
May-2014	281	-10.5%	32	-11.1%
Jun-2014	290	+13.7%	30	+7.1%
Jul-2014	281	-7.6%	30	+3.4%
Aug-2014	227	-2.2%	19	-9.5%
Sep-2014	206	+28.0%	32	-3.0%
Oct-2014	209	+10.6%	30	+15.4%
Nov-2014	135	+12.5%	16	-23.8%
Dec-2014	117	+36.0%	6	-45.5%
Jan-2015	156	+15.6%	27	+3.8%
Feb-2015	191	+17.2%	16	-33.3%
Mar-2015	240	+5.3%	32	+68.4%
<b>Apr-2015</b>	<b>245</b>	<b>-6.1%</b>	<b>27</b>	<b>-25.0%</b>

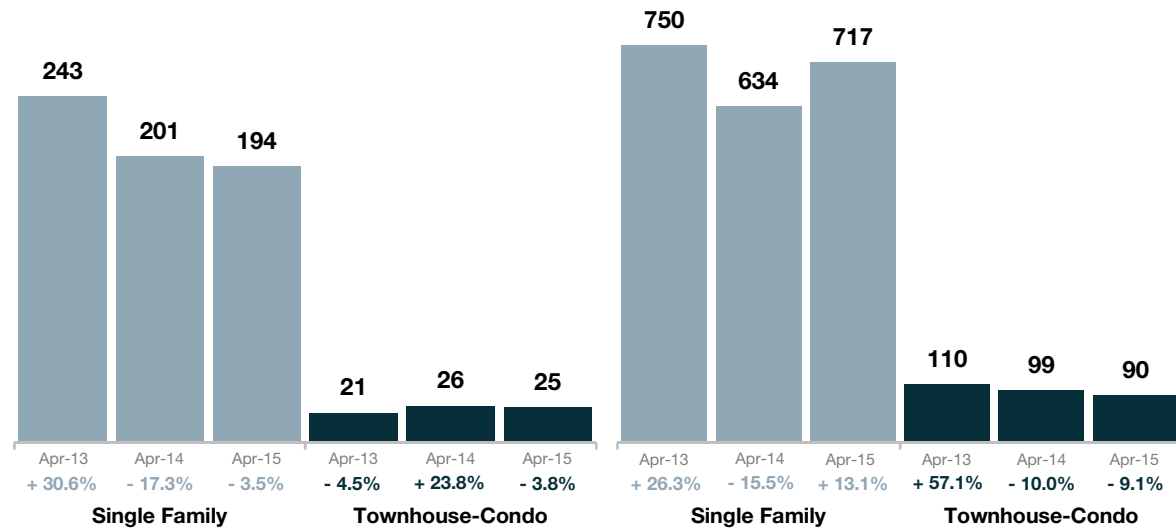
## Historical New Listings by Month



# Pending / Under Contract

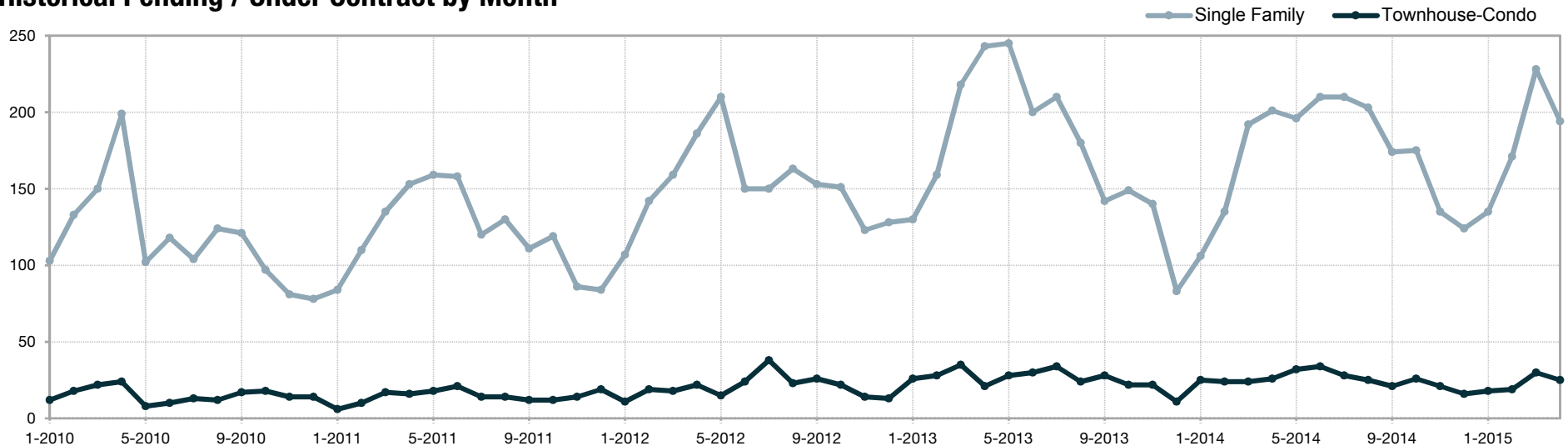


## April



Pending / Under Contract	Single Family	Percent Change from Previous Year	Townhouse-Condo	Percent Change from Previous Year
May-2014	196	-20.0%	32	+14.3%
Jun-2014	210	+5.0%	34	+13.3%
Jul-2014	210	0.0%	28	-17.6%
Aug-2014	203	+12.8%	25	+4.2%
Sep-2014	174	+22.5%	21	-25.0%
Oct-2014	175	+17.4%	26	+18.2%
Nov-2014	135	-3.6%	21	-4.5%
Dec-2014	124	+49.4%	16	+45.5%
Jan-2015	135	+27.4%	18	-28.0%
Feb-2015	171	+26.7%	19	-20.8%
Mar-2015	228	+18.8%	30	+25.0%
<b>Apr-2015</b>	<b>194</b>	<b>-3.5%</b>	<b>25</b>	<b>-3.8%</b>

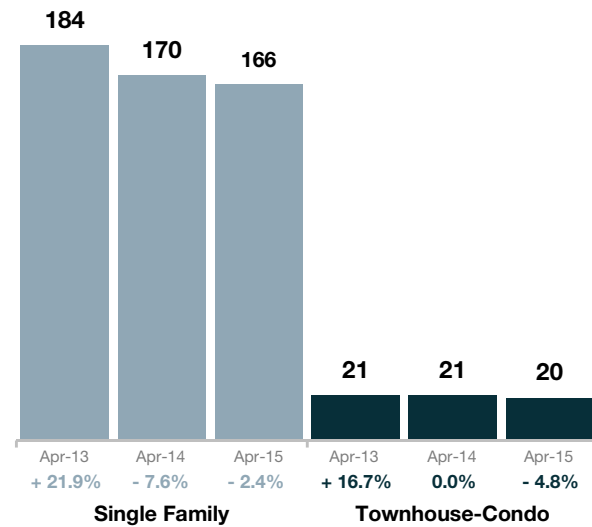
## Historical Pending / Under Contract by Month



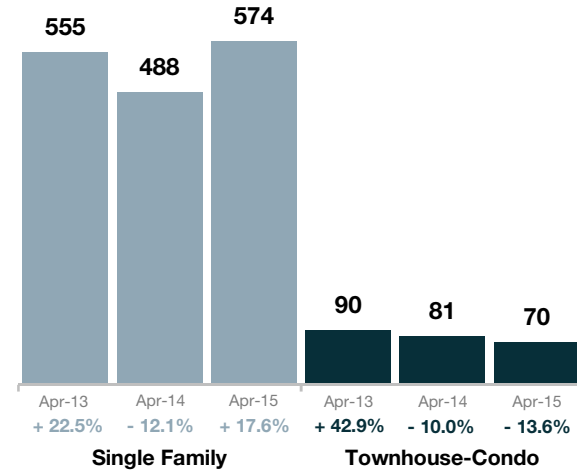
# Sold Listings



## April

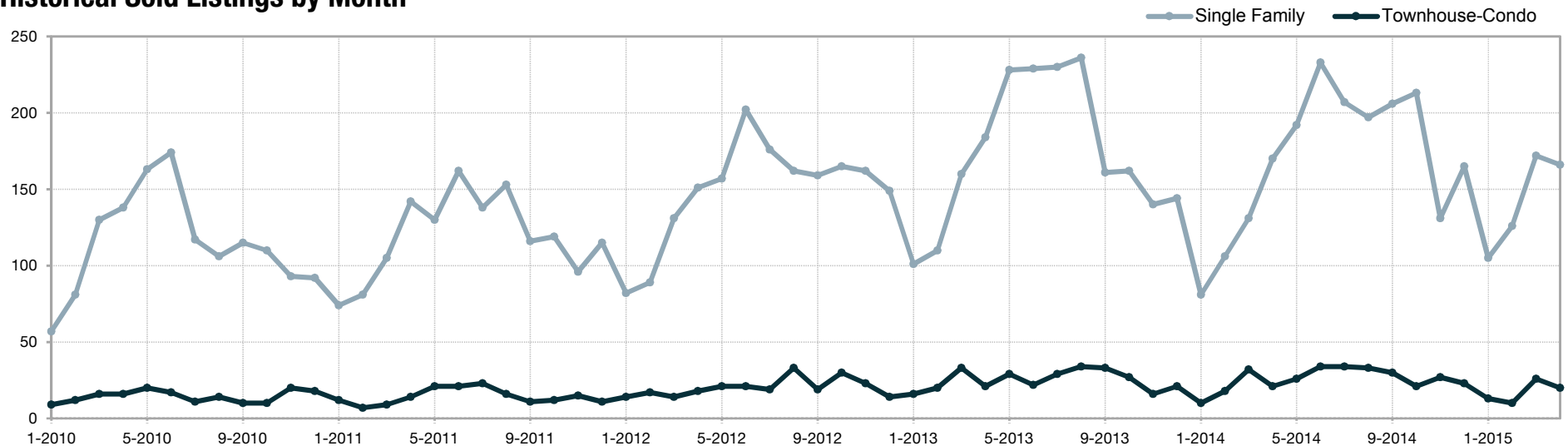


## Year to Date



Sold Listings	Single Family	Percent Change from Previous Year	Townhouse-Condo	Percent Change from Previous Year
May-2014	192	-15.8%	26	-10.3%
Jun-2014	233	+1.7%	34	+54.5%
Jul-2014	207	-10.0%	34	+17.2%
Aug-2014	197	-16.5%	33	-2.9%
Sep-2014	206	+28.0%	30	-9.1%
Oct-2014	213	+31.5%	21	-22.2%
Nov-2014	131	-6.4%	27	+68.8%
Dec-2014	165	+14.6%	23	+9.5%
Jan-2015	105	+29.6%	13	+30.0%
Feb-2015	126	+18.9%	10	-44.4%
Mar-2015	172	+31.3%	26	-18.8%
<b>Apr-2015</b>	<b>166</b>	<b>-2.4%</b>	<b>20</b>	<b>-4.8%</b>

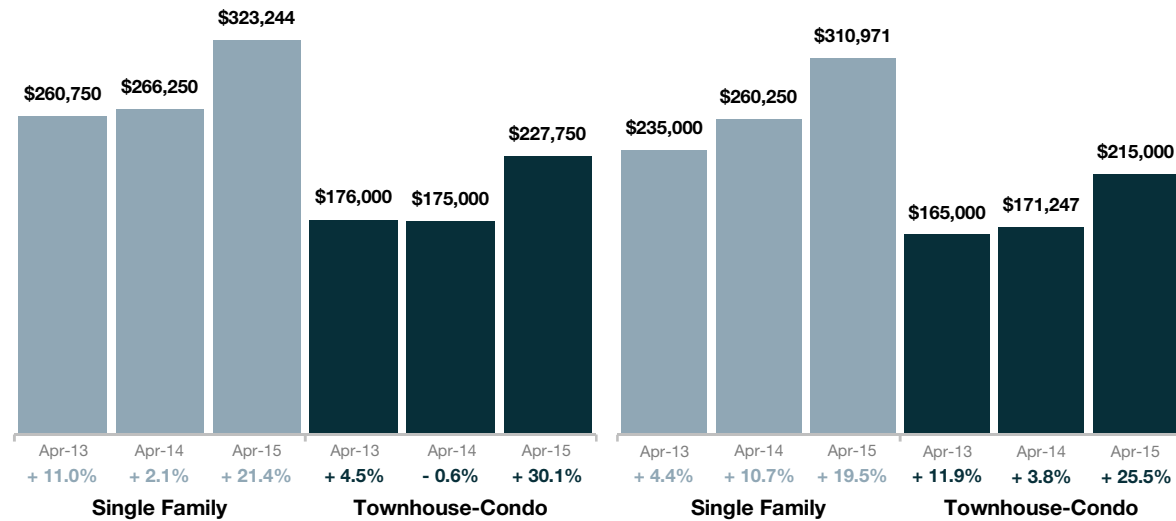
## Historical Sold Listings by Month



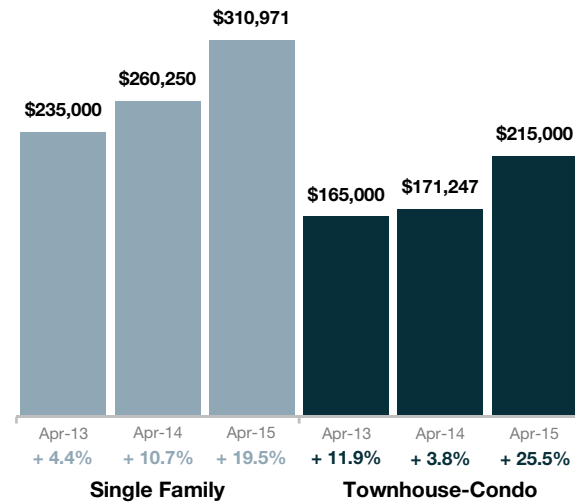
# Median Sales Price



## April

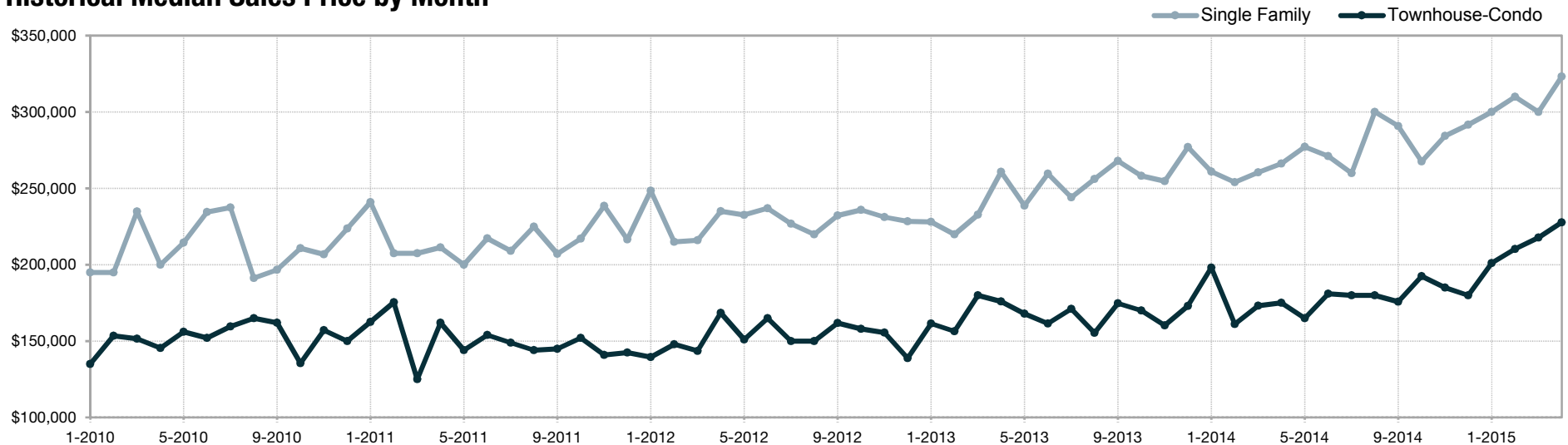


## Year to Date



Median Sales Price	Single Family	Percent Change from Previous Year	Townhouse-Condo	Percent Change from Previous Year
May-2014	\$277,130	+16.1%	\$165,000	-1.8%
Jun-2014	\$271,000	+4.4%	\$180,950	+12.1%
Jul-2014	\$260,000	+6.5%	\$180,000	+5.3%
Aug-2014	\$300,000	+17.1%	\$180,000	+15.8%
Sep-2014	\$290,688	+8.5%	\$175,750	+0.6%
Oct-2014	\$267,500	+3.6%	\$192,500	+13.2%
Nov-2014	\$284,275	+11.6%	\$185,000	+15.4%
Dec-2014	\$291,606	+5.3%	\$179,900	+4.0%
Jan-2015	\$300,000	+14.9%	\$201,000	+1.5%
Feb-2015	\$310,000	+22.1%	\$210,185	+30.5%
Mar-2015	\$300,000	+15.2%	\$217,800	+25.8%
<b>Apr-2015</b>	<b>\$323,244</b>	<b>+21.4%</b>	<b>\$227,750</b>	<b>+30.1%</b>

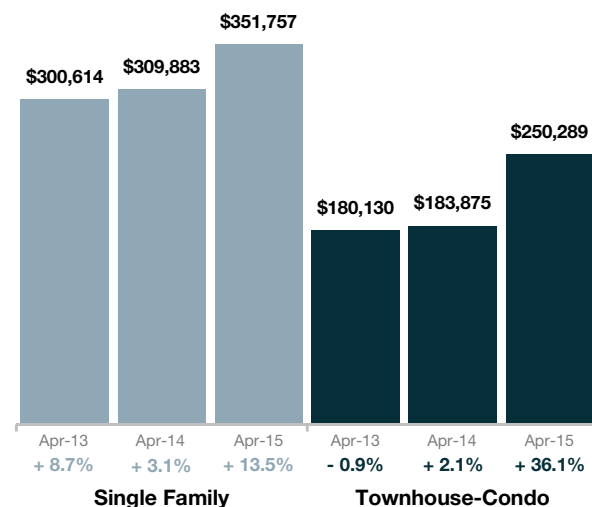
## Historical Median Sales Price by Month



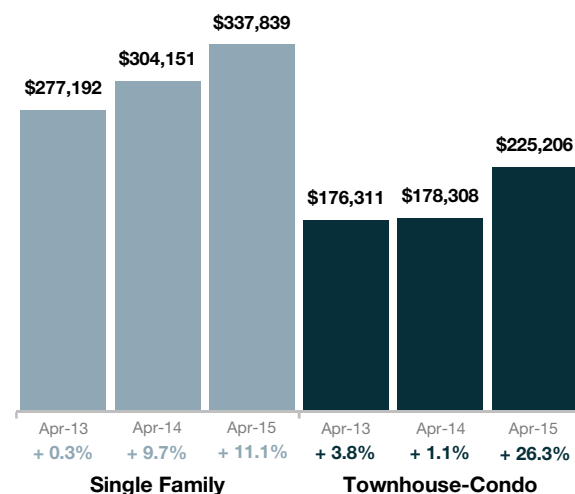
# Average Sales Price



## April

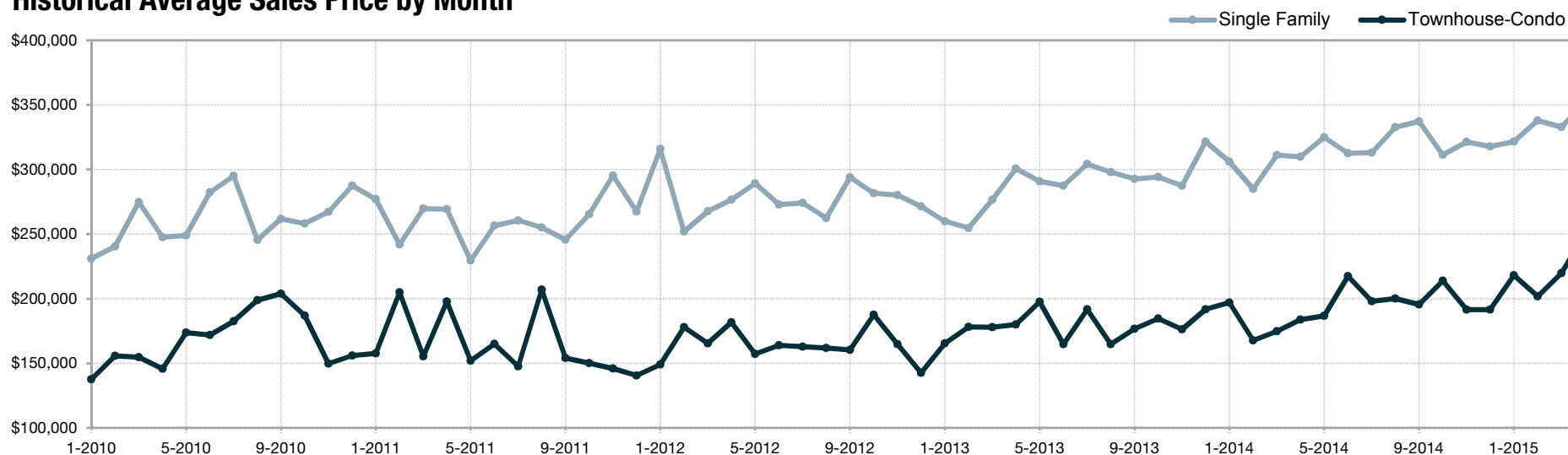


## Year to Date



Average Sales Price	Single Family	Percent Change from Previous Year	Townhouse-Condo	Percent Change from Previous Year
May-2014	\$324,860	+11.7%	\$186,792	-5.5%
Jun-2014	\$312,668	+8.7%	\$217,382	+32.0%
Jul-2014	\$312,929	+2.9%	\$197,947	+3.2%
Aug-2014	\$332,626	+11.7%	\$200,192	+21.5%
Sep-2014	\$337,246	+15.2%	\$195,568	+10.6%
Oct-2014	\$311,338	+5.8%	\$213,970	+15.9%
Nov-2014	\$321,457	+11.8%	\$191,577	+8.7%
Dec-2014	\$317,847	-1.2%	\$191,622	-0.1%
Jan-2015	\$321,518	+5.0%	\$218,093	+10.7%
Feb-2015	\$337,924	+18.6%	\$201,813	+20.3%
Mar-2015	\$332,873	+7.0%	\$219,704	+25.7%
<b>Apr-2015</b>	<b>\$351,757</b>	<b>+13.5%</b>	<b>\$250,289</b>	<b>+36.1%</b>

## Historical Average Sales Price by Month

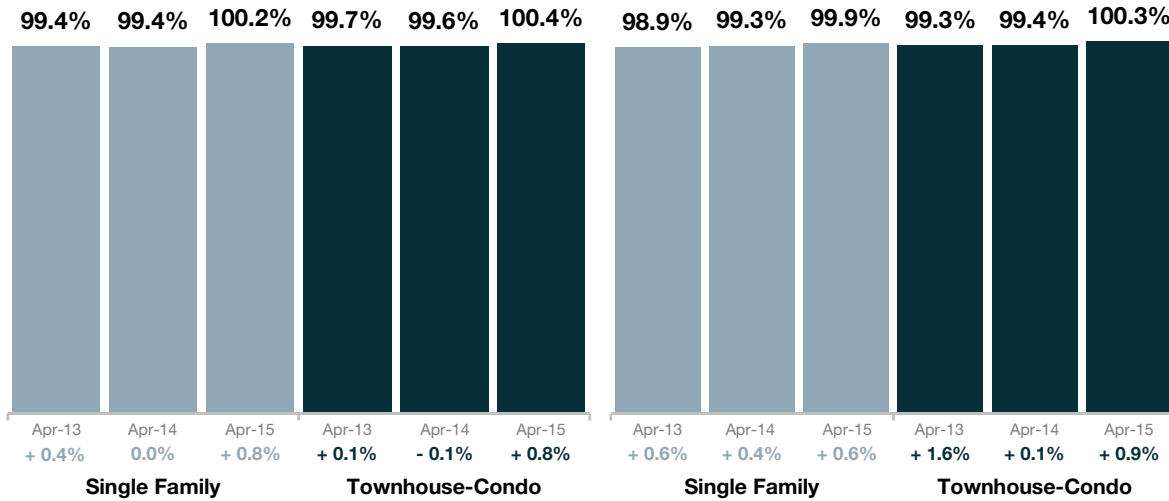


# Percent of List Price Received



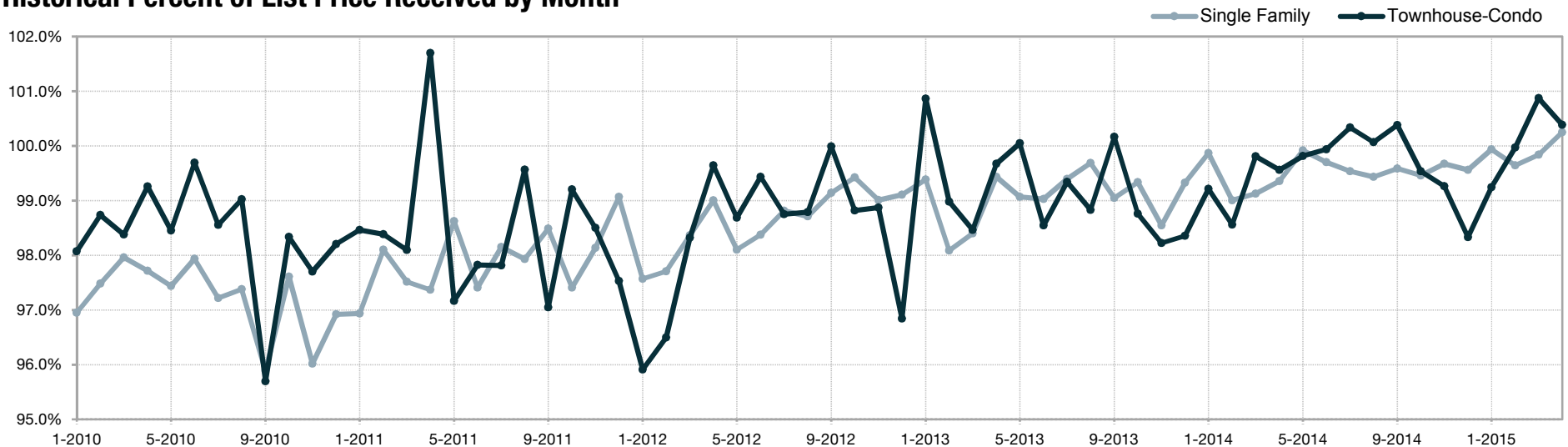
## April

## Year to Date



Pct. of List Price Received	Single Family	Percent Change from Previous Year	Townhouse-Condo	Percent Change from Previous Year
May-2014	99.9%	+0.8%	99.8%	-0.2%
Jun-2014	99.7%	+0.7%	99.9%	+1.4%
Jul-2014	99.5%	+0.1%	100.3%	+1.0%
Aug-2014	99.4%	-0.3%	100.1%	+1.3%
Sep-2014	99.6%	+0.6%	100.4%	+0.2%
Oct-2014	99.5%	+0.2%	99.5%	+0.7%
Nov-2014	99.7%	+1.2%	99.3%	+1.1%
Dec-2014	99.6%	+0.3%	98.3%	-0.1%
Jan-2015	99.9%	0.0%	99.2%	0.0%
Feb-2015	99.6%	+0.6%	100.0%	+1.4%
Mar-2015	99.8%	+0.7%	100.9%	+1.1%
<b>Apr-2015</b>	<b>100.2%</b>	<b>+0.8%</b>	<b>100.4%</b>	<b>+0.8%</b>

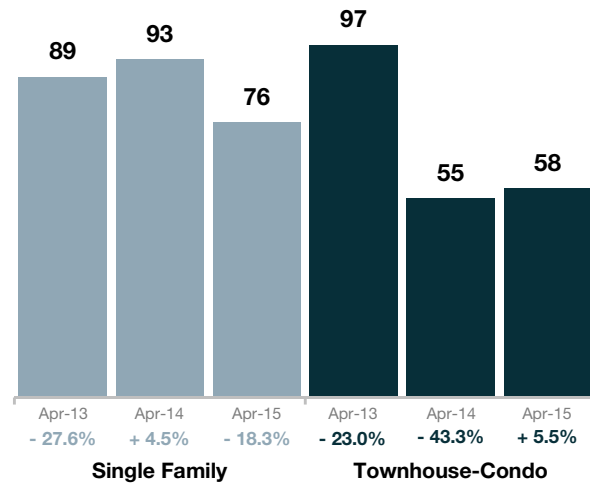
## Historical Percent of List Price Received by Month



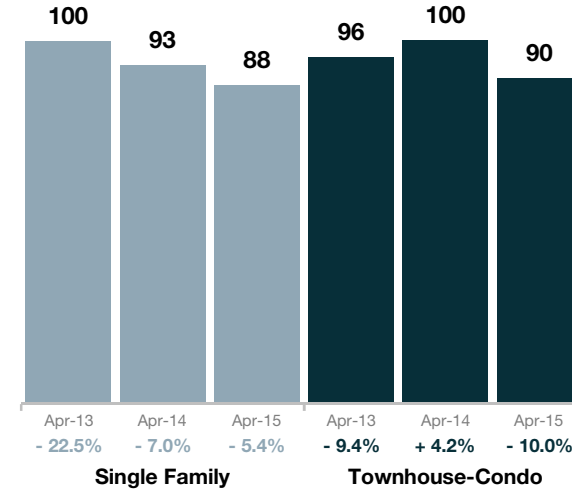
# Days on Market Until Sale



## April

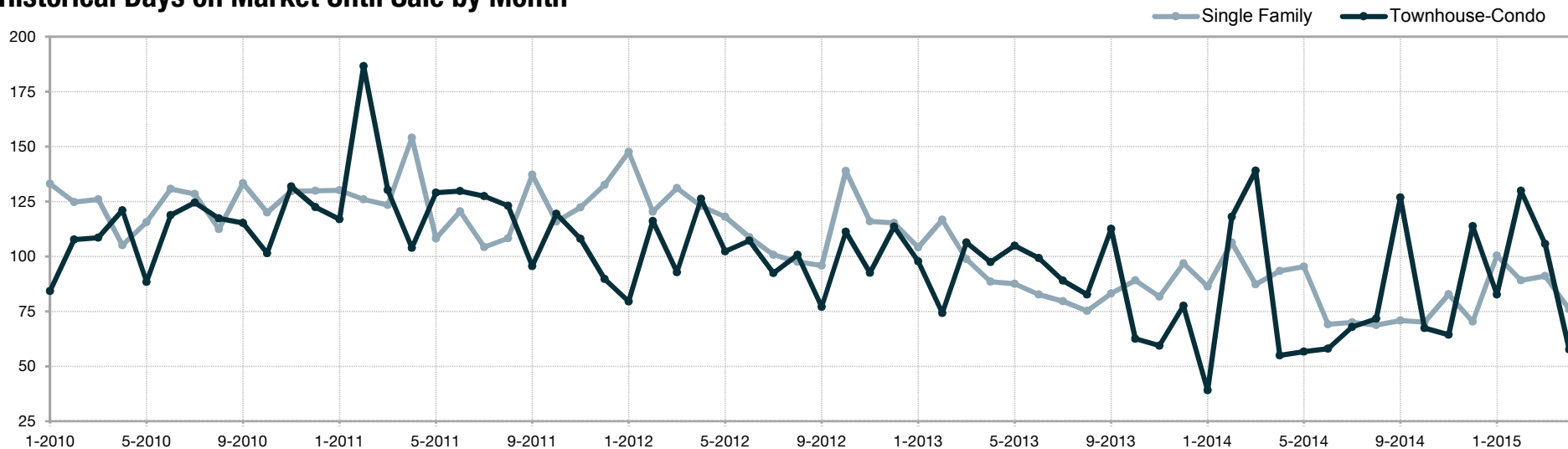


## Year to Date



Days on Market Until Sale	Single Family	Percent Change from Previous Year	Townhouse-Condo	Percent Change from Previous Year
May-2014	95	+8.0%	57	-45.7%
Jun-2014	69	-16.9%	58	-41.4%
Jul-2014	70	-12.5%	68	-23.6%
Aug-2014	69	-8.0%	72	-13.3%
Sep-2014	71	-14.5%	127	+12.4%
Oct-2014	70	-21.3%	67	+6.3%
Nov-2014	83	+1.2%	64	+8.5%
Dec-2014	70	-27.8%	114	+46.2%
Jan-2015	100	+16.3%	83	+112.8%
Feb-2015	89	-16.0%	130	+10.2%
Mar-2015	91	+4.6%	106	-23.7%
<b>Apr-2015</b>	<b>76</b>	<b>-18.3%</b>	<b>58</b>	<b>+5.5%</b>

## Historical Days on Market Until Sale by Month

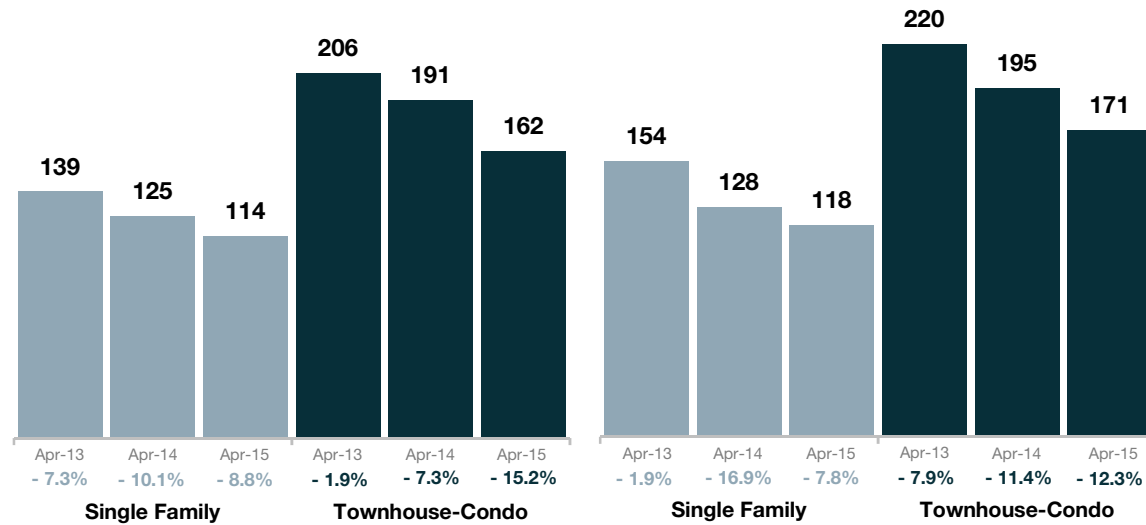


# Housing Affordability Index



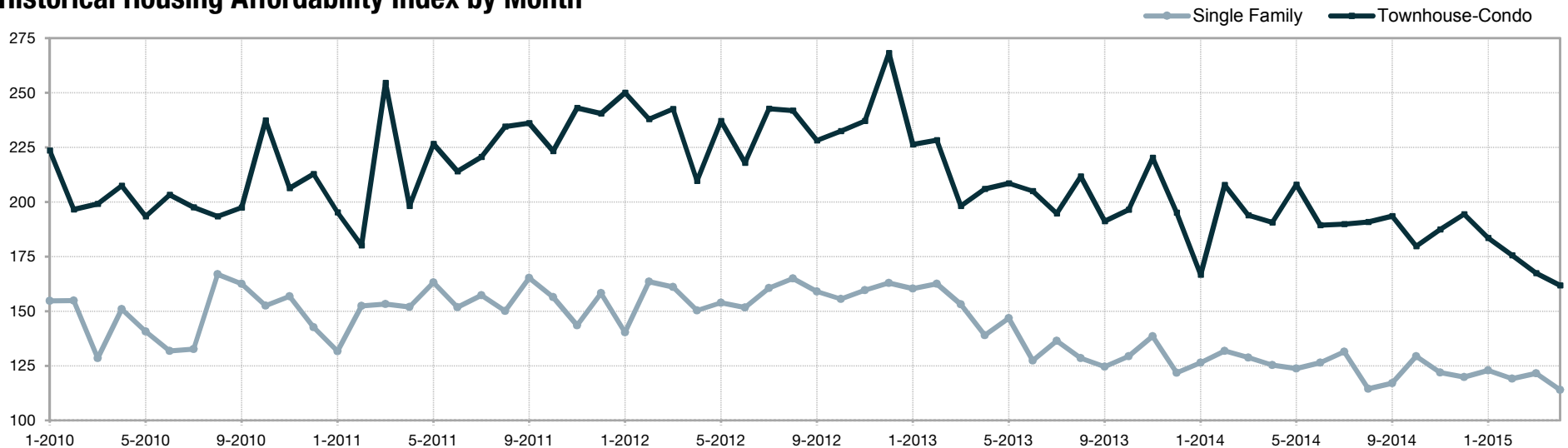
April

Year to Date



Housing Affordability Index	Single Family	Percent Change from Previous Year	Townhouse-Condo	Percent Change from Previous Year
May-2014	124	-15.6%	208	-0.5%
Jun-2014	126	-0.8%	189	-7.8%
Jul-2014	131	-3.7%	190	-2.6%
Aug-2014	114	-11.6%	191	-9.9%
Sep-2014	117	-6.4%	194	+1.6%
Oct-2014	129	0.0%	180	-8.2%
Nov-2014	122	-12.2%	187	-15.0%
Dec-2014	120	-1.6%	194	-0.5%
Jan-2015	123	-2.4%	183	+9.6%
Feb-2015	119	-9.8%	176	-15.4%
Mar-2015	122	-5.4%	167	-13.9%
<b>Apr-2015</b>	<b>114</b>	<b>-8.8%</b>	<b>162</b>	<b>-15.2%</b>

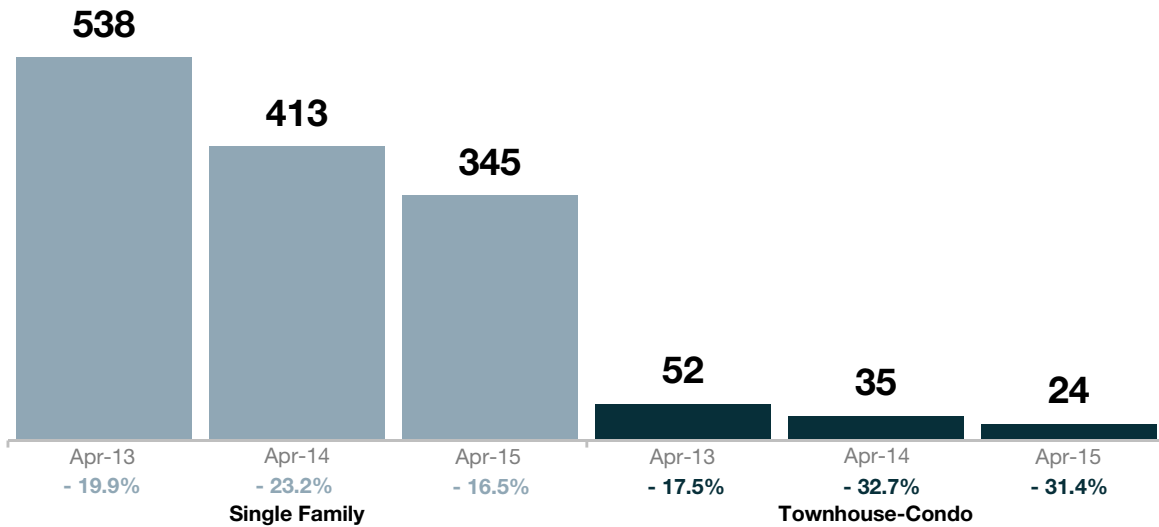
## Historical Housing Affordability Index by Month



# Inventory of Active Listings

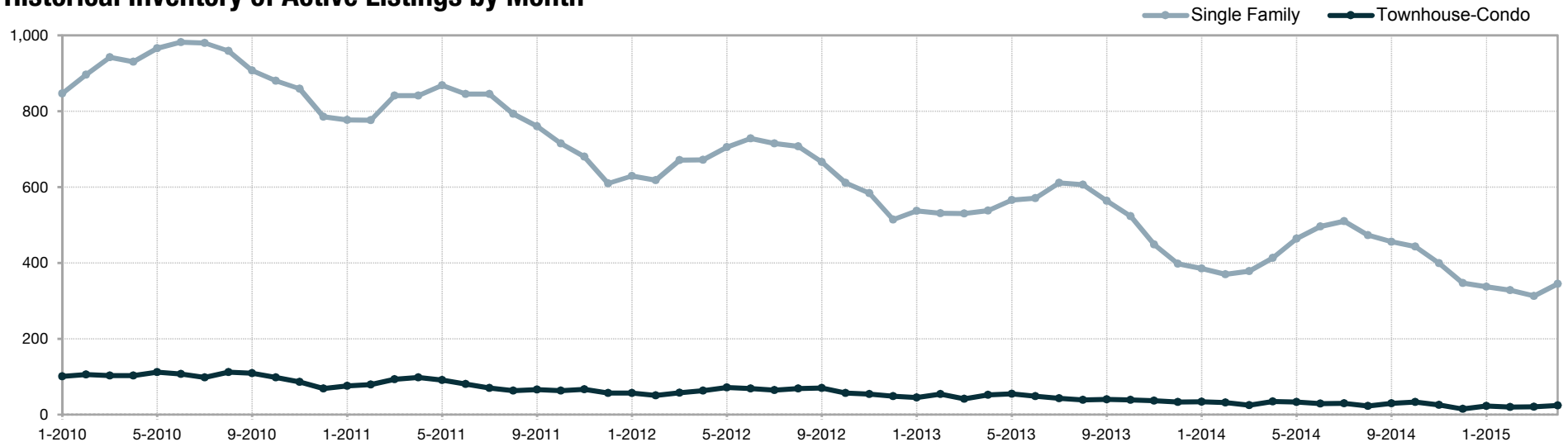


April



Active Listings	Single Family	Year-Over-Year Change	Condo/TIC/Coop	Year-Over-Year Change
May-2014	464	-18.0%	33	-40.0%
Jun-2014	496	-13.1%	29	-40.8%
Jul-2014	510	-16.5%	30	-30.2%
Aug-2014	473	-21.9%	23	-41.0%
Sep-2014	456	-19.1%	30	-25.0%
Oct-2014	443	-15.3%	33	-15.4%
Nov-2014	399	-11.1%	26	-29.7%
Dec-2014	347	-12.8%	15	-54.5%
Jan-2015	337	-12.5%	23	-32.4%
Feb-2015	328	-11.4%	20	-37.5%
Mar-2015	313	-17.2%	21	-16.0%
<b>Apr-2015</b>	<b>345</b>	<b>-16.5%</b>	<b>24</b>	<b>-31.4%</b>

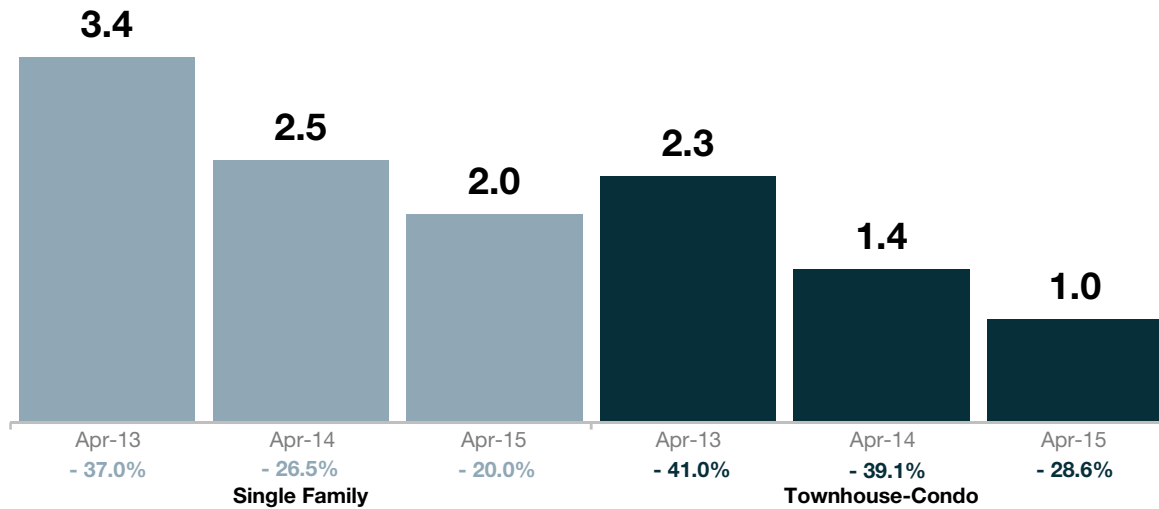
## Historical Inventory of Active Listings by Month



# Months Supply of Inventory

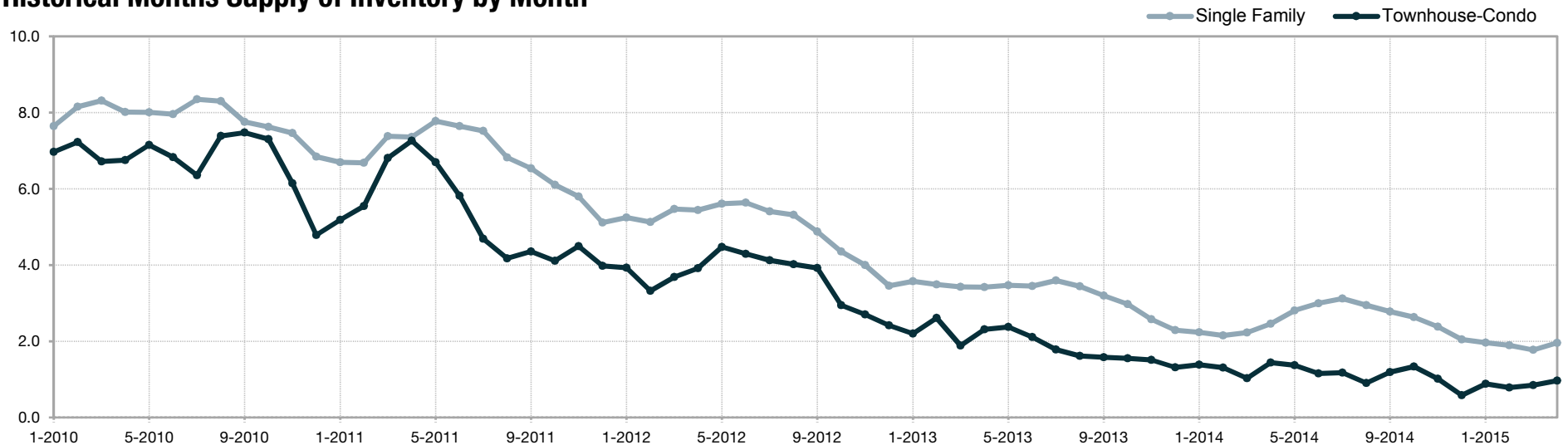


April



Months Supply	Single Family	Year-Over-Year Change	Condo/TIC/Coop	Year-Over-Year Change
May-2014	2.8	-20.0%	1.4	-41.7%
Jun-2014	3.0	-14.3%	1.2	-42.9%
Jul-2014	3.1	-13.9%	1.2	-33.3%
Aug-2014	3.0	-11.8%	0.9	-43.8%
Sep-2014	2.8	-12.5%	1.2	-25.0%
Oct-2014	2.6	-13.3%	1.3	-18.8%
Nov-2014	2.4	-7.7%	1.0	-33.3%
Dec-2014	2.0	-13.0%	0.6	-53.8%
Jan-2015	2.0	-9.1%	0.9	-35.7%
Feb-2015	1.9	-13.6%	0.8	-38.5%
Mar-2015	1.8	-18.2%	0.8	-20.0%
<b>Apr-2015</b>	<b>2.0</b>	<b>-20.0%</b>	<b>1.0</b>	<b>-28.6%</b>

## Historical Months Supply of Inventory by Month



# Total Market Overview

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



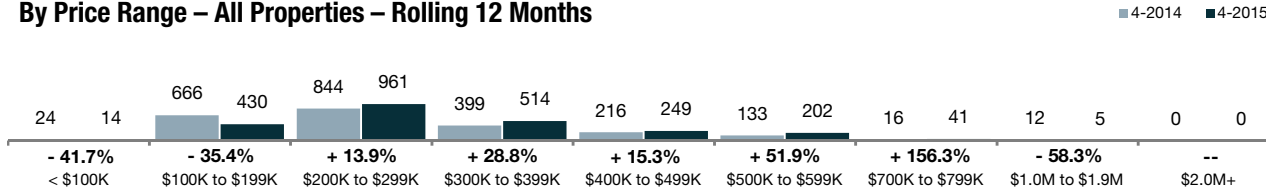
Key Metrics	Historical Sparkbars	4-2014	4-2015	Percent Change	YTD-2014	YTD-2015	Percent Change
New Listings		297	272	- 8.4%	892	939	+ 5.3%
Pending / Under Contract		227	219	- 3.5%	733	807	+ 10.1%
Sold Listings		191	186	- 2.6%	569	644	+ 13.2%
Median Sales Price		\$253,000	\$312,375	+ 23.5%	\$240,000	\$299,000	+ 24.6%
Average Sales Price		\$296,028	\$340,846	+ 15.1%	\$286,236	\$325,596	+ 13.8%
Pct. of List Price Received		99.4%	100.3%	+ 0.9%	99.3%	99.9%	+ 0.6%
Days on Market		89	74	- 16.9%	94	88	- 6.4%
Affordability Index		132	118	- 10.6%	139	123	- 11.5%
Active Listings		448	369	- 17.6%	--	--	--
Months Supply		2.3	1.8	- 21.7%	--	--	--

# Sold Listings

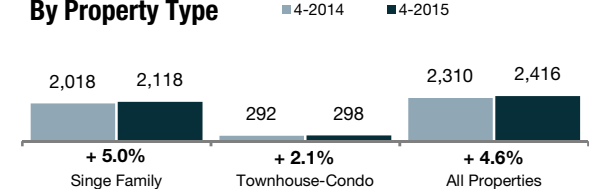
Actual sales that have closed in a given month.



## By Price Range – All Properties – Rolling 12 Months



## By Property Type



### Rolling 12 Months

By Price Range	Single Family			Condo		
	4-2014	4-2015	Change	4-2014	4-2015	Change
\$99,999 and Below	17	12	-29.4%	7	2	-71.4%
\$100,000 to \$199,999	453	255	-43.7%	213	175	-17.8%
\$200,000 to \$299,999	779	858	+10.1%	65	103	+58.5%
\$300,000 to \$399,999	394	502	+27.4%	5	12	+140.0%
\$400,000 to \$499,999	215	247	+14.9%	1	2	+100.0%
\$500,000 to \$699,999	132	198	+50.0%	1	4	+300.0%
\$700,000 to \$999,999	16	41	+156.3%	0	0	--
\$1,000,000 to \$1,999,999	12	5	-58.3%	0	0	--
\$2,000,000 and Above	0	0	--	0	0	--
<b>All Price Ranges</b>	<b>2,018</b>	<b>2,118</b>	<b>+5.0%</b>	<b>292</b>	<b>298</b>	<b>+2.1%</b>

### Compared to Prior Quarter

	Single Family			Condo		
	3-2015	4-2015	Change	3-2015	4-2015	Change
\$99,999 and Below	0	0	--	0	0	--
\$100,000 to \$199,999	16	10	-37.5%	8	4	-50.0%
\$200,000 to \$299,999	69	57	-17.4%	17	14	-17.6%
\$300,000 to \$399,999	55	51	-7.3%	1	1	0.0%
\$400,000 to \$499,999	12	25	+108.3%	0	0	--
\$500,000 to \$699,999	14	19	+35.7%	0	1	--
\$700,000 to \$999,999	6	4	-33.3%	0	0	--
\$1,000,000 to \$1,999,999	0	0	--	0	0	--
\$2,000,000 and Above	0	0	--	0	0	--
<b>All Price Ranges</b>	<b>172</b>	<b>166</b>	<b>-3.5%</b>	<b>26</b>	<b>20</b>	<b>-23.1%</b>

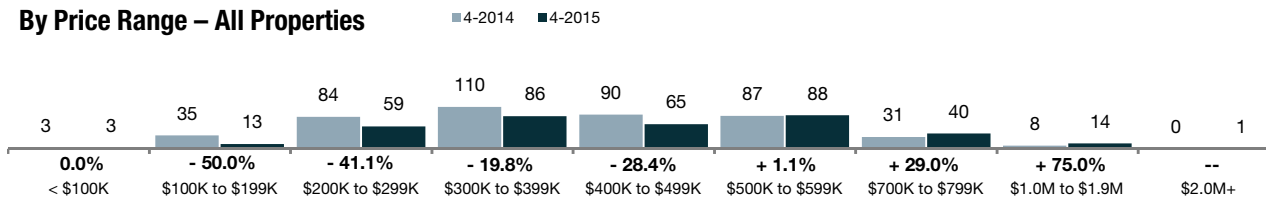
### Year to Date

	Single Family			Condo		
	4-2014	4-2015	Change	4-2014	4-2015	Change
\$99,999 and Below	4	0	-100.0%	0	0	--
\$100,000 to \$199,999	99	48	-51.5%	62	23	-62.9%
\$200,000 to \$299,999	198	212	+7.1%	19	42	+121.1%
\$300,000 to \$399,999	96	179	+86.5%	0	4	--
\$400,000 to \$499,999	51	64	+25.5%	0	0	--
\$500,000 to \$699,999	32	59	+84.4%	0	1	--
\$700,000 to \$999,999	5	12	+140.0%	0	0	--
\$1,000,000 to \$1,999,999	3	0	-100.0%	0	0	--
\$2,000,000 and Above	0	0	--	0	0	--
<b>All Price Ranges</b>	<b>488</b>	<b>574</b>	<b>+17.6%</b>	<b>81</b>	<b>70</b>	<b>-13.6%</b>

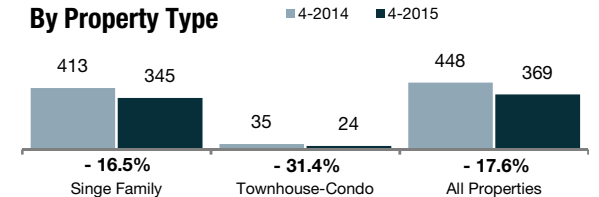
# Inventory of Active Listings

A measure of the number of homes available for sale at a given time.

## By Price Range – All Properties



## By Property Type



### Year over Year

By Price Range	Single Family			Condo		
	4-2014	4-2015	Change	4-2014	4-2015	Change
\$99,999 and Below	2	2	0.0%	1	1	0.0%
\$100,000 to \$199,999	18	9	-50.0%	17	4	-76.5%
\$200,000 to \$299,999	73	43	-41.1%	11	16	+45.5%
\$300,000 to \$399,999	106	85	-19.8%	4	1	-75.0%
\$400,000 to \$499,999	88	63	-28.4%	2	2	0.0%
\$500,000 to \$699,999	87	88	+1.1%	0	0	--
\$700,000 to \$999,999	31	40	+29.0%	0	0	--
\$1,000,000 to \$1,999,999	8	14	+75.0%	0	0	--
\$2,000,000 and Above	0	1	--	0	0	--
<b>All Price Ranges</b>	<b>413</b>	<b>345</b>	<b>-16.5%</b>	<b>35</b>	<b>24</b>	<b>-31.4%</b>

### Compared to Prior Month

	Single Family			Condo		
	3-2015	4-2015	Change	3-2015	4-2015	Change
\$99,999 and Below	3	2	-33.3%	0	1	--
\$100,000 to \$199,999	3	9	+200.0%	3	4	+33.3%
\$200,000 to \$299,999	37	43	+16.2%	14	16	+14.3%
\$300,000 to \$399,999	87	85	-2.3%	2	1	-50.0%
\$400,000 to \$499,999	55	63	+14.5%	2	2	0.0%
\$500,000 to \$699,999	84	88	+4.8%	0	0	--
\$700,000 to \$999,999	31	40	+29.0%	0	0	--
\$1,000,000 to \$1,999,999	12	14	+16.7%	0	0	--
\$2,000,000 and Above	1	1	0.0%	0	0	--
<b>All Price Ranges</b>	<b>313</b>	<b>345</b>	<b>+10.2%</b>	<b>21</b>	<b>24</b>	<b>+14.3%</b>

### Year to Date

Single Family	Condo
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There are no year-to-date figures for inventory because it is simply a snapshot frozen in time at the end of each month. It does not add up over a period of months.

# Glossary of Terms

A research tool provided by the Colorado Association of REALTORS®



<b>New Listings</b>	A measure of how much new supply is coming onto the market from sellers.
<b>Pending / Under Contract</b>	A count of all listings that went into Pending status during the reported period. Pending listings are counted at the end of the reported period only once. So if a listing goes into, out of and back into Pending status during the reporting period, it is counted just one time. 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. The Pending/Under Contract metric includes Pending, Active/Backup and Active/First Right.
<b>Sold Listings</b>	A measure of home sales that were closed to completion during the report period.
<b>Median Sales Price</b>	A measure of home values in a market area where 50% of activity was higher and 50% was lower than this price point.
<b>Average Sales Price</b>	A sum of all home sales prices divided by total number of sales.
<b>Percent of List Price Received</b>	A mathematical calculation of the percent difference from last list price and sold price for those listings sold in the reported period.
<b>Days on Market Until Sale</b>	A sum of all home sales prices divided by total number of sales.
<b>Housing Affordability Index</b>	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.
<b>Active Listings</b>	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.
<b>Months Supply of Inventory</b>	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.