



Monthly Market Report

September 1st 2019

"Reliable historical trends and forecasts are the cornerstones of any accurate market analysis"

Live West Realty's Monthly Market Report; the most accurate and in-depth monthly real estate report for the areas we serve across Colorado's front Range, and the centralized source for the market trends and forecast.

Live West Realty provides our clients with reliable market data and helps optimize the decision-making strategy at every stage of the purchase and/or sale decision. Our brokers keep their fingers on the pulse of each of Colorado's Front Range markets and multiple sub-markets through our monthly updated supply and demand indicators.

Live West Realty exists for those who want a completely personalized buying and selling experience resulting in a more equitable, enriching and enjoyable outcome. If you are looking to buy, sell or just have a real estate question, please let us know how we can help.

Rich Dana
Broker/Owner

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The Front Range Market Overview:

Year to Date Appreciation by County: SINGLE FAMILY HOMES

	YTD Avg. Appreciation	YTD Median Appreciation
<i>Adams County</i>	3.27%	2.70%
<i>Arapahoe County</i>	2.43%	3.39%

<i>Boulder County</i>	4.90%	4.03%
<i>Broomfield County</i>	4.90%	4.03%
<i>Denver County</i>	7.10%	6.66%
<i>Douglas County</i>	2.62%	0.00%
<i>Jefferson County</i>	4.18%	5.45%
<i>Larimer County</i>	3.35%	3.70%
<i>Metro Area Mountains</i>	9.85%	-0.98%
<i>Weld County</i>	4.27%	3.80%
All Front Range Markets	3.08%	3.45%

Year to Date Appreciation by County: ATTACHED DWELLINGS

	YTD Avg. Appreciation	YTD Median Appreciation
<i>Adams County</i>	2.38%	2%
<i>Arapahoe County</i>	4.44%	3.85%
<i>Boulder County</i>	0.59%	-1%
<i>Broomfield County</i>	7%	5.52%
<i>Denver County</i>	7.47%	3%
<i>Douglas County</i>	0.55%	2.13%
<i>Jefferson County</i>	4%	4.63%
<i>Larimer County</i>	2.31%	2.36%
<i>Weld County</i>	4.31%	6.47%
Front Range Markets	3.79%	1.70%

Front Range Summary:

Nine Northern Front Range Housing Markets (combined):

Year-To-Date Single-Family Home Average Appreciation = 3.08%

Year-To-Date Attached Dwellings Average Appreciation = 3.79%

As compared to 2018, single family homes are taking +17% longer to receive an acceptable offer. Attached dwellings are taking -3.5% less time to receive an acceptable offer.

The inventory of homes available for sale is higher as compared to the same time last year (2018). The single-family home inventory is up 18%, the attached dwelling inventory is up 4.7%.

The volume of homes sold in 2019 is the same as compared to the this time last year (2018).

Front Range Market Summary (9 county combined data): The overall 9 county combined market is showing a seller's market in the lower price points, a balanced market in the mid-price points and a buyer's market in the upper price points. This includes the following combined counties: Adams, Arapahoe, Boulder, Broomfield, Denver, Douglas, Jefferson, Larimer and Weld.

The overall real estate market general trends for 2019 continue; inventory and "days to offer" are increasing, and the number of transactions is similar to last year.

Although prices appear to be rising year-to date, this statistic is somewhat misleading as values peaked in May 2019, but have been decreasing slightly over the last 3 months (but still above 2018). There is a steady stream of price reductions and Realtors are adjusting their pricing methods when taking new listings.

The "Hottest" Individual Community Markets:

Single Family Home Markets (homes priced under \$500k)

- Northglenn
- Broomfield
- Highlands Ranch
- Thornton
- Greeley

Attached Dwelling Markets:

- Arvada
- Thornton
- Northglenn
- Louisville
- Centennial

The Boulder / Denver Markets:

Boulder:

Single Family Homes:

The percentage of single-family homes under contract is 34% lower as compared to the same time last year, which is the biggest % under contract drop of any sub-market across the entire front range. The average appreciation is up 2.96% YTD, and although the overall appreciation is up YTD, this overall appreciation peaked in May, and has declined slightly over the last 3 months.

Homes are taking an average of 24 days longer to receive an acceptable offer (72% increase in time). A balanced market below \$1,000,000 and a Buyer's market above \$1,000,000

Attached Dwellings:

The percentage of single-family homes under contract is 15% lower as compared to the same time last year. The average appreciation is up 1.59% YTD, although like single family homes, this YTD appreciation has also declined over the last 3 months.

Homes are taking an average of 15 days longer to receive an acceptable offer (54% increase in time). A buyer's market under \$1,000,000, a Seller's market above \$1,000,000.

Denver:

Single Family Homes:

The percentage of single-family homes under contract in Denver is approximately 11% lower as compared to the same time last year. The average appreciation is 7% YTD. Inventory has increased by a nominal 2% as compared to the same time last year.

Homes are taking an average of 6 days longer to receive an acceptable offer. A slight Seller's market below \$1,000,000, a balanced market between \$1,000,000 and \$2,000,000, and a Buyer's market above \$2,000,000.

Attached Dwellings:

The percentage of attached dwellings under contract in Denver is approximately 26% lower as compared to the same time last year. The average appreciation is 7.5% YTD. Inventory has increased by approximately 12%.

Attached dwellings are selling more quickly (19 days quicker) as compared to 2018. A balanced market up to \$750,000 and a Buyer's market above \$750,000.

The Mountain Market:

The percentage of mountain single-family homes under contract is 26% lower as compared to the same time last year. The average appreciation is up +9.85% YTD, but the median price is actually down -1%. Inventory is building.

Homes are taking an average of 2 fewer days to receive an acceptable offer (-2% decrease in time). A balanced market below \$750,000 and a Buyer's market above \$750,000.

(Includes: Adams, Arapahoe, Boulder, Broomfield, Denver, Douglas, Jefferson, Larimer and Weld)

Information provided by ReColorado

(Single Family Homes - % Under Contract)

Price Range	Aug 18'	Sep 18'	Oct 18'	Nov 18'	Dec 18'	Jan 19'	Feb 19'	Mar 19'	Apr 19'	May 19'	June 19'	July 19'	Aug 19'
UNDER \$500K		45%	44%	51%	51%	54%	60%	61%	59%	58%	55%	46%	51%
\$500-\$750K		33%	34%	39%	37%	41%	45%	46%	45%	44%	41%	36%	38%
\$750K - \$1MM		29%	32%	30%	29%	34%	40%	38%	41%	41%	35%	28%	31%
\$1MM - \$1.5MM		23%	26%	25%	24%	29%	31%	32%	32%	33%	29%	38%	27%
\$1.5MM+		16%	14%	16%	15%	16%	19%	23%	24%	19%	17%	23%	17%
OVERALL % U/C		38%	38%	43%	42%	46%	49%	51%	49%	49%	45%	44%	42%

(Single Family Homes - Inventory)

	Aug 18'	Sep 18'	Oct 18'	Nov 18'	Dec 18'	Jan 19'	Feb 19'	Mar 19'	Apr 19'	May 19'	June 19'	July 19'	Aug 19'
	7,373	7,823	7,555	6,787	5,304	5,232	5,300	5,422	6,118	6,311	7,257	7,656	7,726

(Single Family Homes - # Sold)

	Aug 18'	Sep 18'	Oct 18'	Nov 18'	Dec 18'	Jan 19'	Feb 19'	Mar 19'	Apr 19'	May 19'	June 19'	July 19'	Aug 19'
		3330	3515	3187	3019	2290	2680	3512	3906	4567	4572	4186	4298

(Single Family Homes - Absorption Rate in Months) Based off 6-month sales average

	Aug 18'	Sep 18'	Oct 18'	Nov 18'	Dec 18'	Jan 19'	Feb 19'	Mar 19'	Apr 19'	May 19'	June 19'	July 19'	Aug 19'
		3.96	3.57	2.76	2.52	2.94	1.76	1.79	1.97	1.90	2.02	1.96	1.85

YTD Comparison:

Key Metrics	2018	YTD 2019	% Change
Total Units Sold	43,961	43,198	-
Average Sales Price	\$513,674	\$529,484	3.08%
Median Sales Price	\$435,000	\$449,990	3.45%
Average Days to Contract	34	40	17.65%

Appreciation:

	5 year	10 year	15 Year	20 year
Average	8.40%	9.40%		
Median	6.87%	7.31%		

Front Range - All County Overview - Condominium/Townhome (Attached)

(Includes: Adams, Arapahoe, Boulder, Broomfield, Denver, Douglas, Jefferson, Larimer and Weld)

Information provided by ReColorado

(Attached Dwelling - % Under Contract)

Price Range	Aug 18'	Sep 18'	Oct 18'	Nov 18'	Dec 18'	Jan 19'	Feb 19'	Mar 19'	Apr 19'	May 19'	June 19'	July 19'	Aug 19'
UNDER \$500K		48%	44%	45%	46%	49%	53%	56%	51%	51%	49%	50%	47%
\$500-\$750K		37%	36%	37%	38%	42%	39%	43%	42%	42%	38%	38%	34%
\$750K - \$1MM		19%	23%	29%	30%	34%	32%	29%	31%	27%	31%	29%	24%
\$1MM - \$1.5MM		31%	32%	38%	40%	40%	42%	46%	45%	35%	37%	27%	34%
\$1.5MM+		30%	40%	39%	46%	35%	38%	42%	38%	31%	28%	16%	21%
OVERALL % U/C		44%	41%	43%	43%	46%	49%	52%	48%	48%	46%	42%	43%

(Attached Dwelling - Inventory)

	Aug 18'	Sep 18'	Oct 18'	Nov 18'	Dec 18'	Jan 19'	Feb 19'	Mar 19'	Apr 19'	May 19'	June 19'	July 19'	Aug 19'
	2,534	2,685	2,737	2,563	2,090	2,210	2,270	2,260	2,403	2,329	2,780	2,871	2,989

(Attached Dwelling - # Sold)

	Aug 18'	Sep 18'	Oct 18'	Nov 18'	Dec 18'	Jan 19'	Feb 19'	Mar 19'	Apr 19'	May 19'	June 19'	July 19'	Aug 19'
		1348	1386	1287	1074	872	1088	1394	1586	1752	1578	1536	1685

(Attached Dwellings – Absorption Rate in Months) Based off 6-month sales average

	Aug 18'	Sep 18'	Oct 18'	Nov 18'	Dec 18'	Jan 19'	Feb 19'	Mar 19'	Apr 19'	May 19'	June 19'	July 18'	Aug 19'
		3.67	3.4	2.95	2.66	3.2	1.93	1.91	1.97	1.80	2.02	1.93	1.88

YTD Comparison:

Key Metrics	2018	YTD 2019	% Change
Total Units Sold	16,896	11,968	-
Average Sales Price	\$349,867	\$363,110	3.79%
Median Sales Price	\$299,900	\$305,000	1.70%
Average Days to Contract	56	54	-3.57%

Appreciation:

	5 year	10 year	15 Year	20 year
Average	11.20%	11.84%		
Median	12.62%	8.79%		

Boulder County Overview - Single Family Homes (Detached)

Information provided by IRES Information Services

(Attached Dwelling - % Under Contract)

Price Range	Aug 18'	Sep 18'	Oct 18'	Nov 18'	Dec 18'	Jan 19'	Feb 19'	Mar 19'	Apr 19'	May 19'	June 19'	July 19'	Aug 19'
UNDER \$500K		54%	53%	51%	42%	47%	59%	60%	54%	55%	55%	48%	45%
\$500-\$750K		42%	37%	49%	37%	47%	46%	46%	50%	48%	44%	41%	41%
\$750K - \$1MM		36%	34%	39%	32%	47%	54%	43%	46%	42%	37%	31%	32%
\$1MM - \$1.5MM		29%	31%	34%	30%	26%	45%	34%	37%	28%	29%	29%	21%
\$1.5MM+		16%	16%	18%	12%	17%	21%	21%	15%	16%	17%	16%	12%
OVERALL % U/C		39%	37%	41%	33%	40%	46%	43%	43%	41%	38%	21%	39%

(Attached Dwelling - Inventory)

	Aug 18'	Sep 18'	Oct 18'	Nov 18'	Dec 18'	Jan 19'	Feb 19'	Mar 19'	Apr 19'	May 19'	June 19'	July 19'	Aug 19'
		624	524	420	461	471	539	637	668	743	754	776	786

(Attached Dwelling - # Sold)

	Aug 18'	Sep 18'	Oct 18'	Nov 18'	Dec 18'	Jan 19'	Feb 19'	Mar 19'	Apr 19'	May 19'	June 19'	July 19'	Aug 19'
		249	266	237	223	140	181	257	292	388	338	345	313

(Attached Dwellings – Absorption Rate in Months) Based off 6-month sales average

	Aug 18'	Sep 18'	Oct 18'	Nov 18'	Dec 18'	Jan 19'	Feb 19'	Mar 19'	Apr 19'	May 19'	June 19'	July 19'	Aug 19'
		3.73	3.71	3.24	2.47	3.07	2.50	2.93	3.01	3.01	2.83	2.59	2.44

YTD Comparison:

Key Metrics	2018	YTD 2019	% Change
Total Units Sold	3,232	2307	-
Average Sales Price	\$745,753	\$758,745	1.74%
Median Sales Price	\$595,000	\$600,000	0.84%
Average Days to Contract	33	57	72.73%

Appreciation:

	5 year	10 year	15 Year	20 year
Average	8.52%	7.96%	5.83%	7.91%
Median	7.89%	7.25%	5.54%	7.14%

Boulder County Overview - Condominium/Townhome (Attached)

Information provided by IRES Information Services

(Attached Dwelling - % Under Contract)

ATTACHED DWELLINGS	Aug 18'	Sep 18'	Oct 18'	Nov 18'	Dec 18'	Jan 19'	Feb 19'	Mar 19'	Apr 19'	May 19'	June 19'	July 19'	Aug 19'
UNDER \$500k		47%	46%	38%	42%	38%	45%	50%	47%	45%	47%	38%	43%
\$500-\$750K		31%	34%	43%	35%	46%	47%	45%	48%	44%	36%	34%	29%
\$750K - \$1MM		31%	32%	42%	37%	34%	29%	31%	40%	41%	35%	24%	24%
\$1MM - \$1.5MM		26%	26%	43%	40%	47%	58%	50%	27%	38%	26%	29%	48%
\$1.5MM+		22%	22%	54%	50%	50%	50%	46%	33%	35%	39%	41%	43%
OVERALL % U/C		41%	41%	39%	40%	39%	45%	47%	45%	43%	43%	36%	39%

UNDER \$500k	38%	39%	35%	36%	49%	34%	37%	42%	44%	35%	67%	28%	23%
\$500-\$750K	29%	38%	33%	31%	23%	33%	38%	48%	39%	41%	20%	30%	22%
\$750K - \$1MM	32%	45%	38%	35%	44%	40%	32%	35%	43%	41%	36%	30%	25%
\$1MM - \$1.5MM	27%	24%	28%	45%	43%	50%	61%	53%	21%	35%	33%	38%	55%
\$1.5MM+	9%	22%	22%	50%	50%	50%	50%	46%	33%	35%	39%	41%	46%
OVERALL % U/C	32%	37%	34%	37%	42%	39%	40%	43%	40%	37%	38%	31%	27%

(Attached Dwelling - Inventory)

	Aug 18'	Sep 18'	Oct 18'	Nov 18'	Dec 18'	Jan 19'	Feb 19'	Mar 19'	Apr 19'	May 19'	June 19'	July 19'	Aug 19'
	159	136	151	133	103	115	122	121	136	149	86	161	155

(Attached Dwelling - # Sold)

	Aug 18'	Sep 18'	Oct 18'	Nov 18'	Dec 18'	Jan 19'	Feb 19'	Mar 19'	Apr 19'	May 19'	June 19'	July 19'	Aug 19'
	50	36	45	37	35	23	25	50	41	60	32	66	57

(Attached Dwellings – Absorption Rate in Months) Based off 6-month sales average

	Aug 18'	Sep 18'	Oct 18'	Nov 18'	Dec 18'	Jan 19'	Feb 19'	Mar 19'	Apr 19'	May 19'	June 19'	July 19'	Aug 19'
	3.46	3.17	3.32	3.03	2.83	3.82	3.64	3.38	3.87	3.82	2.23	3.53	3.04

YTD Comparison:

Key Metrics	2018	YTD 2019	% Change
Total Units Sold	552	386	-
Average Sales Price	\$522,620	\$530,913	1.59%
Median Sales Price	\$453,000	\$447,450	-1.23%
Average Days to Contract	27	40	48.15%

Appreciation:

	5 year	10 year	15 Year	20 year
Average	11.63%	7.10%	7.26%	12.22%
Median	12.51%	9.01%	6.67%	11.43%

City of Lafayette Single Family Homes (Detached)

Information provided by IRES Information Services

(Single Family Homes - % Under Contract)

Price Range	Aug 18'	Sep 18'	Oct 18'	Nov 18'	Dec 18'	Jan 19'	Feb 19'	Mar 19'	Apr 19'	May 19'	June 19'	July 19'	Aug 19'
UNDER \$750K	36%	45%	34%	60%	35%	48%	48%	51%	62%	65%	60%	39%	40%
\$750K +	37%	38%	32%	13%	27%	27%	28%	39%	27%	45%	23%	53%	37%
OVERALL	36%	43%	33%	45%	30%	42%	42%	46%	51%	59%	46%	39%	39%

(Single Family Homes - Inventory)

	Aug 18'	Sep 18'	Oct 18'	Nov 18'	Dec 18'	Jan 19'	Feb 19'	Mar 19'	Apr 19'	May 19'	June 19'	July 19'	Aug 19'
	49	59	54	44	30	35	43	47	48	37	41	49	47

(Single Family Homes - # Sold)

	Aug 18'	Sep 18'	Oct 18'	Nov 18'	Dec 18'	Jan 19'	Feb 19'	Mar 19'	Apr 19'	May 19'	June 19'	July 19'	Aug 19'
	24	16	27	17	20	12	16	21	75	43	36	29	24

(Single Family Homes – Absorption Rate in Months) Based off 6-month sales average

	Aug 18'	Sep 18'	Oct 18'	Nov 18'	Dec 18'	Jan 19'	Feb 19'	Mar 19'	Apr 19'	May 19'	June 19'	July 19'	Aug 19'
		8.85	4.84	3.14	1.73	1.81	2.39	2.50	1.79	1.19	1.21	1.34	1.24

YTD Comparison:

Key Metrics	2018	YTD 2019	% Change
Total Units Sold	250	214	-
Average Sales Price	\$617,900	\$616,535	-0.22%
Median Sales Price	\$587,500	\$585,000	-0.43%
Average Days to Contract	23	24	4.35%

Appreciation:

	5 year	10 year	15 Year	20 year
Average	6.59%	7.48%	5.05%	5.10%
Median	8.72%	8.63%	7.78%	7.72%

City of Lafayette Condominium/Townhome (Attached)

Information provided by IRES Information Services

(Attached Dwelling - % Under Contract)

Price Range	Aug 18'	Sep 18'	Oct 18'	Nov 18'	Dec 18'	Jan 19'	Feb 19'	Mar 19'	Apr 19'	May 19'	June 19'	July 19'	Aug 19'
OVERALL	55%	57%	64%	64%	67%	66%	69%	61%	62%	62%	66%	58%	51%

	51	68	75	65	55	58	65	57	67	67	69	77	65
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(Attached Dwelling - # Sold)

	Aug 18'	Sep 18'	Oct 18'	Nov 18'	Dec 18'	Jan 19'	Feb 19'	Mar 19'	Apr 19'	May 19'	June 19'	Jun 18'	Aug 19'
	35	24	27	44	15	14	15	28	33	45	30	30	24

(Attached Dwellings – Absorption Rate in Months) Based off 6-month sales average

	Aug 18'	Sep 18'	Oct 18'	Nov 18'	Dec 18'	Jan 19'	Feb 19'	Mar 19'	Apr 19'	May 19'	June 19'	Jun 18'	Aug 19'
		6.92	5.23	3.00	2.28	2.19	2.81	2.39	2.70	2.68	2.51	2.55	2.05

YTD Comparison:

Key Metrics	2018	YTD 2019	% Change
Total Units Sold	320	234	-
Average Sales Price	\$354,098	\$340,689	-3.79%
Median Sales Price	\$331,625	\$324,900	-2.03%
Average Days to Contract	29	56	93.10%

Appreciation:

	5 year	10 year	15 Year	20 year
Average	13.26%	10.53%	5.90%	8.25%
Median	14.43%	9.55%	5.98%	8.49%

City of Louisville Single Family Homes (Detached)

Information provided by IRES Information Services

(Single Family Homes - % Under Contract)

Price Range	Aug 18'	Sep 18'	Oct 18'	Nov 18'	Dec 18'	Jan 19'	Feb 19'	Mar 19'	Apr 19'	May 19'	June 19'	Jun 18'	Aug 19'
UNDER \$750K	40%	58%	42%	43%	47%	64%	64%	51%	64%	54%	38%	27%	43%
\$750K+	31%	41%	20%	50%	40%	50%	63%	33%	48%	50%	45%	38%	25%
OVERALL % U/C	39%	50%	37%	45%	45%	59%	65%	53%	60%	53%	40%	31%	36%

(Single Family Homes - Inventory)

	Aug 18'	Sep 18'	Oct 18'	Nov 18'	Dec 18'	Jan 19'	Feb 19'	Mar 19'	Apr 19'	May 19'	June 19'	Jun 18'	Aug 19'
	27	27	26	20	13	15	20	20	28	28	31	36	32

(Single Family Homes - # Sold)

	Aug 18'	Sep 18'	Oct 18'	Nov 18'	Dec 18'	Jan 19'	Feb 19'	Mar 19'	Apr 19'	May 19'	June 19'	Jun 18'	Aug 19'
	22	14	15	15	9	6	13	18	20	31	23	20	15

(Single Family Homes – Absorption Rate in Months) Based off 6-month sales average

	Aug 18'	Sep 18'	Oct 18'	Nov 18'	Dec 18'	Jan 19'	Feb 19'	Mar 19'	Apr 19'	May 19'	June 19'	Jun 18'	Aug 19'
		4.50	3.06	1.82	1.04	1.11	1.67	1.58	2.07	1.73	1.68	1.73	1.51

YTD Comparison:

Key Metrics	2018	YTD 2019	% Change
Total Units Sold	193	153	-
Average Sales Price	\$749,621	\$746,654	-0.40%
Median Sales Price	\$669,000	\$660,000	-1.35%
Average Days to Contract	27	22	-18.52%

Appreciation:

	5 year	10 year	15 Year	20 year
Average	4.01%	9.13%	8.27%	10.35%
Median	6.20%	8.86%	8.36%	10.22%

City of Louisville Condominium/Townhome (Attached)

Information provided by IRES Information Services

(Attached Dwelling - % Under Contract)

Price Range	Aug 18'	Sep 18'	Oct 18'	Nov 18'	Dec 18'	Jan 19'	Feb 19'	Mar 19'	Apr 19'	May 19'	June 19'	July 19'	Aug 19'
OVERALL % U/C	36%	41%	44%	43%	32%	26%	34%	41%	47%	51%	54%	66%	58%

(Attached Dwelling - Inventory)

	Aug 18'	Sep 18'	Oct 18'	Nov 18'	Dec 18'	Jan 19'	Feb 19'	Mar 19'	Apr 19'	May 19'	June 19'	July 19'	Aug 19'
	27	25	23	24	19	24	20	20	19	21	18	12	14

(Attached Dwelling - # Sold)

	Aug 18'	Sep 18'	Oct 18'	Nov 18'	Dec 18'	Jan 19'	Feb 19'	Mar 19'	Apr 19'	May 19'	June 19'	July 19'	Aug 19'
	11	4	5	5	6	10	3	4	4	6	10	12	10

(Attached Dwellings – Absorption Rate in Months) Based off 6-month sales average

	Aug 18'	Sep 18'	Oct 18'	Nov 18'	Dec 18'	Jan 19'	Feb 19'	Mar 19'	Apr 19'	May 19'	June 19'	July 19'	Aug 19'
					3.68	3.51	3.64	3.64	3.56	3.82	2.92	1.85	1.83

YTD Comparison:

Key Metrics	2018	YTD 2019	% Change
Total Units Sold	72	60	-
Average Sales Price	\$429,767	\$441,891	2.82%
Median Sales Price	\$387,500	\$425,250	9.74%
Average Days to Contract	52	44	-15.38%

Appreciation:

	5 year	10 year	15 Year	20 year
Average	13.29%	10.77%	8.89%	9.60%
Median	9.06%	8.60%	7.60%	8.85%

Town of Superior Single-Family Homes (Detached)

Information provided by IRES Information Services

(Single Family Homes - % Under Contract)

Price Range	Aug 18'	Sep 18'	Oct 18'	Nov 18'	Dec 18'	Jan 19'	Feb 19'	Mar 19'	Apr 19'	May 19'	June 19'	July 19'	Aug 19'
UNDER \$750k	22%	75%	50%	29%	75%	70%	64%	75%	63%	46%	65%	48%	54%
\$750k +	66%	52%	71%	66%	57%	57%	69%	41%	45%	58%	44%	54%	35%
OVERALL	35%	61%	57%	33%	68%	65%	67%	58%	51%	54%	53%	50%	47%

(Single Family Homes - Inventory)

	Aug 18'	Sep 18'	Oct 18'	Nov 18'	Dec 18'	Jan 19'	Feb 19'	Mar 19'	Apr 19'	May 19'	June 19'	July 19'	Aug 19'
	27	25	23	24	19	24	20	20	19	21	16	19	24

(Single Family Homes - # Sold)

	Aug 18'	Sep 18'	Oct 18'	Nov 18'	Dec 18'	Jan 19'	Feb 19'	Mar 19'	Apr 19'	May 19'	June 19'	July 19'	Aug 19'
	10	1	10	4	7	4	3	4	15	4	16	20	10

(Single Family Homes – Absorption Rate in Months) Based off 6-month sales average

	Aug 18'	Sep 18'	Oct 18'	Nov 18'	Dec 18'	Jan 19'	Feb 19'	Mar 19'	Apr 19'	May 19'	June 19'	July 19'	Aug 19'
		13.64	6.57	5.76	3.56	4.00	4.14	3.75	3.08	3.41	2.09	1.84	2.09

YTD Comparison:

Key Metrics	2018	YTD 2019	% Change
Total Units Sold	95	80	-
Average Sales Price	\$675,265	\$709,249	5.03%
Median Sales Price	\$640,000	\$680,000	6.25%
Average Days to Contract	20	26	30.00%

Appreciation:

	5 year	10 year	15 Year	20 year
Average	6.49%	6.34%	5.40%	7.12%
Median	7.42%	6.27%	6.13%	7.90%

Town of Superior Condominium/Townhome (Attached)

Information provided by IRES Information Services

(Attached Dwelling - % Under Contract)

Price Range	Aug 18'	Sep 18'	Oct 18'	Nov 18'	Dec 18'	Jan 19'	Feb 19'	Mar 19'	Apr 19'	May 19'	June 19'	July 19'	Aug 19'
OVERALL	55%	44%	53%	33%	68%	46%	53%	57%	54%	40%	29%	22%	31%

(Attached Dwelling - Inventory)

	Aug 18'	Sep 18'	Oct 18'	Nov 18'	Dec 18'	Jan 19'	Feb 19'	Mar 19'	Apr 19'	May 19'	June 19'	July 19'	Aug 19'
	27	25	23	24	19	24	20	20	19	9	17	21	18

(Attached Dwelling - # Sold)

	Aug 18'	Sep 18'	Oct 18'	Nov 18'	Dec 18'	Jan 19'	Feb 19'	Mar 19'	Apr 19'	May 19'	June 19'	July 19'	Aug 19'
	7	4	6	5	2	0	9	5	6	5	6	7	3

(Attached Dwellings – Absorption Rate in Months) Based off 6-month sales average

	Aug 18'	Sep 18'	Oct 18'	Nov 18'	Dec 18'	Jan 19'	Feb 19'	Mar 19'	Apr 19'	May 19'	June 19'	July 19'	Aug 19'
		13.64	8.12	6.55	4.75	6.00	4.62	4.44	4.22	2.00	3.29	3.32	3.38

YTD Comparison:

Key Metrics	2018	YTD 2019	% Change
Total Units Sold	89	40	-
Average Sales Price	\$458,909	\$490,223	6.82%

Median Sales Price		\$462,393	\$460,483	-0.41%
Average Days to Contract		20	23	15.00%

Appreciation:

	5 year	10 year	15 Year	20 year
Average	12.50%	8.10%	7.66%	5.29%
Median	23.83%	12.02%	9.06%	5.68%

Denver (City and County) - Single Family Homes (Detached)

Information provided by ReColorado

(Single Family Homes - % Under Contract)

Price Range	Aug 18'	Sep 18'	Oct 18'	Nov 18'	Dec 18'	Jan 19'	Feb 19'	Mar 19'	Apr 19'	May 19'	June 19'	July 19'	Aug 19'
Under \$500K	53%	42%	43%	48%	45%	54%	58%	58%	58%	57%	53%	47%	49%
\$500K-\$750K	38%	39%	36%	33%	37%	40%	47%	46%	45%	49%	45%	43%	42%
\$750K-\$1MM	30%	34%	38%	38%	30%	39%	48%	50%	50%	49%	41%	30%	41%
\$1MM-\$1.5MM	27%	35%	28%	30%	28%	34%	41%	41%	34%	48%	34%	27%	34%
\$1.5MM-\$2MM	21%	26%	21%	25%	27%	22%	27%	37%	48%	41%	33%	22%	24%
\$2MM +	17%	25%	10%	15%	21%	18%	25%	19%	19%	11%	11%	16%	15%
OVERALL % U/C	47%	38%	38%	40%	39%	45%	50%	50%	49%	50%	45%	40%	42%

(Single Family Homes - Inventory)

	Aug 18'	Sep 18'	Oct 18'	Nov 18'	Dec 18'	Jan 19'	Feb 19'	Mar 19'	Apr 19'	May 19'	June 19'	July 19'	Aug 19'
	1,071	1,095	1,151	1,044	808	788	731	721	822	806	1,056	1,102	1,094

(Single Family Homes - # Sold)

	Aug 18'	Sep 18'	Oct 18'	Nov 18'	Dec 18'	Jan 19'	Feb 19'	Mar 19'	Apr 19'	May 19'	June 19'	July 19'	Aug 19'
	747	539	593	522	423	370	474	607	664	768	739	686	671

(Single Family Homes - Absorption Rate in Months) Based off 6-month sales average

	Aug 18'	Sep 18'	Oct 18'	Nov 18'	Dec 18'	Jan 19'	Feb 19'	Mar 19'	Apr 19'	May 19'	June 19'	July 19'	Aug 19'
		5.11	3.68	2.61	1.72	1.48	1.50	1.45	1.61	1.46	1.75	1.68	1.59

YTD Comparison:

Key Metrics	2018	YTD 2019	% Change
Total Units Sold	7850	5,112	-
Average Sales Price	\$563,114	\$603,101	7.10%
Median Sales Price	\$462,500	\$493,280	6.66%
Average Days to Contract	25	31	24.00%

Appreciation:

	5 year	10 year	15 Year	20 year
Average	9.48%	12.43%		
Median	9.11%	14.85%		

Denver City and County - Condominiums and Townhomes (Attached Dwellings)

Information provided by ReColorado

(Attached Dwellings - % Under Contract)

Price Range	Aug 18'	Sep 18'	Oct 18'	Nov 18'	Dec 18'	Jan 19'	Feb 19'	Mar 19'	Apr 19'	May 19'	June 19'	July 19'	Aug 19'
UNDER \$250K	58%	42%	36%	41%	35%	38%	43%	50%	47%	44%	43%	39%	41%
\$250K-\$500K	52%	43%	40%	44%	39%	45%	47%	50%	44%	46%	46%	46%	41%
\$500K-\$750K	48%	41%	36%	40%	39%	43%	41%	42%	42%	43%	41%	37%	34%
\$750K - \$1MM	23%	21%	27%	29%	33%	36%	36%	31%	31%	25%	30%	27%	18%
\$1MM +	33%	31%	36%	38%	40%	44%	41%	44%	44%	35%	34%	35%	28%
OVERALL	51%	40%	37%	40%	38%	42%	43%	46%	43%	42%	42%	39%	36%

(Attached Dwellings - Inventory)

	Aug 18'	Sep 18'	Oct 18'	Nov 18'	Dec 18'	Jan 19'	Feb 19'	Mar 19'	Apr 19'	May 19'	June 19'	July 19'	Aug 19'
	1,004	1,086	1,127	1,082	903	960	1,010	1,030	1,142	1,125	1,166	1,156	1,280

(Attached Dwellings - # Sold)

	Aug 18'	Sep 18'	Oct 18'	Nov 18'	Dec 18'	Jan 19'	Feb 19'	Mar 19'	Apr 19'	May 19'	June 19'	July 19'	Aug 19'
	548	424	433	389	366	261	363	430	582	634	518	547	590

(Attached Dwellings - Absorption Rate in Months) Based off 6-month sales average

	Aug 18'	Sep 18'	Oct 18'	Nov 18'	Dec 18'	Jan 19'	Feb 19'	Mar 19'	Apr 19'	May 19'	June 19'	July 19'	Aug 19'
		6.70	4.81	3.62	2.51	2.38	2.71	2.76	2.87	2.56	2.51	2.26	2.33

YTD Comparison:

Key Metrics	2018	YTD 2019	% Change
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Total Units Sold		5915	4,062	-
Average Sales Price		\$426,640	\$458,519	7.47%
Median Sales Price		\$370,000	\$379,250	2.50%
Average Days to Contract		108	89	-17.59%

Appreciation:

	5 year	10 year	15 Year	20 year
Average	5.91%	8.98%		
Median	13.32%	14.50%		

Adams County Overview Single Family Homes (Detached)

Information provided by ReColorado

(Single Family Homes - % Under Contract)

Price Range	Aug 18'	Sep 18'	Oct 18'	Nov 18'	Dec 18'	Jan 19'	Feb 19'	Mar 19'	Apr 19'	May 19'	June 19'	July 19'	Aug 19'
UNDER \$500k		44%	41%	47%	47%	52%	58%	61%	59%	58%	56%	52%	56%
\$500K - \$750k		30%	28%	28%	33%	36%	39%	41%	38%	36%	41%	37%	39%
\$750K-\$1MM		18%	22%	23%	25%	20%	30%	26%	30%	29%	30%	28%	27%
\$1mm+		23%	9%	16%	6%	12%	13%	14%	15%	17%	28%	22%	26%
OVERALL % U/C		40%	38%	43%	43%	48%	52%	55%	53%	52%	48%	48%	51%

(Single Family Homes - Inventory)

	Aug 18'	Sep 18'	Oct 18'	Nov 18'	Dec 18'	Jan 19'	Feb 19'	Mar 19'	Apr 19'	May 19'	June 19'	July 19'	Aug 19'
	1,071	1,095	1,151	1,044	808	788	731	721	822	864	874	980	877

(Single Family Homes - # Sold)

	Aug 18'	Sep 18'	Oct 18'	Nov 18'	Dec 18'	Jan 19'	Feb 19'	Mar 19'	Apr 19'	May 19'	June 19'	July 19'	Aug 19'
	678	530	557	477	525	378	417	473	622	637	679	606	675

(Single Family Homes - Absorption Rate in Months) Based off 6-month sales average

	Aug 18'	Sep 18'	Oct 18'	Nov 18'	Dec 18'	Jan 19'	Feb 19'	Mar 19'	Apr 19'	May 19'	June 19'	July 19'	Aug 19'
		5.44	3.91	2.79	1.75	1.50	1.52	1.53	1.71	1.70	1.64	1.71	1.43

YTD Comparison:

Key Metrics	2018	YTD 2019	% Change
Total Units Sold	6673	4,808	-
Average Sales Price	\$393,600	\$406,468	3.27%
Median Sales Price	\$370,000	\$380,000	2.70%
Average Days to Contract	38	37	-2.63%

Appreciation:

	5 year	10 year	15 Year	20 year
Average	10.09%	12.08%		
Median	10.73%	13.23%		

Adams County Overview Condominium/Townhome (Attached)

Information provided by ReColorado

(Attached Dwelling - % Under Contract)

Price Range	Aug 18'	Sep 18'	Oct 18'	Nov 18'	Dec 18'	Jan 19'	Feb 19'	Mar 19'	Apr 19'	May 19'	June 19'	July 19'	Aug 19'
UNDER \$250k		59%	52%	51%	59%	51%	58%	56%	52%	56%	52%	50%	48%
\$250K-\$500K		54%	55%	50%	53%	61%	65%	68%	61%	60%	59%	59%	58%
\$500k AND ABOVE		33%	0%	0%	50%	33%	25%	20%	25%	50%	50%	25%	27%
OVERALL % U/C		54%	53%	50%	55%	58%	63%	64%	59%	59%	58%	57%	56%

(Attached Dwelling - Inventory)

	Aug 18'	Sep 18'	Oct 18'	Nov 18'	Dec 18'	Jan 19'	Feb 19'	Mar 19'	Apr 19'	May 19'	June 19'	July 19'	Aug 19'
	192	201	214	201	176	170	163	161	182	211	215	236	237

(Attached Dwelling - # Sold)

	Aug 18'	Sep 18'	Oct 18'	Nov 18'	Dec 18'	Jan 19'	Feb 19'	Mar 19'	Apr 19'	May 19'	June 19'	July 19'	Aug 19'
		123	119	143	99	119	106	130	151	149	175	136	179

(Attached Dwellings - Absorption Rate in Months) Based off 6-month sales average

	Aug 18'	Sep 18'	Oct 18'	Nov 18'	Dec 18'	Jan 19'	Feb 19'	Mar 19'	Apr 19'	May 19'	June 19'	July 19'	Aug 19'
				3.13	2.18	1.69	1.38	1.35	1.46	1.68	1.55	1.67	1.55

YTD Comparison:

Key Metrics	2018	YTD 2019	% Change
Total Units Sold	1753	1052	-
Average Sales Price	\$274,396	\$280,932	2.38%
Median Sales Price	\$272,500	\$277,950	2.00%
Average Days to Contract	36	33	-8.33%

Appreciation:

	5 year	10 year	15 Year	20 year
Average	13.72%	14.48%		
Median	14.13%	14.38%		

Brighton Single Family Homes (Detached)

Information provided by ReColorado

(Single Family Homes - % Under Contract)

Price Range	Aug 18'	Sep 18'	Oct 18'	Nov 18'	Dec 18'	Jan 19'	Feb 19'	Mar 19'	Apr 19'	May 19'	June 19'	July 19'	Aug 19'
UNDER \$500k		43%	35%	38%	33%	48%	48%	57%	55%	53%	55%	55%	45%
\$500K - \$750k		25%	26%	32%	38%	31%	34%	40%	39%	35%	41%	32%	36%
\$750K AND ABOVE		14%	14%	11%	13%	26%	27%	15%	38%	40%	37%	26%	26%
OVERALL % U/C		36%	31%	34%	33%	42%	43%	49%	49%	55%	50%	45%	45%

(Single Family Homes - Inventory)

	Aug 18'	Sep 18'	Oct 18'	Nov 18'	Dec 18'	Jan 19'	Feb 19'	Mar 19'	Apr 19'	May 19'	June 19'	July 19'	Aug 19'
	209	213	232	198	166	167	177	154	148	167	152	168	170

(Single Family Homes - # Sold)

	Aug 18'	Sep 18'	Oct 18'	Nov 18'	Dec 18'	Jan 19'	Feb 19'	Mar 19'	Apr 19'	May 19'	June 19'	July 19'	Aug 19'
	83	68	75	67	77	40	70	86	104	91	104	97	99

(Single Family Homes - Absorption Rate in Months) Based off 6-month sales average

	Aug 18'	Sep 18'	Oct 18'	Nov 18'	Dec 18'	Jan 19'	Feb 19'	Mar 19'	Apr 19'	May 19'	June 19'	July 19'	Aug 19'
					2.69	2.44	2.68	2.23	2.00	2.14	1.84	1.83	1.76

YTD Comparison:

Key Metrics	2018	YTD 2019	% Change
Total Units Sold	879	701	-
Average Sales Price	\$415,057	\$440,569	6.15%
Median Sales Price	\$375,868	\$400,000	6.42%
Average Days to Contract	51	47	-7.84%

Appreciation:

	5 year	10 year	15 Year	20 year
Average	8.98%	10.83%		
Median	9.08%	11.43%		

Brighton Condominium/Townhome (Attached)

Information provided by ReColorado

(Attached Dwelling - % Under Contract)

Price Range	Aug 18'	Sept 18'	Oct 18'	Nov 18'	Dec 18'	Jan 19'	Feb 19'	Mar 19'	Apr 19'	May 19'	June 19'	July 19'	Aug 19'
OVERALL % U/C		77%	50%	44%	58%	43%	72%	60%	53%	54%	59%	65%	43%

(Attached Dwelling - Inventory)

	Aug 18'	Sep 18'	Oct 18'	Nov 18'	Dec 18'	Jan 19'	Feb 19'	Mar 19'	Apr 19'	May 19'	June 19'	July 19'	Aug 19'
	8	4	12	12	11	12	8	7	8	10	9	7	8

(Attached Dwelling - # Sold)

	Aug 18'	Sep 18'	Oct 18'	Nov 18'	Dec 18'	Jan 19'	Feb 19'	Mar 19'	Apr 19'	May 19'	June 19'	July 19'	Aug 19'
	10	10	8	10	7	10	5	11	8	12	10	9	10

(Attached Dwellings - Absorption Rate in Months) Based off 6-month sales average

	Aug 18'	Sep 18'	Oct 18'	Nov 18'	Dec 18'	Jan 19'	Feb 19'	Mar 19'	Apr 19'	May 19'	June 19'	July 19'	Aug 19'
		1.20	2.57	1.89	1.47	1.31	0.96	0.82	0.94	1.13	0.96	0.76	0.80

YTD Comparison:

Key Metrics	2018	YTD 2019	% Change
Total Units Sold	107	77	-
Average Sales Price	\$265,181	\$271,662	2.44%
Median Sales Price	\$264,900	\$270,000	1.93%
Average Days to Contract	12	28	133.33%

Appreciation:

	5 year	10 year	15 Year	20 year
Average	13.19%	14.42%		
Median	13.11%	14.08%		

Commerce City Single Family Homes (Detached)

Information provided by ReColorado

(Single Family Homes - % Under Contract)

Price Range	Aug 18'	Sep 18'	Oct 18'	Nov 18'	Dec 18'	Jan 19'	Feb 19'	Mar 19'	Apr 19'	May 19'	June 19'	July 19'	Aug 19'
UNDER \$500k		40%	40%	32%	47%	49%	57%	56%	60%	54%	53%	54%	52%
\$500K AND ABOVE		16%	25%	16%	14%	19%	18%	15%	25%	32%	28%	26%	20%
OVERALL % U/C		38%	39%	39%	44%	47%	53%	52%	56%	52%	51%	52%	49%

(Single Family Homes - Inventory)

	Aug 18'	Sep 18'	Oct 18'	Nov 18'	Dec 18'	Jan 19'	Feb 19'	Mar 19'	Apr 19'	May 19'	June 19'	July 19'	Aug 19'
	188	189	188	188	154	154	138	128	141	154	165	163	170

(Single Family Homes - # Sold)

	Aug 18'	Sep 18'	Oct 18'	Nov 18'	Dec 18'	Jan 19'	Feb 19'	Mar 19'	Apr 19'	May 19'	June 19'	July 19'	Aug 19'
	122	103	81	73	82	79	74	102	105	108	106	105	126

(Single Family Homes – Absorption Rate in Months) Based off 6-month sales average

	Aug 18'	Sep 18'	Oct 18'	Nov 18'	Dec 18'	Jan 19'	Feb 19'	Mar 19'	Apr 19'	May 19'	June 19'	July 19'	Aug 19'
					2.00	1.71	1.68	1.56	1.64	1.68	1.72	1.63	1.56

YTD Comparison:

Key Metrics	2018	YTD 2019	% Change
Total Units Sold	1022	857	-
Average Sales Price	\$366,997	\$380,645	3.72%
Median Sales Price	\$370,000	\$381,500	3.11%
Average Days to Contract	31	36	16.13%

Appreciation:

	5 year	10 year	15 Year	20 year
Average	9.39%	14.14%		
Median	8.57%	14.46%		

Commerce City Condominium/Townhome (Attached)

Information provided by ReColorado

(Attached Dwelling - % Under Contract)

Price Range	Aug 18'	Sep 18'	Oct 18'	Nov 18'	Dec 18'	Jan 19'	Feb 19'	Mar 19'	Apr 19'	May 19'	June 19'	July 19'	Aug 19'
OVERALL % U/C		39%	33%	26%	28%	57%	50%	62%	58%	50%	51%	44%	52%

(Attached Dwelling - Inventory)

	Aug 18'	Sep 18'	Oct 18'	Nov 18'	Dec 18'	Jan 19'	Feb 19'	Mar 19'	Apr 19'	May 19'	June 19'	July 19'	Aug 19'
	29	31	33	32	36	22	22	14	17	23	26	34	27

(Attached Dwelling - # Sold)

	Aug 18'	Sep 18'	Oct 18'	Nov 18'	Dec 18'	Jan 19'	Feb 19'	Mar 19'	Apr 19'	May 19'	June 19'	July 19'	Aug 19'
	17	12	12	9	8	13	13	18	18	16	17	14	23

(Attached Dwellings – Absorption Rate in Months) Based off 6-month sales average

	Aug 18'	Sep 18'	Oct 18'	Nov 18'	Dec 18'	Jan 19'	Feb 19'	Mar 19'	Apr 19'	May 19'	June 19'	July 19'	Aug 19'
					3.72	1.86	1.97	1.15	1.29	1.60	1.64	2.13	1.53

YTD Comparison:

Key Metrics	2018	YTD 2019	% Change
Total Units Sold	141	136	-
Average Sales Price	\$276,000	\$282,112	2.21%
Median Sales Price	\$276,108	\$280,000	1.41%
Average Days to Contract	23	53	130.43%

Appreciation:

	5 year	10 year	15 Year	20 year
Average	11.82%	12.75%		
Median	12.09%	13.00%		

Northglenn Single Family Homes (Detached)

Information provided by ReColorado

(Single Family Homes - % Under Contract)

Price Range	Aug 18'	Sep 18'	Oct 18'	Nov 18'	Dec 18'	Jan 19'	Feb 19'	Mar 19'	Apr 19'	May 19'	June 19'	July 19'	Aug 19'
							65%	61%	63%	65%	62%	62%	66%

(Single Family Homes - Inventory)

	Aug 18'	Sep 18'	Oct 18'	Nov 18'	Dec 18'	Jan 19'	Feb 19'	Mar 19'	Apr 19'	May 19'	June 19'	July 19'	Aug 19'
	40	37	50	36	19	16	14	24	28	29	29	31	22

(Single Family Homes - # Sold)

	Aug 18'	Sep 18'	Oct 18'	Nov 18'	Dec 18'	Jan 19'	Feb 19'	Mar 19'	Apr 19'	May 19'	June 19'	July 19'	Aug 19'
	46	36	29	21	35	31	30	26	40	36	44	41	43

(Single Family Homes - Absorption Rate in Months) Based off 6-month sales average

	Aug 18'	Sep 18'	Oct 18'	Nov 18'	Dec 18'	Jan 19'	Feb 19'	Mar 19'	Apr 19'	May 19'	June 19'	July 19'	Aug 19'
				1.64	0.68	0.48	0.46	0.84	0.92	0.88	0.84	0.86	0.57

YTD Comparison:

Key Metrics	2018	YTD 2019	% Change
Total Units Sold	426	304	-
Average Sales Price	\$343,836	\$354,088	2.98%
Median Sales Price	\$340,000	\$350,000	2.94%
Average Days to Contract	14	16	14.29%

Appreciation:

	5 year	10 year	15 Year	20 year
Average	11.22%	11.45%		
Median	11.19%	11.32%		

Northglenn Condominium/Townhome (Attached)

Information provided by ReColorado

Dwelling - % Under Contract)

Price Range	Aug 18'	Sep 18'	Oct 18'	Nov 18'	Dec 18'	Jan 19'	Feb 19'	Mar 19'	Apr 19'	May 19'	June 19'	July 19'	Aug 19'
OVERALL % U/C		48%	53%	43%	43%	75%	71%	57%	50%	50%	44%	72%	64%

(Attached Dwelling - Inventory)

	Aug 18'	Sep 18'	Oct 18'	Nov 18'	Dec 18'	Jan 19'	Feb 19'	Mar 19'	Apr 19'	May 19'	June 19'	July 19'	Aug 19'
	15	15	12	11	10	3	6	6	10	14	15	9	9

(Attached Dwelling - # Sold)

	Aug 18'	Sep 18'	Oct 18'	Nov 18'	Dec 18'	Jan 19'	Feb 19'	Mar 19'	Apr 19'	May 19'	June 19'	July 19'	Aug 19'
	10	12	14	10	6	10	12	12	7	5	10	11	17

(Attached Dwellings - Absorption Rate in Months) Based off 6-month sales average

	Aug 18'	Sep 18'	Oct 18'	Nov 18'	Dec 18'	Jan 19'	Feb 19'	Mar 19'	Apr 19'	May 19'	June 19'	July 19'	Aug 19'
				1.43	1.15	0.29	0.56	0.56	1.05	1.62	1.61	0.95	0.87

YTD Comparison:

Key Metrics	2018	YTD 2019	% Change
Total Units Sold	121	92	-
Average Sales Price	\$301,427	\$311,869	3.46%
Median Sales Price	\$303,000	\$317,750	4.87%
Average Days to Contract	16	25	56.25%

Appreciation:

	5 year	10 year	15 Year	20 year
Average	11.58%	15.48%		
Median	11.24%	14.73%		

Thornton Single Family Homes (Detached)

Information provided by ReColorado

(Single Family Homes - % Under Contract)

Price Range	Aug 18'	Sep 18'	Oct 18'	Nov 18'	Dec 18'	Jan 19'	Feb 19'	Mar 19'	Apr 19'	May 19'	June 19'	July 19'	Aug 19'
UNDER \$500k		48%	48%	53%	51%	56%	51%	65%	58%	63%	57%	51%	60%
OVER \$500K		27%	29%	29%	32%	36%	36%	43%	34%	35%	44%	41%	48%
OVERALL % U/C		43%	44%	47%	46%	50%	50%	58%	52%	54%	53%	48%	57%

(Single Family Homes - Inventory)

	Aug 18'	Sep 18'	Oct 18'	Nov 18'	Dec 18'	Jan 19'	Feb 19'	Mar 19'	Apr 19'	May 19'	June 19'	July 19'	Aug 19'
	268	289	279	269	205	199	175	179	218	246	251	274	216

(Single Family Homes - # Sold)

	Aug 18'	Sep 18'	Oct 18'	Nov 18'	Dec 18'	Jan 19'	Feb 19'	Mar 19'	Apr 19'	May 19'	June 19'	July 19'	Aug 19'
	190	164	161	152	153	109	141	142	174	210	204	178	197

(Single Family Homes – Absorption Rate in Months) Based off 6-month sales average

	Aug 18'	Sep 18'	Oct 18'	Nov 18'	Dec 18'	Jan 19'	Feb 19'	Mar 19'	Apr 19'	May 19'	June 19'	July 19'	Aug 19'
				2.42	1.50	1.29	1.19	1.25	1.50	1.59	1.54	1.57	1.17

YTD Comparison:

Key Metrics	2018	YTD 2019	% Change
Total Units Sold	2023	1426	-
Average Sales Price	\$407,770	\$422,432	3.60%
Median Sales Price	\$400,000	\$408,750	2.19%
Average Days to Contract	30	30	0.00%

Appreciation:

	5 year	10 year	15 Year	20 year
Average	9.39%	10.27%		
Median	10.19%	11.06%		

Thornton Condominium/Townhome (Attached)

Information provided by ReColorado

(Attached Dwelling - % Under Contract)

Price Range	Aug 18'	Sep 18'	Oct 18'	Nov 18'	Dec 18'	Jan 19'	Feb 19'	Mar 19'	Apr 19'	May 19'	June 19'	July 19'	Aug 19'
OVERALL % U/C		48%	62%	68%	71%	68%	72%	70%	66%	70%	67%	71%	65%

(Attached Dwelling - Inventory)

	Aug 18'	Sep 18'	Oct 18'	Nov 18'	Dec 18'	Jan 19'	Feb 19'	Mar 19'	Apr 19'	May 19'	June 19'	July 19'	Aug 19'
	58	72	74	61	50	59	58	54	68	68	78	71	86

(Attached Dwelling - # Sold)

	Aug 18'	Sep 18'	Oct 18'	Nov 18'	Dec 18'	Jan 19'	Feb 19'	Mar 19'	Apr 19'	May 19'	June 19'	July 19'	Aug 19'
	60	55	33	62	44	41	38	50	58	59	71	53	66

(Attached Dwellings – Absorption Rate in Months) Based off 6-month sales average

	Aug 18'	Sep 18'	Oct 18'	Nov 18'	Dec 18'	Jan 19'	Feb 19'	Mar 19'	Apr 19'	May 19'	June 19'	July 19'	Aug 19'
				1.74	1.18	1.20	1.27	1.21	1.39	1.41	1.48	1.29	1.45

YTD Comparison:

Key Metrics	2018	YTD 2019	% Change
Total Units Sold	645	464	-
Average Sales Price	\$272,719	\$283,903	4.10%
Median Sales Price	\$275,000	\$290,000	5.45%
Average Days to Contract	32	34	6.25%

Appreciation:

	5 year	10 year	15 Year	20 year
Average	12.99%	15.02%		
Median	13.49%	14.39%		

Arapahoe County Overview Single Family Homes (Detached)

Information provided by ReColorado

(Single Family Homes - % Under Contract)

Price Range	Aug 18'	Sep 18'	Oct 18'	Nov 18'	Dec 18'	Jan 19'	Feb 19'	Mar 19'	Apr 19'	May 19'	June 19'	July 19'	Aug 19'
UNDER \$500k		45%	46%	53%	54%	60%	65%	67%	61%	62%	60%	43%	54%
\$500K - \$750k		31%	32%	40%	36%	42%	43%	47%	44%	40%	38%	36%	34%
\$750k-\$1MM		26%	30%	27%	25%	29%	32%	31%	42%	45%	34%	38%	30%
\$1mm+		22%	24%	26%	18%	20%	20%	30%	35%	30%	26%	25%	26%
OVERALL % U/C		38%	39%	46%	44%	50%	52%	55%	52%	52%	49%	45%	44%

(Single Family Homes - Inventory)

	Aug 18'	Sep 18'	Oct 18'	Nov 18'	Dec 18'	Jan 19'	Feb 19'	Mar 19'	Apr 19'	May 19'	June 19'	July 19'	Aug 19'
	1225	1314	1204	1031	802	761	793	795	906	1046	1084	1134	1106

(Single Family Homes - # Sold)

	Aug 18'	Sep 18'	Oct 18'	Nov 18'	Dec 18'	Jan 19'	Feb 19'	Mar 19'	Apr 19'	May 19'	June 19'	July 19'	Aug 19'
	736	597	617	597	539	403	483	621	705	810	851	743	723

(Single Family Homes – Absorption Rate in Months) Based off 6-month sales average

	Aug 18'	Sep 18'	Oct 18'	Nov 18'	Dec 18'	Jan 19'	Feb 19'	Mar 19'	Apr 19'	May 19'	June 19'	July 19'	Aug 19'
				2.43	1.56	1.31	1.47	1.46	1.62	1.76	1.68	1.62	1.49

YTD Comparison:

Key Metrics	2018	YTD 2019	% Change
Total Units Sold	7602	5529	-
Average Sales Price	\$493,199	\$505,187	2.43%
Median Sales Price	\$410,000	\$423,900	3.39%
Average Days to Contract	27	30	11.11%

Appreciation:

	5 year	10 year	15 Year	20 year
Average	7.78%	8.92%		
Median	8.77%	9.52%		

Arapahoe County Overview Condominium/Townhome (Attached)

Information provided by ReColorado

(Attached Dwelling - % Under Contract)

Price Range	Aug 18'	Sep 18'	Oct 18'	Nov 18'	Dec 18'	Jan 19'	Feb 19'	Mar 19'	Apr 19'	May 19'	June 19'	July 19'	Aug 19'
UNDER \$250k		51%	46%	52%	55%	53%	57%	65%	55%	52%	49%	45%	50%
\$250K-\$500K		43%	44%	39%	37%	46%	50%	53%	49%	53%	47%	48%	47%
\$500K-\$750K		38%	44%	44%	43%	48%	51%	49%	49%	36%	36%	43%	41%
Above \$750K+		16%	22%	29%	33%	29%	27%	15%	43%	33%	50%	38%	33%
OVERALL % U/C		45%	44%	44%	43%	48%	52%	56%	50%	51%	47%	46%	47%

(Attached Dwelling - Inventory)

	Aug 18'	Sep 18'	Oct 18'	Nov 18'	Dec 18'	Jan 19'	Feb 19'	Mar 19'	Apr 19'	May 19'	June 19'	July 19'	Aug 19'
	525	565	559	522	402	444	429	409	464	464	520	558	523

(Attached Dwelling - # Sold)

	Aug 18'	Sep 18'	Oct 18'	Nov 18'	Dec 18'	Jan 19'	Feb 19'	Mar 19'	Apr 19'	May 19'	June 19'	July 19'	Aug 19'
	380	319	355	312	260	197	282	336	363	371	348	340	377

(Attached Dwellings – Absorption Rate in Months) Based off 6-month sales average

	Aug 18'	Sep 18'	Oct 18'	Nov 18'	Dec 18'	Jan 19'	Feb 19'	Mar 19'	Apr 19'	May 19'	June 19'	July 19'	Aug 19'
				2.29	1.48	1.46	1.49	1.41	1.59	1.54	1.64	1.64	1.47

YTD Comparison:

Key Metrics	2018	YTD 2019	% Change
Total Units Sold	3872	2739	-
Average Sales Price	\$277,503	\$289,815	4.44%
Median Sales Price	\$260,000	\$270,000	3.85%
Average Days to Contract	26	37	42.31%

Appreciation:

	5 year	10 year	15 Year	20 year
Average	11.74%	11.83%		
Median	12.49%	12.60%		

Aurora Single Family Homes (Detached)

Information provided by ReColorado

(Single Family Homes - % Under Contract)

Price Range	Aug 18'	Sep 18'	Oct 18'	Nov 18'	Dec 18'	Jan 19'	Feb 19'	Mar 19'	Apr 19'	May 19'	June 19'	July 19'	Aug 19'
UNDER \$500k		45%	46%	53%	54%	61%	67%	70%	62%	61%	61%	54%	57%
\$500K - \$750k		31%	31%	34%	34%	39%	37%	44%	41%	33%	33%	32%	29%
\$750K-\$1MM		23%	25%	22%	31%	29%	26%	26%	45%	48%	23%	33%	30%
\$1mm+		20%	0%	13%	0%	0%	0%	0%	0%	0%	11%	44%	25%
OVERALL % U/C		41%	42%	47%	47%	53%	56%	59%	55%	52%	51%	47%	48%

(Single Family Homes - Inventory)

	Aug 18'	Sep 18'	Oct 18'	Nov 18'	Dec 18'	Jan 19'	Feb 19'	Mar 19'	Apr 19'	May 19'	June 19'	July 19'	Aug 19'
	751	804	733	623	490	451	458	416	532	634	641	673	651

(Single Family Homes - # Sold)

	Aug 18'	Sep 18'	Oct 18'	Nov 18'	Dec 18'	Jan 19'	Feb 19'	Mar 19'	Apr 19'	May 19'	June 19'	July 19'	Aug 19'
	485	393	423	414	352	276	319	416	426	513	514	477	453

(Single Family Homes – Absorption Rate in Months) Based off 6-month sales average

	Aug 18'	Sep 18'	Oct 18'	Nov 18'	Dec 18'	Jan 19'	Feb 19'	Mar 19'	Apr 19'	May 19'	June 19'	July 19'	Aug 19'
				2.18	1.42	1.15	1.26	1.13	1.45	1.65	1.56	1.52	1.40

YTD Comparison:

Key Metrics	2018	YTD 2019	% Change
Total Units Sold	5058	3517	
Average Sales Price	\$400,803	\$416,254	3.86%
Median Sales Price	\$370,000	\$385,000	4.05%
Average Days to Contract	24	30	25.00%

Appreciation:

	5 year	10 year	15 Year	20 year
Average	9.55%	11.19%		
Median	9.96%	11.82%		

Aurora Condominium/Townhome (Attached)

Information provided by ReColorado

(Attached Dwelling - % Under Contract)

Price Range	Aug 18'	Sep 18'	Oct 18'	Nov 18'	Dec 18'	Jan 19'	Feb 19'	Mar 19'	Apr 19'	May 19'	June 19'	July 19'	Aug 19'
UNDER \$250k		52%	45%	53%	58%	53%	54%	66%	56%	53%	53%	45%	51%
\$250K-\$500K		41%	40%	35%	34%	46%	45%	49%	47%	49%	48%	49%	45%
Above \$500k		29%	33%	0%	33%	40%	25%	0%	40%	67%	75%	43%	50%
OVERALL % U/C		46%	42%	44%	44%	49%	49%	56%	58%	51%	51%	47%	48%

(Attached Dwelling - Inventory)

	Aug 18'	Sep 18'	Oct 18'	Nov 18'	Dec 18'	Jan 19'	Feb 19'	Mar 19'	Apr 19'	May 19'	June 19'	July 19'	Aug 19'
	310	349	382	351	257	282	295	271	301	311	320	365	348

(Attached Dwelling - # Sold)

	Aug 18'	Sep 18'	Oct 18'	Nov 18'	Dec 18'	Jan 19'	Feb 19'	Mar 19'	Apr 19'	May 19'	June 19'	July 19'	Aug 19'
	270	219	230	200	182	142	202	213	243	244	231	231	255

(Attached Dwellings - Absorption Rate in Months) Based off 6-month sales average

	Aug 18'	Sep 18'	Oct 18'	Nov 18'	Dec 18'	Jan 19'	Feb 19'	Mar 19'	Apr 19'	May 19'	June 19'	July 19'	Aug 19'
				2.29	1.40	1.36	1.51	1.39	1.53	1.52	1.50	1.60	1.47

YTD Comparison:

Key Metrics	2018	YTD 2019	% Change
Total Units Sold	2672	1866	-
Average Sales Price	\$249,781	\$256,581	2.72%
Median Sales Price	\$240,000	\$250,000	4.17%
Average Days to Contract	25	30	20.00%

Appreciation:

	5 year	10 year	15 Year	20 year
Average	13.51%	14.58%		
Median	14.01%	16.67%		

Centennial Single-Family Homes (Detached)

Information provided by ReColorado

(Single Family Homes - % Under Contract)

Price Range	Aug 18'	Sep 18'	Oct 18'	Nov 18'	Dec 18'	Jan 19'	Feb 19'	Mar 19'	Apr 19'	May 19'	June 19'	July 19'	Aug 19'
UNDER \$500k		42%	48%	58%	61%	57%	63%	70%	60%	64%	59%	48%	52%
\$500K - \$750k		33%	32%	42%	40%	44%	45%	48%	49%	51%	41%	42%	48%
\$750K-\$1MM		26%	23%	47%	29%	39%	35%	35%	29%	36%	31%	36%	32%
\$1mm+		19%	20%	0%	25%	20%	13%	33%	25%	30%	28%	18%	17%
OVERALL % U/C		35%	39%	49%	48%	48%	49%	55%	50%	53%	48%	43%	46

(Single Family Homes - Inventory)

	Aug 18'	Sep 18'	Oct 18'	Nov 18'	Dec 18'	Jan 19'	Feb 19'	Mar 19'	Apr 19'	May 19'	June 19'	July 19'	Aug 19'
	225	242	220	201	131	156	142	159	166	185	203	213	195

(Single Family Homes - # Sold)

	Aug 18'	Sep 18'	Oct 18'	Nov 18'	Dec 18'	Jan 19'	Feb 19'	Mar 19'	Apr 19'	May 19'	June 19'	July 19'	Aug 19'
	152	100	103	96	115	75	87	108	138	156	183	147	134

(Single Family Homes - Absorption Rate in Months) Based off 6-month sales average

	Aug 18'	Sep 18'	Oct 18'	Nov 18'	Dec 18'	Jan 19'	Feb 19'	Mar 19'	Apr 19'	May 19'	June 19'	July 19'	Aug 19'
				2.67	1.39	1.46	1.48	1.63	1.61	1.63	1.63	1.56	1.35

YTD Comparison:

Key Metrics	2018	YTD 2019	% Change
Total Units Sold	1456	1073	-
Average Sales Price	\$506,185	\$532,555	5.21%
Median Sales Price	\$465,000	\$488,000	4.95%
Average Days to Contract	22	28	27.27%

Appreciation:

	5 year	10 year	15 Year	20 year
Average	7.40%	7.24%		
Median	7.35%	7.55%		

Centennial Condominium/Townhome (Attached)

Information provided by ReColorado

(Attached Dwelling - % Under Contract)

Price Range	Aug 18'	Sep 18'	Oct 18'	Nov 18'	Dec 18'	Jan 19'	Feb 19'	Mar 19'	Apr 19'	May 19'	June 19'	July 19'	Aug 19'
UNDER \$250K		67%	56%	71%	45%	44%	83%	85%	55%	80%	58%	47%	57%
ABOVE \$250K		43%	42%	38%	33%	45%	51%	55%	49%	59%	40%	47%	51%
OVERALL % U/C		48%	45%	44%	35%	45%	55%	58%	50%	62%	41%	46%	49%

(Attached Dwelling - Inventory)

	Aug 18'	Sep 18'	Oct 18'	Nov 18'	Dec 18'	Jan 19'	Feb 19'	Mar 19'	Apr 19'	May 19'	June 19'	July 19'	Aug 19'
	70	63	56	57	56	53	45	41	48	35	52	55	47

(Attached Dwelling - # Sold)

	Aug 18'	Sep 18'	Oct 18'	Nov 18'	Dec 18'	Jan 19'	Feb 19'	Mar 19'	Apr 19'	May 19'	June 19'	July 19'	Aug 19'
	36	34	47	34	20	19	30	52	39	33	48	36	42

(Attached Dwellings - Absorption Rate in Months) Based off 6-month sales average

	Aug 18'	Sep 18'	Oct 18'	Nov 18'	Dec 18'	Jan 19'	Feb 19'	Mar 19'	Apr 19'	May 19'	June 19'	July 19'	Aug 19'
				2.26	1.96	1.67	1.47	1.22	1.48	1.09	1.41	1.39	1.13

YTD Comparison:

Key Metrics	2018	YTD 2019	% Change
Total Units Sold	409	310	-
Average Sales Price	\$313,115	\$338,803	8.20%
Median Sales Price	\$305,000	\$340,000	11.48%
Average Days to Contract	30	55	83.33%

Appreciation:

	5 year	10 year	15 Year	20 year
Average	8.48%	7.64%		
Median	9.33%	6.99%		

Englewood Single Family Homes (Detached)

Information provided by ReColorado

(Single Family Homes - % Under Contract)

Price Range	Aug 18'	Sep 18'	Oct 18'	Nov 18'	Dec 18'	Jan 19'	Feb 19'	Mar 19'	Apr 19'	May 19'	June 19'	July 19'	Aug 19'
UNDER \$500k		42%	44%	49%	42%	58%	54%	56%	61%	66%	50%	52%	47%
\$500K - \$750k		19%	19%	35%	25%	53%	51%	42%	32%	41%	52%	31%	27%
ABOVE \$750K		40%	50%	0%	20%	32%	32%	52%	37%	38%	27%	37%	39%
OVERALL % U/C		34%	37%	42%	37%	52%	49%	50%	49%	53%	47%	44%	41%

(Single Family Homes - Inventory)

	Aug 18'	Sep 18'	Oct 18'	Nov 18'	Dec 18'	Jan 19'	Feb 19'	Mar 19'	Apr 19'	May 19'	June 19'	July 19'	Aug 19'
	112	114	118	102	88	74	95	95	87	91	105	117	119

(Single Family Homes - # Sold)

	Aug 18'	Sep 18'	Oct 18'	Nov 18'	Dec 18'	Jan 19'	Feb 19'	Mar 19'	Apr 19'	May 19'	June 19'	July 19'	Aug 19'
	52	53	52	56	50	42	47	66	86	80	81	74	80

(Single Family Homes - Absorption Rate in Months) Based off 6-month sales average

	Aug 18'	Sep 18'	Oct 18'	Nov 18'	Dec 18'	Jan 19'	Feb 19'	Mar 19'	Apr 19'	May 19'	June 19'	July 19'	Aug 19'
					2.01	1.46	1.90	1.82	1.50	1.47	1.57	1.62	1.53

YTD Comparison:

Key Metrics	2018	YTD 2019	% Change
Total Units Sold	700	577	-

Average Sales Price		\$511,491	\$521,715	2.00%
Median Sales Price		\$415,000	\$425,000	2.41%
Average Days to Contract		23	26	13.04%

Appreciation:

	5 year	10 year	15 Year	20 year
Average	7.64%	10.23%		
Median	10.18%	10.11%		

Englewood Condominium/Townhome (Attached)

Information provided by ReColorado

(Attached Dwelling - % Under Contract)

Price Range	Aug 18'	Sep 18'	Oct 18'	Nov 18'	Dec 18'	Jan 19'	Feb 19'	Mar 19'	Apr 19'	May 19'	June 19'	July 19'	Aug 19'
Below -\$500K		53%	48%	41%	38%	48%	55%	51%	36%	47%	36%	41%	45%
Above +\$500K		21%	31%	34%	28%	33%	34%	41%	33%	13%	30%	42%	39%
OVERALL % U/C			41%	61%	34%	43%	49%	47%	35%	37%	35%	41%	43%

(Attached Dwelling - Inventory)

	Aug 18'	Sep 18'	Oct 18'	Nov 18'	Dec 18'	Jan 19'	Feb 19'	Mar 19'	Apr 19'	May 19'	June 19'	July 19'	Aug 19'
	69	76	76	74	64	63	62	104	66	67	79	74	69

(Attached Dwelling - # Sold)

	Aug 18'	Sep 18'	Oct 18'	Nov 18'	Dec 18'	Jan 19'	Feb 19'	Mar 19'	Apr 19'	May 19'	June 19'	July 19'	Aug 19'
	34	29	35	37	26	28	27	29	35	40	24	34	34

(Attached Dwellings - Absorption Rate in Months) Based off 6-month sales average

	Aug 18'	Sep 18'	Oct 18'	Nov 18'	Dec 18'	Jan 19'	Feb 19'	Mar 19'	Apr 19'	May 19'	June 19'	July 19'	Aug 19'
				3.29	2.39	2.00	2.04	3.43	2.18	2.17	2.59	2.35	2.11

YTD Comparison:

Key Metrics	2018	YTD 2019	% Change
Total Units Sold	354	258	-
Average Sales Price	\$349,908	\$381,621	9.06%
Median Sales Price	\$307,250	\$341,000	10.98%
Average Days to Contract	33	44	33.33%

Appreciation:

	5 year	10 year	15 Year	20 year
Average	11.37%	9.70%		
Median	12.86%	11.55%		

Greenwood Village Single Family Homes (Detached)

Information provided by ReColorado

(Single Family Homes - % Under Contract)

Price Range	Aug 18'	Sep 18'	Oct 18'	Nov 18'	Dec 18'	Jan 19'	Feb 19'	Mar 19'	Apr 19'	May 19'	June 19'	July 19'	Aug 19'
UNDER - \$1mm		7%	24%	33%	20%	40%	45%	20%	48	48%	41%	35%	29%
Above + \$1mm		35%	41%	43%	23%	23%	33%	29%	41	30%	35%	28%	31%
OVERALL % U/C		29%	37%	39%	21%	27%	35%	27%	43	35%	36%	30%	30%

(Single Family Homes - Inventory)

	Aug 18'	Sep 18'	Oct 18'	Nov 18'	Dec 18'	Jan 19'	Feb 19'	Mar 19'	Apr 19'	May 19'	June 19'	July 19'	Aug 19'
	46	53	48	39	35	36	43	53	49	51	46	49	44

(Single Family Homes - # Sold)

	Aug 18'	Sep 18'	Oct 18'	Nov 18'	Dec 18'	Jan 19'	Feb 19'	Mar 19'	Apr 19'	May 19'	June 19'	July 19'	Aug 19'
	8	13	9	7	14	4	6	12	15	27	16	16	13

(Single Family Homes - Absorption Rate in Months) Based off 6-month sales average

	Aug 18'	Sep 18'	Oct 18'	Nov 18'	Dec 18'	Jan 19'	Feb 19'	Mar 19'	Apr 19'	May 19'	June 19'	July 19'	Aug 19'
					4.12	3.93	4.87	6.12	5.07	3.92	3.45	3.20	2.67

YTD Comparison:

Key Metrics	2018	YTD 2019	% Change
Total Units Sold	162	114	-
Average Sales Price	\$1,436,882	\$1,339,881	-6.75%
Median Sales Price	\$1,277,500	\$1,200,000	-6.07%
Average Days to Contract	70	62	-11.43%

Appreciation:

	5 year	10 year	15 Year	20 year
Average	5.84%	9.05%		
Median	6.89%	10.36%		

Greenwood Village Condominium/Townhome (Attached)

Information provided by ReColorado

(Attached Dwelling - % Under Contract)

Price Range	Aug 18'	Sep 18'	Oct 18'	Nov 18'	Dec 18'	Jan 19'	Feb 19'	Mar 19'	Apr 19'	May 19'	June 19'	July 19'	Aug 19'
UNDER - \$500k		67%	56%	66%	33%	33%	55%	31%	33%	50%	50%	20%	33%
Above + \$500K		43%	17%	43%	71%	56%	50%	27%	42%	40%	10%	25%	18%
OVERALL % U/C		53%	35%	31%	54%	44%	52%	29%	37%	46%	33%	23%	26%

(Attached Dwelling - Inventory)

	Aug 18'	Sep 18'	Oct 18'	Nov 18'	Dec 18'	Jan 19'	Feb 19'	Mar 19'	Apr 19'	May 19'	June 19'	July 19'	Aug 19'
	20	14	15	12	10	13	12	18	20	14	16	24	26

(Attached Dwelling - # Sold)

	Aug 18'	Sep 18'	Oct 18'	Nov 18'	Dec 18'	Jan 19'	Feb 19'	Mar 19'	Apr 19'	May 19'	June 19'	July 19'	Aug 19'
	9	9	12	9	5	2	4	8	9	10	9	5	8

(Attached Dwellings – Absorption Rate in Months) Based off 6-month sales average

	Aug 18'	Sep 18'	Oct 18'	Nov 18'	Dec 18'	Jan 19'	Feb 19'	Mar 19'	Apr 19'	May 19'	June 19'	July 19'	Aug 19'
				1.85	1.36	1.70	1.76	2.70	3.24	2.21	2.29	3.20	3.18

YTD Comparison:

Key Metrics	2018	YTD 2019	% Change
Total Units Sold	89	57	-
Average Sales Price	\$511,304	\$532,758	4.20%
Median Sales Price	\$350,000	\$405,000	15.71%
Average Days to Contract	31	34	9.68%

Appreciation:

	5 year	10 year	15 Year	20 year
Average	11.53%	7.42%		
Median	8.47%	6.28%		

Littleton Single Family Homes (Detached)

Information provided by ReColorado

(Single Family Homes - % Under Contract)

Price Range	Aug 18'	Sep 18'	Oct 18'	Nov 18'	Dec 18'	Jan 19'	Feb 19'	Mar 19'	Apr 19'	May 19'	June 19'	July 19'	Aug 19'
UNDER - \$500k		49%	45%	58%	58%	74%	71%	67%	66%	67%	56%	54%	53%
Above + \$500K		30%	29%	45%	34%	40%	43%	52%	45%	41%	37%	19%	33%
OVERALL % U/C		38%	37%	48%	45%	54%	55%	53%	54%	50%	43%	41%	41%

(Single Family Homes - Inventory)

	Aug 18'	Sep 18'	Oct 18'	Nov 18'	Dec 18'	Jan 19'	Feb 19'	Mar 19'	Apr 19'	May 19'	June 19'	July 19'	Aug 19'
	342	375	363	300	209	197	207	224	179	292	352	367	353

(Single Family Homes - # Sold)

	Aug 18'	Sep 18'	Oct 18'	Nov 18'	Dec 18'	Jan 19'	Feb 19'	Mar 19'	Apr 19'	May 19'	June 19'	July 19'	Aug 19'
	231	168	175	136	145	136	155	160	179	231	218	205	233

(Single Family Homes – Absorption Rate in Months) Based off 6-month sales average

	Aug 18'	Sep 18'	Oct 18'	Nov 18'	Dec 18'	Jan 19'	Feb 19'	Mar 19'	Apr 19'	May 19'	June 19'	July 19'	Aug 19'
				2.54	1.47	1.19	1.36	1.48	1.18	1.74	1.96	1.92	1.73

YTD Comparison:

Key Metrics	2018	YTD 2019	% Change
Total Units Sold	2191	1,562	-
Average Sales Price	\$538,219	\$555,690	3.25%
Median Sales Price	\$456,000	\$477,000	4.61%
Average Days to Contract	31	29	-6.45%

Appreciation:

	5 year	10 year	15 Year	20 year
Average	7.97%	8.04%		
Median	8.16%	7.95%		

Littleton Condominium/Townhome (Attached)

Information provided by ReColorado

(Attached Dwelling - % Under Contract)

Price Range	Aug 18'	Sep 18'	Oct 18'	Nov 18'	Dec 18'	Jan 19'	Feb 19'	Mar 19'	Apr 19'	May 19'	June 19'	July 19'	Aug 19'
UNDER -\$250k		59%	60%	28%	48%	71%	56%	71%	40%	55%	53%	48%	45%
ABOVE +\$250K		49%	44%	60%	54%	55%	57%	66%	61%	60%	56%	58%	56%
OVERALL % U/C		51%	67%	48%	53%	58%	57%	66%	57%	59%	55%	55%	56%

(Attached Dwelling - Inventory)

	Aug 18'	Sep 18'	Oct 18'	Nov 18'	Dec 18'	Jan 19'	Feb 19'	Mar 19'	Apr 19'	May 19'	June 19'	July 19'	Aug 19'
	100	104	92	90	69	80	85	83	99	96	96	98	93

(Attached Dwelling - # Sold)

	Aug 18'	Sep 18'	Oct 18'	Nov 18'	Dec 18'	Jan 19'	Feb 19'	Mar 19'	Apr 19'	May 19'	June 19'	July 19'	Aug 19'
	90	75	80	65	42	42	56	70	99	97	96	91	87

(Attached Dwellings - Absorption Rate in Months) Based off 6-month sales average

	Aug 18'	Sep 18'	Oct 18'	Nov 18'	Dec 18'	Jan 19'	Feb 19'	Mar 19'	Apr 19'	May 19'	June 19'	July 19'	Aug 19'
		3.78	2.25	1.74	1.18	1.22	1.42	1.40	1.59	1.42	1.25	1.16	1.03

YTD Comparison:

Key Metrics	2018	YTD 2019	% Change
Total Units Sold	904	663	-
Average Sales Price	\$309,646	\$322,434	4.13%
Median Sales Price	\$295,000	\$306,500	3.90%
Average Days to Contract	21	28	33.33%

Appreciation:

	5 year	10 year	15 Year	20 year
Average	12.14%	8.68%		
Median	13.05%	9.22%		

Broomfield City and County Single Family Homes (Detached)

Information provided by ReColorado

(Single Family Homes - % Under Contract)

Price Range	Aug 18'	Sep 18'	Oct 18'	Nov 18'	Dec 18'	Jan 19'	Feb 19'	Mar 19'	Apr 19'	May 19'	June 19'	July 19'	Aug 19'
UNDER \$500K	60%	55%	55%	61%	58%	70%	76%	69%	69%	75%	59%	52%	61%
\$500k+	36%	33%	31%	33%	30%	44%	44%	46%	43%	34%	36%	38%	38%
OVERALL % U/C	47%	45%	42%	45%	42%	55%	55%	54%	51%	47%	43%	43%	45%

(Single Family Homes - Inventory)

	Aug 18'	Sep 18'	Oct 18'	Nov 18'	Dec 18'	Jan 19'	Feb 19'	Mar 19'	Apr 19'	May 19'	June 19'	July 19'	Aug 19'
	147	156	160	144	120	123	135	144	146	171	189	185	170

(Single Family Homes - # Sold)

	Aug 18'	Sep 18'	Oct 18'	Nov 18'	Dec 18'	Jan 19'	Feb 19'	Mar 19'	Apr 19'	May 19'	June 19'	July 19'	Aug 19'
	75	78	81	69	73	51	71	68	111	115	102	90	97

(Single Family Homes - Absorption Rate in Months) Based off 6-month sales average

	Aug 18'	Sep 18'	Oct 18'	Nov 18'	Dec 18'	Jan 19'	Feb 19'	Mar 19'	Apr 19'	May 19'	June 19'	July 19'	Aug 19'
				2.85	1.91	1.73	1.91	2.09	1.98	2.10	2.19	1.99	1.75

YTD Comparison:

Key Metrics	2018	YTD 2019	% Change
Total Units Sold	914	737	-
Average Sales Price	\$530,486	\$556,481	4.90%
Median Sales Price	\$485,450	\$505,000	4.03%
Average Days to Contract	36	37	2.78%

Appreciation:

	5 year	10 year	15 Year	20 year
Average	6.26%	6.58%		
Median	6.99%	7.45%		

Broomfield City and County Condominium/Townhome (Attached)

Information provided by ReColorado

(Attached Dwelling - % Under Contract)

Price Range	Aug 18'	Sep 18'	Oct 18'	Nov 18'	Dec 18'	Jan 19'	Feb 19'	Mar 19'	Apr 19'	May 19'	June 19'	July 19'	Aug 19'
OVERALL % U/C	63%	66%	63%	66%	65%	46%	57%	65%	53%	51%	47%	40%	42%

(Attached Dwelling - Inventory)

	Aug 18'	Sep 18'	Oct 18'	Nov 18'	Dec 18'	Jan 19'	Feb 19'	Mar 19'	Apr 19'	May 19'	June 19'	July 19'	Aug 19'
	18	15	12	10	5	14	18	16	17	26	26	24	26

(Attached Dwelling - # Sold)

	Aug 18'	Sep 18'	Oct 18'	Nov 18'	Dec 18'	Jan 19'	Feb 19'	Mar 19'	Apr 19'	May 19'	June 19'	July 19'	Aug 19'
	16	12	19	16	16	8	6	10	20	16	18	18	19

(Attached Dwellings – Absorption Rate in Months) Based off 6-month sales average

	Aug 18'	Sep 18'	Oct 18'	Nov 18'	Dec 18'	Jan 19'	Feb 19'	Mar 19'	Apr 19'	May 19'	June 19'	July 19'	Aug 19'
			1.53	0.95	0.38	0.97	1.40	1.28	1.34	2.05	2.00	1.64	1.54

YTD Comparison:

Key Metrics	2018	YTD 2019	% Change
Total Units Sold	219	\$121	-
Average Sales Price	\$343,494	\$366,372	6.66%
Median Sales Price	\$335,000	\$353,500	5.52%
Average Days to Contract	21	26	23.81%

Appreciation:

	5 year	10 year	15 Year	20 year
Average	8.42%	7.21%		
Median	8.98%	7.59%		

Douglas County Overview Single Family Homes (Detached)

Information provided by ReColorado

(Single Family Homes - % Under Contract)

Price Range	Aug 18'	Sep 18'	Oct 18'	Nov 18'	Dec 18'	Jan 19'	Feb 19'	Mar 19'	Apr 19'	May 19'	June 19'	July 19'	Aug 19'
UNDER \$500k		48%	44%	38%	52%	59%	67%	63%	66%	61%	53%	52%	52%
\$500k - \$750k		32%	36%	38%	38%	42%	51%	46%	47%	43%	40%	36%	39%
\$750k-\$1MM		34%	35%	29%	29%	32%	35%	36%	39%	37%	35%	28%	28%
\$1mm+		15%	17%	17%	19%	22%	21%	24%	26%	25%	23%	19%	20%
OVERALL % U/C		35%	36%	38%	38%	43%	50%	48%	49%	45%	41%	38%	39%

(Single Family Homes - Inventory)

	Aug 18'	Sep 18'	Oct 18'	Nov 18'	Dec 18'	Jan 19'	Feb 19'	Mar 19'	Apr 19'	May 19'	June 19'	July 19'	Aug 19'
	1,321	1,338	1,275	1,126	845	851	843	914	1050	1174	1,311	1,354	1,268

(Single Family Homes - # Sold)

	Aug 18'	Sep 18'	Oct 18'	Nov 18'	Dec 18'	Jan 19'	Feb 19'	Mar 19'	Apr 19'	May 19'	June 19'	July 19'	Aug 19'
	676	508	476	463	415	361	350	513	537	704	650	609	635

(Single Family Homes – Absorption Rate in Months) Based off 6-month sales average

	Aug 18'	Sep 18'	Oct 18'	Nov 18'	Dec 18'	Jan 19'	Feb 19'	Mar 19'	Apr 19'	May 19'	June 19'	July 19'	Aug 19'
				3.18	2.00	1.76	1.97	2.13	2.39	2.45	2.53	2.42	2.09

YTD Comparison:

Key Metrics	2018	YTD 2019	% Change
Total Units Sold	6412	4,547	-
Average Sales Price	\$578,272	\$593,401	2.62%
Median Sales Price	\$500,000	\$512,000	2.40%
Average Days to Contract	42	42	0.00%

Appreciation:

	5 year	10 year	15 Year	20 year
Average	6.78%	5.91%		
Median	6.67%	6.34%		

Douglas County Overview Condominium/Townhome (Attached)

Information provided by ReColorado

(Attached Dwelling - % Under Contract)

Price Range	Aug 18'	Sep 18'	Oct 18'	Nov 18'	Dec 18'	Jan 19'	Feb 19'	Mar 19'	Apr 19'	May 19'	June 19'	July 19'	Aug 19'
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OVERALL % U/C	42%	35%	38%	39%	42%	33%	49%	42%	41%	45%	48%	44%
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(Attached Dwelling - Inventory)

	Aug 18'	Sep 18'	Oct 18'	Nov 18'	Dec 18'	Jan 19'	Feb 19'	Mar 19'	Apr 19'	May 19'	June 19'	July 19'	Aug 19'
	33	46	42	31	29	32	37	40	33	44	48	41	43

(Attached Dwelling - # Sold)

	Aug 18'	Sep 18'	Oct 18'	Nov 18'	Dec 18'	Jan 19'	Feb 19'	Mar 19'	Apr 19'	May 19'	June 19'	July 19'	Aug 19'
	26	21	28	22	14	10	13	27	31	25	23	30	36

(Attached Dwellings – Absorption Rate in Months) Based off 6-month sales average

	Aug 18'	Sep 18'	Oct 18'	Nov 18'	Dec 18'	Jan 19'	Feb 19'	Mar 19'	Apr 19'	May 19'	June 19'	July 19'	Aug 19'
				1.92	1.57	1.59	2.06	2.11	1.69	2.20	2.23	1.65	1.50

YTD Comparison:

Key Metrics	2018	YTD 2019	% Change
Total Units Sold	288	204	-
Average Sales Price	\$346,780	\$334,745	-3.47%
Median Sales Price	\$325,000	\$323,375	-0.50%
Average Days to Contract	34	37	8.82%

Appreciation:

	5 year	10 year	15 Year	20 year
Average	11.50%	11.78%		
Median	10.09%	10.63%		

Highlands Ranch Single Family Homes (Detached)

Information provided by ReColorado

(Single Family Homes - % Under Contract)

Price Range	Aug 18'	Sep 18'	Oct 18'	Nov 18'	Dec 18'	Jan 19'	Feb 19'	Mar 19'	Apr 19'	May 19'	June 19'	July 19'	Aug 19'
UNDER \$500k	53%	48%	48%	52%	62%	63%	86%	76%	78%	71%	57%	53%	61%
\$500K - \$750k		44%	46%	44%	43%	49%	56%	60%	58%	54%	46%	39%	47%
ABOVE \$750k+		36%	32%	23%	46%	43%	43%	50%	49%	43%	35%	35%	26%
Overall U/C		44%	30%	50%	50%	57%	66%	62%	64%	57%	48%	45%	47%

(Single Family Homes - Inventory)

	Aug 18'	Sep 18'	Oct 18'	Nov 18'	Dec 18'	Jan 19'	Feb 19'	Mar 19'	Apr 19'	May 19'	June 19'	July 19'	Aug 19'
	157	163	154	144	86	93	96	105	118	156	184	196	172

(Single Family Homes - # Sold)

	Aug 18'	Sep 18'	Oct 18'	Nov 18'	Dec 18'	Jan 19'	Feb 19'	Mar 19'	Apr 19'	May 19'	June 19'	July 19'	Aug 19'
	169	117	102	107	85	78	70	133	127	172	158	149	141

(Single Family Homes – Absorption Rate in Months) Based off 6-month sales average

	Aug 18'	Sep 18'	Oct 18'	Nov 18'	Dec 18'	Jan 19'	Feb 19'	Mar 19'	Apr 19'	May 19'	June 19'	July 19'	Aug 19'
				1.75	0.89	0.85	1.03	1.10	1.18	1.41	1.50	1.45	1.17

YTD Comparison:

Key Metrics	2018	YTD 2019	% Change
Total Units Sold	1477	1071	-
Average Sales Price	\$561,452	\$583,743	3.97%
Median Sales Price	\$495,000	\$505,000	2.02%
Average Days to Contract	21	24	14.29%

Appreciation:

	5 year	10 year	15 Year	20 year
Average	6.77%	6.23%		
Median	6.76%	6.10%		

Highlands Ranch Condominium/Townhome (Attached)

Information provided by ReColorado

(Attached Dwelling - % Under Contract)

Price Range	Aug 18'	Sep 18'	Oct 18'	Nov 18'	Dec 18'	Jan 19'	Feb 19'	Mar 19'	Apr 19'	May 19'	June 19'	July 19'	Aug 19'
OVERALL % U/C		38%	32%	41%	40%	50%	57%	62%	46%	48%	43%	44%	47%

(Attached Dwelling - Inventory)

	Aug 18'	Sep 18'	Oct 18'	Nov 18'	Dec 18'	Jan 19'	Feb 19'	Mar 19'	Apr 19'	May 19'	June 19'	July 19'	Aug 19'
	47	51	57	49	30	32	25	23	39	47	46	48	43

(Attached Dwelling - # Sold)

	Aug 18'	Sep 18'	Oct 18'	Nov 18'	Dec 18'	Jan 19'	Feb 19'	Mar 19'	Apr 19'	May 19'	June 19'	July 19'	Aug 19'
	27	23	23	21	27	20	18	30	26	25	32	28	33

(Attached Dwellings – Absorption Rate in Months) Based off 6-month sales average

	Aug 18'	Sep 18'	Oct 18'	Nov 18'	Dec 18'	Jan 19'	Feb 19'	Mar 19'	Apr 19'	May 19'	June 19'	July 19'	Aug 19'
					1.49	1.36	1.14	0.99	1.65	1.93	1.83	1.81	1.48

YTD Comparison:

Key Metrics	2018	YTD 2019	% Change
Total Units Sold	322	220	-
Average Sales Price	\$384,204	\$391,250	1.83%
Median Sales Price	\$368,000	\$373,625	1.53%
Average Days to Contract	25	33	32.00%

Appreciation:

	5 year	10 year	15 Year	20 year
Average	8.02%	6.01%		
Median	7.26%	6.58%		

19%

Parker Single Family Homes (Detached)

Information provided by ReColorado

(Single Family Homes - % Under Contract)

Price Range	Aug 18'	Sep 18'	Oct 18'	Nov 18'	Dec 18'	Jan 19'	Feb 19'	Mar 19'	Apr 19'	May 19'	June 19'	July 19'	Aug 19'
UNDER \$500k		49%	52%	50%	57%	65%	70%	59%	66%	60%	58%	61%	56%
\$500K - \$750k		35%	35%	42%	46%	47%	52%	48%	49%	47%	42%	41%	44%
\$750K-\$1MM		42%	40%	27%	26%	39%	41%	47%	36%	44%	41%	29%	34%
\$1mm+		15%	25%	14%	19%	13%	11%	20%	19%	21%	16%	19%	19%
OVERALL % U/C		38%	40%	40%	43%	48%	52%	48%	49%	48%	45%	45%	45%

(Single Family Homes - Inventory)

	Aug 18'	Sep 18'	Oct 18'	Nov 18'	Dec 18'	Jan 19'	Feb 19'	Mar 19'	Apr 19'	May 19'	June 19'	July 19'	Aug 19'
	429	393	364	304	228	219	237	283	334	355	391	380	348

(Single Family Homes - # Sold)

	Aug 18'	Sep 18'	Oct 18'	Nov 18'	Dec 18'	Jan 19'	Feb 19'	Mar 19'	Apr 19'	May 19'	June 19'	July 19'	Aug 19'
	230	169	167	147	115	104	115	144	162	215	231	210	228

(Single Family Homes – Absorption Rate in Months) Based off 6-month sales average

	Aug 18'	Sep 18'	Oct 18'	Nov 18'	Dec 18'	Jan 19'	Feb 19'	Mar 19'	Apr 19'	May 19'	June 19'	July 19'	Aug 19'
				2.56	1.65	1.41	1.74	2.14	2.55	2.49	2.42	2.12	1.75

YTD Comparison:

Key Metrics	2018	YTD 2019	% Change
Total Units Sold	2034	1464	-
Average Sales Price	\$546,394	\$561,334	2.73%
Median Sales Price	\$495,000	\$505,000	2.02%
Average Days to Contract	35	40	14.29%

Appreciation:

	5 year	10 year	15 Year	20 year
Average	6.84%	5.97%		
Median	6.83%	6.78%		

Parker Condominium/Townhome (Attached)

Information provided by ReColorado

(Attached Dwelling - % Under Contract)

Price Range	Aug 18'	Sep 18'	Oct 18'	Nov 18'	Dec 18'	Jan 19'	Feb 19'	Mar 19'	Apr 19'	May 19'	June 19'	July 19'	Aug 19'
UNDER -\$250k		55%	40%	45%	56%	75%	71%	65%	46%	37%	37%	29%	42%
ABOVE +\$250K		51%	31%	33%	35%	47%	54%	52%	50%	50%	47%	35%	40%
OVERALL % U/C		51%	32%	33%	37%	49%	56%	53%	50%	37%	45%	34%	40%

(Attached Dwelling - Inventory)

	Aug 18'	Sep 18'	Oct 18'	Nov 18'	Dec 18'	Jan 19'	Feb 19'	Mar 19'	Apr 19'	May 19'	June 19'	July 19'	Aug 19'
	90	82	84	84	72	69	73	81	68	59	62	84	90

(Attached Dwelling - # Sold)

	Aug 18'	Sep 18'	Oct 18'	Nov 18'	Dec 18'	Jan 19'	Feb 19'	Mar 19'	Apr 19'	May 19'	June 19'	July 19'	Aug 19'
	50	44	57	23	15	20	19	32	36	64	38	27	25

(Attached Dwellings – Absorption Rate in Months) Based off 6-month sales average

	Aug 18'	Sep 18'	Oct 18'	Nov 18'	Dec 18'	Jan 19'	Feb 19'	Mar 19'	Apr 19'	May 19'	June 19'	July 19'	Aug 19'
				2.90	2.29	1.98	2.46	2.93	2.81	1.90	1.78	2.33	2.43

YTD Comparison:

Key Metrics	2018	YTD 2019	% Change
Total Units Sold	374	276	-
Average Sales Price	\$303,665	\$314,102	3.44%
Median Sales Price	\$287,250	\$300,000	4.44%
Average Days to Contract	29	62	113.79%

Appreciation:

	5 year	10 year	15 Year	20 year
Average	10.34%	9.97%		
Median	9.73%	9.55%		

Front Range Mountains Single Family Homes (Detached)

Information provided by IRES Information Services

(Single Family Homes - % Under Contract)

Price Range	Aug 18'	Sep 18'	Oct 18'	Nov 18'	Dec 18'	Jan 19'	Feb 19'	Mar 19'	Apr 19'	May 19'	June 19'	July 19'	Aug 19'
UNDER \$500k	48%	44%	48%	43%	28%	48%	54%	54%	49%	52%	34%	36%	27%
\$500k-\$750k	33%	33%	31%	46%	33%	42%	35%	38%	48%	34%	37%	36%	33%
\$750k-\$1MM	27%	13%	25%	20%	20%	33%	50%	44%	39%	23%	28%	27%	23%
\$1MM-\$1.5MM	11%	13%	24%	19%	20%	22%	39%	29%	29%	28%	19%	20%	15%
\$1.5MM+	11%	16%	13%	19%	10%	10%	5%	12%	8%	6%	12%	15%	6%
OVERALL % U/C	31%	28%	30%	32%	24%	33%	37%	33%	36%	31%	27%	29%	23%

(Single Family Homes - Inventory)

	Aug 18'	Sep 18'	Oct 18'	Nov 18'	Dec 18'	Jan 19'	Feb 19'	Mar 19'	Apr 19'	May 19'	June 19'	July 19'	Aug 19'
										125	165	156	159

(Single Family Homes - # Sold)

	Aug 18'	Sep 18'	Oct 18'	Nov 18'	Dec 18'	Jan 19'	Feb 19'	Mar 19'	Apr 19'	May 19'	June 19'	July 19'	Aug 19'
										31	41	42	48

(Single Family Homes – Absorption Rate in Months) Based off 6-month sales average

	Aug 18'	Sep 18'	Oct 18'	Nov 18'	Dec 18'	Jan 19'	Feb 19'	Mar 19'	Apr 19'	May 19'	June 19'	July 19'	Aug 19'
											1.78	4.11	3.93

YTD Comparison:

Key Metrics	2018	YTD 2019	% Change
Total Units Sold	392	254	-
Average Sales Price	\$687,625	\$755,362	9.85%
Median Sales Price	\$562,500	\$557,000	-0.98%
Average Days to Contract	54	52	-3.70%

Appreciation:

	5 year	10 year	15 Year	20 year
Average	8.82%	6.49%	5.99%	6.38%
Median	9.09%	5.56%	5.78%	7.93%

Jefferson County Overview Single Family Homes (Detached)

Information provided by ReColorado

(Single Family Homes - % Under Contract)

Price Range	Aug 18'	Sep 18'	Oct 18'	Nov 18'	Dec 18'	Jan 19'	Feb 19'	Mar 19'	Apr 19'	May 19'	June 19'	July 19'	Aug 19'
UNDER \$500k		50%	46%	53%	54%	64%	67%	65%	63%	65%	58%	55%	52%
\$500k-\$750k		39%	37%	46%	33%	48%	48%	52%	50%	49%	46%	43%	36%
\$750k-\$1MM		27%	30%	31%	29%	37%	40%	39%	38%	37%	32%	28%	26%
\$1mm+		21%	19%	18%	20%	26%	26%	27%	24%	26%	21%	21%	23%
OVERALL % U/C		41%	38%	45%	41%	52%	53%	53%	51%	51%	46%	44%	41%

(Single Family Homes - Inventory)

	Aug 18'	Sep 18'	Oct 18'	Nov 18'	Dec 18'	Jan 19'	Feb 19'	Mar 19'	Apr 19'	May 19'	June 19'	July 19'	Aug 19'
	1,070	1,173	1,116	971	733	669	718	740	822	924	1070	1,120	1123

(Single Family Homes - # Sold)

	Aug 18'	Sep 18'	Oct 18'	Nov 18'	Dec 18'	Jan 19'	Feb 19'	Mar 19'	Apr 19'	May 19'	June 19'	July 19'	Aug 19'
	757	537	610	520	504	362	445	544	626	759	733	724	756

				2.49	1.85	1.47	1.57	1.53	1.64	1.61	1.74	1.50	1.35
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YTD Comparison:

Key Metrics	2018	YTD 2019	% Change
Total Units Sold	2048	1444	-
Average Sales Price	\$480,119	\$504,641	5.11%
Median Sales Price	\$435,000	\$466,000	7.13%
Average Days to Contract	27	31	14.81%

Appreciation:

	5 year	10 year	15 Year	20 year
Average	8.79%	9.45%		
Median	9.77%	10.28%		

City of Arvada Condominium/Townhome (Attached)

Information provided by ReColorado

(Attached Dwelling - % Under Contract)

Price Range	Aug 18'	Sep 18'	Oct 18'	Nov 18'	Dec 18'	Jan 19'	Feb 19'	Mar 19'	Apr 19'	May 19'	June 19'	July 19'	Aug 19'
UNDER \$250K	57%	39%	42%	52%	48%	50%	60%	73%	61%	58%	69%	69%	68%
\$250K+	56%	46%	45%	46%	44%	45%	57%	62%	54%	56%	51%	49%	50%
OVERALL % U/C	56%	45%	45%	48%	46%	46%	57%	63%	54%	55%	53%	51%	53%

(Attached Dwelling - Inventory)

	Aug 18'	Sep 18'	Oct 18'	Nov 18'	Dec 18'	Jan 19'	Feb 19'	Mar 19'	Apr 19'	May 19'	June 19'	July 19'	Aug 19'
	70	77	72	65	55	58	51	46	63	57	56	56	57

(Single Family Homes - # Sold)

	Aug 18'	Sep 18'	Oct 18'	Nov 18'	Dec 18'	Jan 19'	Feb 19'	Mar 19'	Apr 19'	May 19'	June 19'	July 19'	Aug 19'
	46	43	45	41	40	28	34	52	41	64	59	53	47

(Attached Dwellings – Absorption Rate in Months) Based off 6-month sales average

	Aug 18'	Sep 18'	Oct 18'	Nov 18'	Dec 18'	Jan 19'	Feb 19'	Mar 19'	Apr 19'	May 19'	June 19'	July 19'	Aug 19'
				2.23	1.53	1.43	1.32	1.15	1.60	1.32	1.21	1.11	1.08

YTD Comparison:

Key Metrics	2018	YTD 2019	% Change
Total Units Sold	525	397	-
Average Sales Price	\$311,086	\$326,255	4.88%
Median Sales Price	\$285,000	\$310,000	8.77%
Average Days to Contract	25	38	52.00%

Appreciation:

	5 year	10 year	15 Year	20 year
Average	14.08%	10.33%		
Median	13.98%	9.56%		

Town Of Evergreen, Single Family Homes (Detached)

Information provided by ReColorado

(Attached Dwelling - % Under Contract)

Price Range	Aug 18'	Sep 18'	Oct 18'	Nov 18'	Dec 18'	Jan 19'	Feb 19'	Mar 19'	Apr 19'	May 19'	June 19'	July 19'	Aug 19'
UNDER \$750K									81%	41%	34%	36%	39%
\$750K+									37%	37%	23%	18%	20%
OVERALL % U/C									41%	38%	29%	27%	30%

(Attached Dwelling - Inventory)

	Aug 18'	Sep 18'	Oct 18'	Nov 18'	Dec 18'	Jan 19'	Feb 19'	Mar 19'	Apr 19'	May 19'	June 19'	July 19'	Aug 19'
	142	144	111	90	61	68	84	94	60	114	155	160	150

(Single Family Homes - # Sold)

	Aug 18'	Sep 18'	Oct 18'	Nov 18'	Dec 18'	Jan 19'	Feb 19'	Mar 19'	Apr 19'	May 19'	June 19'	July 19'	Aug 19'
	142	144	111	90	61	68	84	95	96	51	48	39	40

(Attached Dwellings – Absorption Rate in Months) Based off 6-month sales average

	Aug 18'	Sep 18'	Oct 18'	Nov 18'	Dec 18'	Jan 19'	Feb 19'	Mar 19'	Apr 19'	May 19'	June 19'	July 19'	Aug 19'
			1.68	1.11	0.67	0.66	0.90	1.11	0.73	1.50	2.10	2.32	2.44

YTD Comparison:

Key Metrics	2018	YTD 2019	% Change
Total Units Sold	496	318	-
Average Sales Price	\$737,072	\$747,611	1.43%
Median Sales Price	\$650,000	\$675,000	3.85%
Average Days to Contract	45	41	-8.89%

Appreciation:

	5 year	10 year	15 Year	20 year
Average	9.19%	7.24%		
Median	10.51%	8.25%		

Town Of Evergreen, Condominium/Townhome (Attached)

Information provided by ReColorado

(Attached Dwelling - % Under Contract)

Price Range	Aug 18'	Sep 18'	Oct 18'	Nov 18'	Dec 18'	Jan 19'	Feb 19'	Mar 19'	Apr 19'	May 19'	June 19'	July 19'	Aug 19'
OVERALL % U/C									44%	47%	37%	31%	43%

(Attached Dwelling - Inventory)

	Aug 18'	Sep 18'	Oct 18'	Nov 18'	Dec 18'	Jan 19'	Feb 19'	Mar 19'	Apr 19'	May 19'	June 19'	July 19'	Aug 19'
	20	18	17	16	14	13	12	15	22	22	22	20	21

(Single Family Homes - # Sold)

	Aug 18'	Sep 18'	Oct 18'	Nov 18'	Dec 18'	Jan 19'	Feb 19'	Mar 19'	Apr 19'	May 19'	June 19'	July 19'	Aug 19'
	10	6	6	3	5	4	4	6	6	5	10	6	2

(Attached Dwellings - Absorption Rate in Months) Based off 6-month sales average

	Aug 18'	Sep 18'	Oct 18'	Nov 18'	Dec 18'	Jan 19'	Feb 19'	Mar 19'	Apr 19'	May 19'	June 19'	July 19'	Aug 19'
				3.84	2.80	2.29	2.57	3.21	4.71	4.40	3.77	3.24	3.60

YTD Comparison:

Key Metrics	2018	YTD 2019	% Change
Total Units Sold	71	45	-
Average Sales Price	\$447,051	\$421,984	-5.61%
Median Sales Price	\$429,000	\$392,500	-8.51%
Average Days to Contract	39	33	-15.38%

Appreciation:

	5 year	10 year	15 Year	20 year
Average	13.93%	9.00%		
Median	18.65%	10.88%		

City of Golden, Single Family Homes (Detached)

Information provided by ReColorado

(Single Family Homes - % Under Contract)

Price Range	Aug 18'	Sep 18'	Oct 18'	Nov 18'	Dec 18'	Jan 19'	Feb 19'	Mar 19'	Apr 19'	May 19'	June 19'	July 19'	Aug 19'
UNDER \$500K	69%	50%	44%	55%	50%	47%	47%	49%	68%	48%	35%	42%	52%
\$500K-\$750k	50%	45%	42%	57%	47%	49%	45%	57%	50%	57%	49%	45%	40%
\$750k+	28%	26%	21%	28%	28%	35%	43%	42%	28%	33%	36%	31%	22%
OVERALL % U/C	41%	37%	33%	44%	40%	47%	55%	48%	43%	42%	39%	37%	36%

(Single Family Homes - Inventory)

	Aug 18'	Sep 18'	Oct 18'	Nov 18'	Dec 18'	Jan 19'	Feb 19'	Mar 19'	Apr 19'	May 19'	June 19'	July 19'	Aug 19'
	134	132	124	104	79	68	74	79	89	106	129	135	134

(Single Family Homes - # Sold)

	Aug 18'	Sep 18'	Oct 18'	Nov 18'	Dec 18'	Jan 19'	Feb 19'	Mar 19'	Apr 19'	May 19'	June 19'	July 19'	Aug 19'
	64	48	51	47	53	33	41	35	58	60	55	53	67

(Single Family Homes - Absorption Rate in Months) Based off 6-month sales average

	Aug 18'	Sep 18'	Oct 18'	Nov 18'	Dec 18'	Jan 19'	Feb 19'	Mar 19'	Apr 19'	May 19'	June 19'	July 19'	Aug 19'
				2.97	1.80	1.38	1.63	1.82	2.00	2.27	2.74	2.68	2.45

YTD Comparison:

Key Metrics	2018	YTD 2019	% Change
Total Units Sold	637	420	-
Average Sales Price	\$663,227	\$702,897	5.98%
Median Sales Price	\$625,000	\$656,000	4.96%
Average Days to Contract	41	37	-9.76%

Appreciation:

	5 year	10 year	15 Year	20 year
Average	7.62%	6.61%		
Median	7.69%	6.80%		

City of Golden Condominium/Townhome (Attached)

Information provided by ReColorado

(Attached Dwelling - % Under Contract)

Price Range	Aug 18'	Sep 18'	Oct 18'	Nov 18'	Dec 18'	Jan 19'	Feb 19'	Mar 19'	Apr 19'	May 19'	June 19'	July 19'	Aug 19'
UNDER \$500K	65%	83%	85%	86%	86%	57%	46%	53%	55%	33%	41%	46%	41%
\$500K+	31%	18%	15%	23%	33%	14%	33%	38%	40%	35%	38%	40%	47%
OVERALL % U/C	49%	46%	33%	40%	48%	29%	39%	45%	46%	35%	39%	43%	44%

(Attached Dwelling - Inventory)

	Aug 18'	Sep 18'	Oct 18'	Nov 18'	Dec 18'	Jan 19'	Feb 19'	Mar 19'	Apr 19'	May 19'	June 19'	July 19'	Aug 19'
	17	20	27	22	16	14	23	23	25	36	37	33	32

(Attached Dwelling - # Sold)

	Aug 18'	Sep 18'	Oct 18'	Nov 18'	Dec 18'	Jan 19'	Feb 19'	Mar 19'	Apr 19'	May 19'	June 19'	July 19'	Aug 19'
	19	12	12	12	6	11	4	7	16	12	18	16	22

(Attached Dwellings – Absorption Rate in Months) Based off 6-month sales average

	Aug 18'	Sep 18'	Oct 18'	Nov 18'	Dec 18'	Jan 19'	Feb 19'	Mar 19'	Apr 19'	May 19'	June 19'	July 19'	Aug 19'
				2.40	1.57	1.17	2.42	2.65	2.68	3.86	3.26	2.71	2.11

YTD Comparison:

Key Metrics	2018	YTD 2019	% Change
Total Units Sold	163	114	-
Average Sales Price	\$442,696	\$469,787	6.12%
Median Sales Price	\$394,500	\$443,500	12.42%
Average Days to Contract	35	43	22.86%

Appreciation:

	5 year	10 year	15 Year	20 year
Average	16.63%	12.44%		
Median	16.47%	13.79%		

Lakewood Single Family Homes (Detached)

Information provided by ReColorado

(Single Family Homes - % Under Contract)

Price Range	Aug 18'	Sep 18'	Oct 18'	Nov 18'	Dec 18'	Jan 19'	Feb 19'	Mar 19'	Apr 19'	May 19'	June 19'	July 19'	Aug 19'
UNDER \$500k		50%	47%	49%	50%	61%	62%	70%	61%	61%	60%	62%	49%
\$500k - \$750k		20%	32%	39%	40%	54%	50%	48%	49%	50%	50%	39%	38%
ABOVE +\$750k		29%	28%	19%	24%	35%	17%	25%	32%	33%	37%	27%	29%
OVERALL % U/C		45%	38%	40%	43%	55%	52%	56%	51%	53%	52%	49%	41%

(Single Family Homes - Inventory)

	Aug 18'	Sep 18'	Oct 18'	Nov 18'	Dec 18'	Jan 19'	Feb 19'	Mar 19'	Apr 19'	May 19'	June 19'	July 19'	Aug 19'
	188	203	198	205	130	117	141	136	142	167	187	187	214

(Single Family Homes - # Sold)

	Aug 18'	Sep 18'	Oct 18'	Nov 18'	Dec 18'	Jan 19'	Feb 19'	Mar 19'	Apr 19'	May 19'	June 19'	July 19'	Aug 19'
	152	106	131	100	99	74	98	110	136	160	146	174	157

(Single Family Homes – Absorption Rate in Months) Based off 6-month sales average

	Aug 18'	Sep 18'	Oct 18'	Nov 18'	Dec 18'	Jan 19'	Feb 19'	Mar 19'	Apr 19'	May 19'	June 19'	July 19'	Aug 19'
				2.52	1.33	1.06	1.39	1.33	1.38	1.48	1.55	1.36	1.45

YTD Comparison:

Key Metrics	2018	YTD 2019	% Change
Total Units Sold	1495	1089	-
Average Sales Price	\$488,026	\$503,921	3.26%
Median Sales Price	\$435,000	\$450,000	3.45%
Average Days to Contract	24	27	12.50%

Appreciation:

	5 year	10 year	15 Year	20 year
Average	9.79%	9.66%		
Median	9.29%	9.33%		

Lakewood Condominium/Townhome (Attached)

Information provided by ReColorado

(Attached Dwelling - % Under Contract)

Price Range	Aug 18'	Sep 18'	Oct 18'	Nov 18'	Dec 18'	Jan 19'	Feb 19'	Mar 19'	Apr 19'	May 19'	June 19'	July 19'	Aug 19'
UNDER \$250k		52%	60%	66%	40%	69%	58%	65%	63%	63%	62%	56%	50%
\$250K-\$500K		59%	52%	59%	57%	66%	69%	55%	64%	60%	47%	55%	49%
ABOVE + \$500k		35%	41%	45%	50%	50%	50%	63%	38%	48%	42%	40%	50%
OVERALL % U/C		55%	54%	57%	51%	65%	64%	59%	60%	59%	51%	54%	50%

(Attached Dwelling - Inventory)

	Aug 18'	Sep 18'	Oct 18'	Nov 18'	Dec 18'	Jan 19'	Feb 19'	Mar 19'	Apr 19'	May 19'	June 19'	July 19'	Aug 19'
	87	115	115	103	82	77	86	88	63	86	115	121	120

(Attached Dwelling - # Sold)

	Aug 18'	Sep 18'	Oct 18'	Nov 18'	Dec 18'	Jan 19'	Feb 19'	Mar 19'	Apr 19'	May 19'	June 19'	July 19'	Aug 19'
	113	92	89	105	85	51	77	83	102	111	94	86	134

(Attached Dwellings - Absorption Rate in Months) Based off 6-month sales average

	Aug 18'	Sep 18'	Oct 18'	Nov 18'	Dec 18'	Jan 19'	Feb 19'	Mar 19'	Apr 19'	May 19'	June 19'	July 19'	Aug 19'
				1.55	1.02	0.86	1.03	1.08	0.75	1.01	1.33	1.31	1.18

YTD Comparison:

Key Metrics	2018	YTD 2019	% Change
Total Units Sold	1112	\$773	-
Average Sales Price	\$283,102	\$296,567	4.76%
Median Sales Price	\$265,000	\$275,000	3.77%
Average Days to Contract	23	27	17.39%

Appreciation:

	5 year	10 year	15 Year	20 year
Average	14.27%	12.74%		
Median	14.19%	12.46%		

Westminster Single Family Homes (Detached)

Information provided by ReColorado

(Single Family Homes - % Under Contract)

Price Range	Aug 18'	Sep 18'	Oct 18'	Nov 18'	Dec 18'	Jan 19'	Feb 19'	Mar 19'	Apr 19'	May 19'	June 19'	July 19'	Aug 19'
UNDER \$500k		57%	49%	55%	62%	64%	81%	72%	69%	69%	67%	54%	55%
\$500K - \$750k		41%	41%	38%	31%	39%	44%	44%	44%	45%	44%	42%	41%
ABOVE + \$750k		29%	21%	32%	30%	22%	23%	36%	29%	25%	30%	24%	38%
OVERALL % U/C		52%	45%	49%	53%	53%	63%	59%	58%	57%	57%	48%	49%

(Single Family Homes - Inventory)

	Aug 18'	Sep 18'	Oct 18'	Nov 18'	Dec 18'	Jan 19'	Feb 19'	Mar 19'	Apr 19'	May 19'	June 19'	July 19'	Aug 19'
	154	162	164	142	97	95	95	100	126	131	129	179	161

(Single Family Homes - # Sold)

	Aug 18'	Sep 18'	Oct 18'	Nov 18'	Dec 18'	Jan 19'	Feb 19'	Mar 19'	Apr 19'	May 19'	June 19'	July 19'	Aug 19'
	162	115	121	102	93	83	63	93	102	138	136	49	134

(Single Family Homes - Absorption Rate in Months) Based off 6-month sales average

	Aug 18'	Sep 18'	Oct 18'	Nov 18'	Dec 18'	Jan 19'	Feb 19'	Mar 19'	Apr 19'	May 19'	June 19'	July 19'	Aug 19'
				1.70	0.98	0.84	0.99	1.08	1.41	1.37	1.26	1.85	1.48

YTD Comparison:

Key Metrics	2018	YTD 2019	% Change
Total Units Sold	1364	916	-
Average Sales Price	\$436,437	\$444,775	1.91%
Median Sales Price	\$392,000	\$405,000	3.32%
Average Days to Contract	24	23	-4.17%

Appreciation:

	5 year	10 year	15 Year	20 year
Average	9.11%	8.73%		
Median	10.39%	10.00%		

Westminster Condominium/Townhome (Attached)

Information provided by ReColorado

(Attached Dwelling - % Under Contract)

Price Range	Aug 18'	Sep 18'	Oct 18'	Nov 18'	Dec 18'	Jan 19'	Feb 19'	Mar 19'	Apr 19'	May 19'	June 19'	July 19'	Aug 19'
UNDER \$250k		50%	56%	44%	41%	46%	70%	65%	60%	48%	45%	48%	46%
ABOVE +\$250k		51%	63%	50%	56%	53%	73%	63%	57%	54%	57%	43%	54%
OVERALL % U/C		50%	60%	47%	50%	51%	71%	63%	57%	50%	52%	48%	51%

(Attached Dwelling - Inventory)

	Aug 18'	Sep 18'	Oct 18'	Nov 18'	Dec 18'	Jan 19'	Feb 19'	Mar 19'	Apr 19'	May 19'	June 19'	July 19'	Aug 19'
	45	50	45	38	35	45	37	40	51	58	58	74	62

(Attached Dwelling - # Sold)

	Aug 18'	Sep 18'	Oct 18'	Nov 18'	Dec 18'	Jan 19'	Feb 19'	Mar 19'	Apr 19'	May 19'	June 19'	July 19'	Aug 19'
	54	39	41	42	26	33	32	48	54	46	50	49	53

(Attached Dwellings – Absorption Rate in Months) Based off 6-month sales average

	Aug 18'	Sep 18'	Oct 18'	Nov 18'	Dec 18'	Jan 19'	Feb 19'	Mar 19'	Apr 19'	May 19'	June 19'	July 19'	Aug 19'
				1.30	1.04	1.15	1.04	1.08	1.30	1.46	1.32	1.59	1.24

YTD Comparison:

Key Metrics	2018	YTD 2019	% Change
Total Units Sold	513	377	-
Average Sales Price	\$277,683	\$278,644	0.35%
Median Sales Price	\$265,000	\$275,000	3.77%
Average Days to Contract	15	21	40.00%

Appreciation:

	5 year	10 year	15 Year	20 year
Average	12.11%	10.79%		
Median	13.77%	11.18%		

Wheatridge Single Family Homes (Detached)

Information provided by ReColorado

(Single Family Homes - % Under Contract)

Price Range	Aug 18'	Sep 18'	Oct 18'	Nov 18'	Dec 18'	Jan 19'	Feb 19'	Mar 19'	Apr 19'	May 19'	June 19'	July 19'	Aug 19'
UNDER - \$500k		36%	42%	55%	57%	55%	55%	42%	59%	68%	70%	44%	52%
ABOVE + \$500k		36%	39%	35%	48%	41%	48%	33%	44%	45%	35%	35%	48%
OVERALL % U/C		36%	41%	48%	53%	49%	52%	38%	51%	54%	48%	37%	51%

(Single Family Homes - Inventory)

	Aug 18'	Sep 18'	Oct 18'	Nov 18'	Dec 18'	Jan 19'	Feb 19'	Mar 19'	Apr 19'	May 19'	June 19'	July 19'	Aug 19'
	55	65	64	48	34	38	33	35	46	44	44	52	41

(Single Family Homes - # Sold)

	Aug 18'	Sep 18'	Oct 18'	Nov 18'	Dec 18'	Jan 19'	Feb 19'	Mar 19'	Apr 19'	May 19'	June 19'	July 19'	Aug 19'
	36	40	27	32	29	24	21	27	21	35	46	28	36

(Single Family Homes – Absorption Rate in Months) Based off 6-month sales average

	Aug 18'	Sep 18'	Oct 18'	Nov 18'	Dec 18'	Jan 19'	Feb 19'	Mar 19'	Apr 19'	May 19'	June 19'	July 19'	Aug 19'
				2.13	1.24	1.21	1.14	1.31	1.79	1.68	1.52	1.75	1.27

YTD Comparison:

Key Metrics	2018	YTD 2019	% Change
Total Units Sold	395	243	
Average Sales Price	\$464,861	\$497,822	7.09%
Median Sales Price	\$438,500	\$465,000	6.04%
Average Days to Contract	36	35	-2.78%

Appreciation:

	5 year	10 year	15 Year	20 year
Average	10.11%	11.68%		
Median	10.51%	11.20%		

Wheatridge Condominium/Townhome (Attached)

Information provided by ReColorado

(Attached Dwelling - % Under Contract)

Price Range	Aug 18'	Sep 18'	Oct 18'	Nov 18'	Dec 18'	Jan 19'	Feb 19'	Mar 19'	Apr 19'	May 19'	June 19'	July 19'	Aug 19'
OVERALL % U/C		40%	41%	41%	40%	78%	25%	41%	63%	42%	54%	47%	51%

(Attached Dwelling - Inventory)

	Aug 18'	Sep 18'	Oct 18'	Nov 18'	Dec 18'	Jan 19'	Feb 19'	Mar 19'	Apr 19'	May 19'	June 19'	July 19'	Aug 19'
	13	17	20	20	10	7	9	11	9	11	16	16	18

(Attached Dwelling - # Sold)

	Aug 18'	Sep 18'	Oct 18'	Nov 18'	Dec 18'	Jan 19'	Feb 19'	Mar 19'	Apr 19'	May 19'	June 19'	July 19'	Aug 19'
	14	10	9	11	8	7	14	2	9	10	4	12	7

(Attached Dwellings - Absorption Rate in Months) Based off 6-month sales average

	Aug 18'	Sep 18'	Oct 18'	Nov 18'	Dec 18'	Jan 19'	Feb 19'	Mar 19'	Apr 19'	May 19'	June 19'	July 19'	Aug 19'
				2.73	1.15	0.71	0.92	1.29	1.06	1.32	2.09	1.88	2.45

YTD Comparison:

Key Metrics	2018	YTD 2019	% Change
Total Units Sold	114	70	-
Average Sales Price	\$271,785	\$271,339	-0.16%
Median Sales Price	\$243,750	\$250,000	2.56%
Average Days to Contract	18	26	44.44%

Appreciation:

	5 year	10 year	15 Year	20 year
Average	13.57%	16.51%		
Median	16.72%	17.23%		

Larimer County Overview Single Family Homes (Detached)

Information provided by IRES Information Services

(Single Family Homes - % Under Contract)

Price Range	Aug 18'	Sep 18'	Oct 18'	Nov 18'	Dec 18'	Jan 19'	Feb 19'	Mar 19'	Apr 19'	May 19'	June 19'	July 19'	Aug 19'
UNDER \$500k		43%	41%	39%	39%	46%	54%	55%	53%	47%	45%	45%	41%
\$500K - \$750k		33%	35%	28%	29%	37%	38%	42%	45%	49%	41%	38%	35%
\$750k-\$1MM		23%	27%	20%	21%	26%	33%	36%	35%	36%	33%	31%	25%
\$1mm+		10%	15%	10%	13%	18%	18%	12%	18%	16%	14%	17%	16%
OVERALL % U/C		36%	36%	32%	33%	40%	46%	47%	48%	45%	41%	40%	37%

(Single Family Homes - Inventory)

	Aug 18'	Sep 18'	Oct 18'	Nov 18'	Dec 18'	Jan 19'	Feb 19'	Mar 19'	Apr 19'	May 19'	June 19'	July 19'	Aug 19'
	1145	1115	1074	972	788	818	795	769	837	996	1132	1122	1153

(Single Family Homes - # Sold)

	Aug 18'	Sep 18'	Oct 18'	Nov 18'	Dec 18'	Jan 19'	Feb 19'	Mar 19'	Apr 19'	May 19'	June 19'	July 19'	Aug 19'
	540	455	410	390	367	235	289	415	452	548	514	516	536

(Single Family Homes - Absorption Rate in Months) Based off 6-month sales average

	Aug 18'	Sep 18'	Oct 18'	Nov 18'	Dec 18'	Jan 19'	Feb 19'	Mar 19'	Apr 19'	May 19'	June 19'	July 19'	Aug 19'
				3.25	2.19	2.05	2.22	2.19	2.34	2.59	2.77	2.46	2.32

YTD Comparison:

Key Metrics	2018	YTD 2019	% Change
Total Units Sold	5322	3566	-
Average Sales Price	\$452,460	\$467,615	3.35%
Median Sales Price	\$405,000	\$420,000	3.70%
Average Days to Contract	36	38	5.56%

Appreciation:

	5 year	10 year	15 Year	20 year
Average	8.05%	7.40%	4.99%	6.80%
Median	8.93%	8.16%	5.47%	7.05%

Larimer County Overview Condominium/Townhome (Attached)

Information provided by IRES Information Services

(Attached Dwelling - % Under Contract)

Price Range	Aug 18'	Sep 18'	Oct 18'	Nov 18'	Dec 18'	Jan 19'	Feb 19'	Mar 19'	Apr 19'	May 19'	June 19'	July 19'	Aug 19'
UNDER \$250k		39%	45%	38%	54%	49%	61%	55%	49%	48%	41%	47%	34%
\$250K-\$500K		47%	44%	36%	37%	43%	54%	57%	61%	50%	45%	44%	43%
\$500k-\$750K		16%	23%	21%	22%	15%	12%	41%	30%	35%	31%	36%	41%
Above \$750K		6%	12%	6%	6%	10%	17%	43%	36%	36%	41%	40%	44%
OVERALL % U/C		41%	40%	35%	37%	40%	49%	55%	54%	47%	42%	43%	41%

(Attached Dwelling - Inventory)

	Aug 18'	Sep 18'	Oct 18'	Nov 18'	Dec 18'	Jan 19'	Feb 19'	Mar 19'	Apr 19'	May 19'	June 19'	July 19'	Aug 19'
	297	282	262	278	243	267	242	218	190	266	317	335	335

(Attached Dwelling - # Sold)

	Aug 18'	Sep 18'	Oct 18'	Nov 18'	Dec 18'	Jan 19'	Feb 19'	Mar 19'	Apr 19'	May 19'	June 19'	July 19'	Aug 19'
	151	84	98	104	87	62	73	116	139	166	119	132	127

(Attached Dwellings - Absorption Rate in Months) Based off 6-month sales average

	Aug 18'	Sep 18'	Oct 18'	Nov 18'	Dec 18'	Jan 19'	Feb 19'	Mar 19'	Apr 19'	May 19'	June 19'	July 19'	Aug 19'
					2.78	2.73	2.86	2.42	1.96	2.48	2.82	2.70	2.52

YTD Comparison:

Key Metrics	2018	YTD 2019	% Change
Total Units Sold	1363	958	-
Average Sales Price	\$310,689	\$317,854	2.31%
Median Sales Price	\$296,000	\$303,000	2.36%
Average Days to Contract	41	49	19.51%

Appreciation:

	5 year	10 year	15 Year	20 year
Average	10.38%	8.36%	5.64%	8.14%
Median	12.00%	9.35%	5.59%	7.65%

Town of Berthoud (Detached)

Information provided by IRES Information Services

(Attached Dwelling - % Under Contract)

Price Range	Aug 18'	Sep 18'	Oct 18'	Nov 18'	Dec 18'	Jan 19'	Feb 19'	Mar 19'	Apr 19'	May 19'	June 19'	July 19'	Aug 19'
UNDER \$500K											57%	60%	53%
\$500K+											33%	29%	20%
OVERALL % U/C											48%	46%	37%

(Attached Dwelling - Inventory)

	Aug 18'	Sep 18'	Oct 18'	Nov 18'	Dec 18'	Jan 19'	Feb 19'	Mar 19'	Apr 19'	May 19'	June 19'	July 19'	Aug 19'
											83	80	91

(Single Family Homes - # Sold)

	Aug 18'	Sep 18'	Oct 18'	Nov 18'	Dec 18'	Jan 19'	Feb 19'	Mar 19'	Apr 19'	May 19'	June 19'	July 19'	Aug 19'
											52	39	46

(Attached Dwellings - Absorption Rate in Months) Based off 6-month sales average

	Aug 18'	Sep 18'	Oct 18'	Nov 18'	Dec 18'	Jan 19'	Feb 19'	Mar 19'	Apr 19'	May 19'	June 19'	July 19'	Aug 19'
											1.60	1.76	1.99

YTD Comparison:

Key Metrics	2018	YTD 2019	% Change
Total Units Sold	328	326	-
Average Sales Price	\$455,103	\$460,581	1.20%
Median Sales Price	\$411,825	\$416,810	1.21%
Average Days to Contract	53	71	33.96%

Appreciation:

	5 year	10 year	15 Year	20 year
Average	#DIV/0!	#DIV/0!	#DIV/0!	#DIV/0!
Median	#DIV/0!	#DIV/0!	#DIV/0!	#DIV/0!

Town Of Berthoud Condominium/Townhome (Attached)

Information provided by IRES Information Services

(Attached Dwelling - % Under Contract)

Price Range	Aug 18'	Sep 18'	Oct 18'	Nov 18'	Dec 18'	Jan 19'	Feb 19'	Mar 19'	Apr 19'	May 19'	June 19'	July 19'	Aug 19'
OVERALL % U/C											37%	57%	50%

(Attached Dwelling - Inventory)

	Aug 18'	Sep 18'	Oct 18'	Nov 18'	Dec 18'	Jan 19'	Feb 19'	Mar 19'	Apr 19'	May 19'	June 19'	July 19'	Aug 19'
											17.00	12	13

(Single Family Homes - # Sold)

	Aug 18'	Sep 18'	Oct 18'	Nov 18'	Dec 18'	Jan 19'	Feb 19'	Mar 19'	Apr 19'	May 19'	June 19'	July 19'	Aug 19'
											3	4	1

(Attached Dwellings – Absorption Rate in Months) Based off 6-month sales average

	Aug 18'	Sep 18'	Oct 18'	Nov 18'	Dec 18'	Jan 19'	Feb 19'	Mar 19'	Apr 19'	May 19'	June 19'	July 19'	Aug 19'
											5.67	3.00	4.88

YTD Comparison:

Key Metrics	2018	YTD 2019	% Change
Total Units Sold	22	20	-
Average Sales Price	\$336,995	\$329,749	-2.15%
Median Sales Price	\$327,829	\$324,025	-1.16%
Average Days to Contract	43	43	0.00%

Appreciation:

	5 year	10 year	15 Year	20 year
Average	#DIV/0!	#DIV/0!	#DIV/0!	#DIV/0!
Median	#DIV/0!	#DIV/0!	#DIV/0!	#DIV/0!

Town Of Estes Park, Single Family Homes (Detached)

Information provided by IRES Information Services

(Attached Dwelling - % Under Contract)

Price Range	Aug 18'	Sep 18'	Oct 18'	Nov 18'	Dec 18'	Jan 19'	Feb 19'	Mar 19'	Apr 19'	May 19'	June 19'	July 19'	Aug 19'
UNDER \$500K									42%	35%	33%	42%	48%
\$500K+									26%	20%	28%	36%	30%
OVERALL % U/C									31%	25%	29%	35%	36%

(Attached Dwelling - Inventory)

	Aug 18'	Sep 18'	Oct 18'	Nov 18'	Dec 18'	Jan 19'	Feb 19'	Mar 19'	Apr 19'	May 19'	June 19'	July 19'	Aug 19'
	74	61	62	61	55	51	51	46	47	82	72	68	63

(Single Family Homes - # Sold)

	Aug 18'	Sep 18'	Oct 18'	Nov 18'	Dec 18'	Jan 19'	Feb 19'	Mar 19'	Apr 19'	May 19'	June 19'	July 19'	Aug 19'
	14	8	11	8	9	9	7	6	13	35	14	18	22

(Attached Dwellings – Absorption Rate in Months) Based off 6-month sales average

	Aug 18'	Sep 18'	Oct 18'	Nov 18'	Dec 18'	Jan 19'	Feb 19'	Mar 19'	Apr 19'	May 19'	June 19'	July 19'	Aug 19'
						5.19	5.88	5.52	5.42	6.23	5.14	4.39	3.50

YTD Comparison:

Key Metrics	2018	YTD 2019	% Change
Total Units Sold	426	118	-
Average Sales Price	\$484,444	\$578,185	19.35%
Median Sales Price	\$449,950	\$525,000	16.68%
Average Days to Contract	51	67	31.37%

Appreciation:

	5 year	10 year	15 Year	20 year
Average	8.94%	7.95%	4.92%	8.02%
Median	10.47%	8.33%	6.43%	6.51%

Town Of Estes Park, Condominium/Townhome (Attached)

Information provided by IRES Information Services

(Attached Dwelling - % Under Contract)

Price Range	Aug 18'	Sep 18'	Oct 18'	Nov 18'	Dec 18'	Jan 19'	Feb 19'	Mar 19'	Apr 19'	May 19'	June 19'	July 19'	Aug 19'
OVERALL % U/C									35%	25%	28%	32%	25%

(Attached Dwelling - Inventory)

	Aug 18'	Sep 18'	Oct 18'	Nov 18'	Dec 18'	Jan 19'	Feb 19'	Mar 19'	Apr 19'	May 19'	June 19'	July 19'	Aug 19'
	26	26	25	29	20	21	23	25	20	36	41	43	45

(Single Family Homes - # Sold)

	Aug 18'	Sep 18'	Oct 18'	Nov 18'	Dec 18'	Jan 19'	Feb 19'	Mar 19'	Apr 19'	May 19'	June 19'	July 19'	Aug 19'
	14	8	11	8	9	9	7	6	13	17	7	7	19

(Attached Dwellings – Absorption Rate in Months) Based off 6-month sales average

	Aug 18'	Sep 18'	Oct 18'	Nov 18'	Dec 18'	Jan 19'	Feb 19'	Mar 19'	Apr 19'	May 19'	June 19'	July 19'	Aug 19'
				4.24	2.40	2.14	2.65	3.00	2.31	3.54	4.17	4.53	3.91

YTD Comparison:

Key Metrics	2018	YTD 2019	% Change
Total Units Sold			
Average Sales Price			
Median Sales Price			
Average Days to Contract			

Total Units Sold		119	87	-
Average Sales Price		\$312,119	\$353,848	13.37%
Median Sales Price		\$315,000	\$363,000	15.24%
Average Days to Contract		45	48	6.67%

Appreciation:

	5 year	10 year	15 Year	20 year
Average	7.17%	2.90%	2.88%	6.58%
Median	6.98%	4.05%	2.94%	9.41%

City of Loveland, Single Family Homes (Detached)

Information provided by IRES Information Services

(Single Family Homes - % Under Contract)

Price Range	Aug 18'	Sep 18'	Oct 18'	Nov 18'	Dec 18'	Jan 19'	Feb 19'	Mar 19'	Apr 19'	May 19'	June 19'	July 19'	Aug 19'
UNDER \$500K										49%	48%	44%	43%
\$500K-\$750K										48%	36%	36%	32%
\$750K-1MM										50%	30%	32%	22%
\$1MM+										16%	13%	27%	14%
OVERALL % U/C										47%	41%	41%	38%

(Single Family Homes - Inventory)

	Aug 18'	Sep 18'	Oct 18'	Nov 18'	Dec 18'	Jan 19'	Feb 19'	Mar 19'	Apr 19'	May 19'	June 19'	July 19'	Aug 19'
										211	263	258	276

(Single Family Homes - # Sold)

	Aug 18'	Sep 18'	Oct 18'	Nov 18'	Dec 18'	Jan 19'	Feb 19'	Mar 19'	Apr 19'	May 19'	June 19'	July 19'	Aug 19'
										126	133	135	142

(Single Family Homes – Absorption Rate in Months) Based off 6-month sales average

	Aug 18'	Sep 18'	Oct 18'	Nov 18'	Dec 18'	Jan 19'	Feb 19'	Mar 19'	Apr 19'	May 19'	June 19'	July 19'	Aug 19'
										1.67	2.03	1.96	2.06

YTD Comparison:

Key Metrics	2018	YTD 2019	% Change
Total Units Sold	2087	924	-
Average Sales Price	\$436,341	\$436,205	-0.03%
Median Sales Price	\$389,900	\$380,500	-2.41%
Average Days to Contract	36	28	-22.22%

Appreciation:

	5 year	10 year	15 Year	20 year
Average	7.56%	7.58%	4.59%	7.04%
Median	8.36%	9.02%	5.12%	7.24%

City of Loveland, Attached

Information provided by IRES Information Services

(Attached Dwelling - % Under Contract)

Price Range	Aug 18'	Sep 18'	Oct 18'	Nov 18'	Dec 18'	Jan 19'	Feb 19'	Mar 19'	Apr 19'	May 19'	June 19'	July 19'	Aug 19'
OVERALL % U/C										38%	38%	34%	38%

(Attached Dwelling - Inventory)

	Aug 18'	Sep 18'	Oct 18'	Nov 18'	Dec 18'	Jan 19'	Feb 19'	Mar 19'	Apr 19'	May 19'	June 19'	July 19'	Aug 19'
										211	89	81	77

(Attached Dwelling - # Sold)

	Aug 18'	Sep 18'	Oct 18'	Nov 18'	Dec 18'	Jan 19'	Feb 19'	Mar 19'	Apr 19'	May 19'	June 19'	July 19'	Aug 19'
										45	21	37	23

(Attached Dwellings – Absorption Rate in Months) Based off 6-month sales average

	Aug 18'	Sep 18'	Oct 18'	Nov 18'	Dec 18'	Jan 19'	Feb 19'	Mar 19'	Apr 19'	May 19'	June 19'	July 19'	Aug 19'
										4.68	2.70	2.36	1.83

YTD Comparison:

Key Metrics	2018	YTD 2019	% Change
Total Units Sold	319	216	-
Average Sales Price	\$301,287	\$313,319	3.99%
Median Sales Price	\$289,000	\$305,000	5.54%
Average Days to Contract	48	71	47.92%

Appreciation:

	5 year	10 year	15 Year	20 year
Average	11.37%	#DIV/0!	#DIV/0!	#DIV/0!
Median	12.97%	#DIV/0!	#DIV/0!	#DIV/0!

Fort Collins Single Family Homes (Detached)

Information provided by IRES Information Services

(Single Family Homes - % Under Contract)

Price Range	Aug 18'	Sep 18'	Oct 18'	Nov 18'	Dec 18'	Jan 19'	Feb 19'	Mar 19'	Apr 19'	May 19'	June 19'	July 19'	Aug 19'
UNDER \$500k	46%	41%	43%	41%	38%	47%	55%	54%		46%	46%	50%	43%
\$500K - \$750k	36%	28%	33%	30%	29%	37%	43%	46%		52%	49%	46%	44%
\$750K-\$1MM	20%	21%	24%	15%	19%	28%	34%	37%		32%	39%	27%	30%
\$1mm+	9%	13%	19%	6%	17%	23%	25%	13%		17%	16%	14%	11%
OVERALL % U/C	39%	34%	37%	33%	33%	41%	48%	48%		45%	44%	45%	40%

(Single Family Homes - Inventory)

	Aug 18'	Sep 18'	Oct 18'	Nov 18'	Dec 18'	Jan 19'	Feb 19'	Mar 19'	Apr 19'	May 19'	June 19'	July 19'	Aug 19'
										513	360	364	365

(Single Family Homes - # Sold)

	Aug 18'	Sep 18'	Oct 18'	Nov 18'	Dec 18'	Jan 19'	Feb 19'	Mar 19'	Apr 19'	May 19'	June 19'	July 19'	Aug 19'
										249	227	198	207

(Single Family Homes - Absorption Rate in Months) Based off 6-month sales average

	Aug 18'	Sep 18'	Oct 18'	Nov 18'	Dec 18'	Jan 19'	Feb 19'	Mar 19'	Apr 19'	May 19'	June 19'	July 19'	Aug 19'
										2.06	1.59	1.62	1.66

YTD Comparison:

Key Metrics	2018	YTD 2019	% Change
Total Units Sold	2953	1435	-
Average Sales Price	\$453,952	\$476,236	4.91%
Median Sales Price	\$409,300	\$430,000	5.06%
Average Days to Contract	34	25	-26.47%

Appreciation:

	5 year	10 year	15 Year	20 year
Average	8.27%	7.36%	5.28%	6.51%
Median	9.15%	8.12%	5.74%	7.12%

Fort Collins Condominium/Townhome (Attached)

Information provided by IRES Information Services

Dwelling - % Under Contract)

Price Range	Aug 18'	Sep 18'	Oct 18'	Nov 18'	Dec 18'	Jan 19'	Feb 19'	Mar 19'	Apr 19'	May 19'	June 19'	July 19'	Aug 19'
UNDER \$250K	34%	41%	45%		68%	61%	81%	62%		56%	45%	56%	39%
\$250-\$500K	45%	46%	35%		38%	47%	57%	63%		61%	53%	50%	40%
\$500K-\$750k	14%	15%	22%		21%	13%	11%	40%		35%	33%	32%	40%
\$750K+	9%	14%	20%		15%	10%	17%	20%		42%	40%	42%	47%
OVERALL % U/C	36%	38%	34%		38%	41%	51%	60%		56%	47%	47%	40%

(Attached Dwelling - Inventory)

	Aug 18'	Sep 18'	Oct 18'	Nov 18'	Dec 18'	Jan 19'	Feb 19'	Mar 19'	Apr 19'	May 19'	June 19'	July 19'	Aug 19'
	162	152	134	139	113	121	109	81	79	120	143	152	164

(Attached Dwelling - # Sold)

	Aug 18'	Sep 18'	Oct 18'	Nov 18'	Dec 18'	Jan 19'	Feb 19'	Mar 19'	Apr 19'	May 19'	June 19'	July 19'	Aug 19'
	84	55	59	66	45	42	43	59	79	89	72	77	77

(Attached Dwellings - Absorption Rate in Months) Based off 6-month sales average

	Aug 18'	Sep 18'	Oct 18'	Nov 18'	Dec 18'	Jan 19'	Feb 19'	Mar 19'	Apr 19'	May 19'	June 19'	July 19'	Aug 19'
					2.19	2.07	2.11	1.55	1.42	2.02	2.23	2.18	2.17

YTD Comparison:

Key Metrics	2018	YTD 2019	% Change
Total Units Sold	867	536	-
Average Sales Price	\$309,602	\$311,912	0.75%
Median Sales Price	\$293,000	\$295,000	0.68%
Average Days to Contract	35	34	-2.86%

Appreciation:

	5 year	10 year	15 Year	20 year
Average	10.64%	9.25%	6.27%	8.49%
Median	11.68%	9.53%	5.70%	7.65%

Weld County Overview Single Family Homes (Detached)

Information provided by IRES Information Services

(Single Family Homes - % Under Contract)

Price Range	Aug 18'	Sep 18'	Oct 18'	Nov 18'	Dec 18'	Jan 19'	Feb 19'	Mar 19'	Apr 19'	May 19'	June 19'	July 19'	Aug 19'
UNDER \$500k		52%	46%	44%	45%	55%	60%	60%		61%	56%	53%	52%
\$500K - \$750k		33%	31%	18%	18%	27%	36%	41%	40%	37%	33%	39%	37%
\$750K-\$1MM		34%	33%	19%	26%	28%	27%	27%		27%	20%	23%	25%
\$1mm+		13%	16%	13%	11%	14%	7%	5%		22%	26%	15%	16%
OVERALL % U/C		47%	43%	42%	40%	50%	55%	55%		52%	50%	48%	49%

(Single Family Homes - Inventory)

	Aug 18'	Sep 18'	Oct 18'	Nov 18'	Dec 18'	Jan 19'	Feb 19'	Mar 19'	Apr 19'	May 19'	June 19'	July 19'	Aug 19'
	934	965	985	973	838	844	823	869	838	850	911	883	853

(Single Family Homes - # Sold)

	Aug 18'	Sep 18'	Oct 18'	Nov 18'	Dec 18'	Jan 19'	Feb 19'	Mar 19'	Apr 19'	May 19'	June 19'	July 19'	Aug 19'
	536	415	496	432	372	276	346	489	465	573	543	569	498

(Single Family Homes – Absorption Rate in Months) Based off 6-month sales average

	Aug 18'	Sep 18'	Oct 18'	Nov 18'	Dec 18'	Jan 19'	Feb 19'	Mar 19'	Apr 19'	May 19'	June 19'	July 19'	Aug 19'
				3.11	2.23	2.00	2.11	2.16	2.11	2.02	2.03	1.77	1.63

YTD Comparison:

Key Metrics	2018	YTD 2019	% Change
Total Units Sold	5464	3876	-
Average Sales Price	\$370,031	\$385,822	4.27%
Median Sales Price	\$342,000	\$355,000	3.80%
Average Days to Contract	30	33	10.00%

Appreciation:

	5 year	10 year	15 Year	20 year
Average	9.05%	#VALUE!	#VALUE!	#VALUE!
Median	9.24%	#VALUE!	#VALUE!	#VALUE!

Weld County Overview Condominium/Townhome (Attached)

Information provided by IRES Information Services

(Attached Dwelling - % Under Contract)

Price Range	Aug 18'	Sep 18'	Oct 18'	Nov 18'	Dec 18'	Jan 19'	Feb 19'	Mar 19'	Apr 19'	May 19'	June 19'	July 19'	Aug 19'
UNDER - \$250k		74%	70%	46%	43%	46%	53%	45%		43%	43%	58%	43%
ABOVE + 250k		40%	38%	40%	30%	32%	45%	46%		53%	50%	32%	32%
OVERALL % U/C		54%	51%	42%	34%	38%	49%	46%		49%	47%	37%	65%

(Attached Dwelling - Inventory)

	Aug 18'	Sep 18'	Oct 18'	Nov 18'	Dec 18'	Jan 19'	Feb 19'	Mar 19'	Apr 19'	May 19'	June 19'	July 19'	Aug 19'
	82	92	97	76	58	105	91	92	82	92	114	114	116

(Attached Dwelling - # Sold)

	Aug 18'	Sep 18'	Oct 18'	Nov 18'	Dec 18'	Jan 19'	Feb 19'	Mar 19'	Apr 19'	May 19'	June 19'	July 19'	Aug 19'
	52	47	56	35	37	33	42	60	41	62	49	51	46

(Attached Dwellings – Absorption Rate in Months) Based off 6-month sales average

	Aug 18'	Sep 18'	Oct 18'	Nov 18'	Dec 18'	Jan 19'	Feb 19'	Mar 19'	Apr 19'	May 19'	June 19'	July 19'	Aug 19'
				2.40	1.53	2.42	2.18	2.10	1.98	2.01	2.38	2.24	2.25

YTD Comparison:

Key Metrics	2018	YTD 2019	% Change
Total Units Sold	544	400	-
Average Sales Price	\$257,926	\$269,045	4.31%
Median Sales Price	\$248,900	\$265,000	6.47%
Average Days to Contract	27	29	7.41%

Appreciation:

	5 year	10 year	15 Year	20 year
Average	12.60%	#VALUE!	#VALUE!	#VALUE!
Median	13.41%	#VALUE!	#VALUE!	#VALUE!

Town of Erie Single Family Homes (Detached)

Information provided by IRES Information Services

(Single Family Homes - % Under Contract)

Price Range	Aug 18'	Sep 18'	Oct 18'	Nov 18'	Dec 18'	Jan 19'	Feb 19'	Mar 19'	Apr 19'	May 19'	June 19'	July 19'	Aug 19'
UNDER \$500K	46%	50%	54%	42%	37%	53%	66%	68%		59%	60%	44%	45%
\$500-\$750K	37%	35%	26%	36%	24%	35%	42%	32%		39%	40%	44%	37%
\$750K - \$1MM	20%	33%	27%	8%	10%	33%	36%	33%		35%	36%	22%	47%
\$1MM +	5%	0%	15%	9%	11%	0%	0%	0%		33%	31%	10%	20%
OVERALL	34%	35%	34%	34%	26%	36%	45%	36%		41%	43%	40%	38%

(Single Family Homes - Inventory)

	Aug 18'	Sep 18'	Oct 18'	Nov 18'	Dec 18'	Jan 19'	Feb 19'	Mar 19'	Apr 19'	May 19'	June 19'	July 19'	Aug 19'
	102	115	105	100	92	104	88	107	113	114	109	106	93

(Single Family Homes - # Sold)

	Aug 18'	Sep 18'	Oct 18'	Nov 18'	Dec 18'	Jan 19'	Feb 19'	Mar 19'	Apr 19'	May 19'	June 19'	July 19'	Aug 19'
	42	38	35	41	32	22	23	46	38	58	46	58	52

(Single Family Homes – Absorption Rate in Months) Based off 6-month sales average

	Aug 18'	Sep 18'	Oct 18'	Nov 18'	Dec 18'	Jan 19'	Feb 19'	Mar 19'	Apr 19'	May 19'	June 19'	July 19'	Aug 19'
					2.94	2.97	2.76	3.23	3.36	3.12	2.81	2.36	1.87

YTD Comparison:

Key Metrics	2018	YTD 2019	% Change
Total Units Sold	452	356	-
Average Sales Price	\$536,697	\$587,615	9.49%
Median Sales Price	\$511,750	\$539,000	5.32%
Average Days to Contract	35	45	28.57%

Appreciation:

	5 year	10 year	15 Year	20 year
Average	5.85%	6.10%	3.93%	5.47%
Median	6.71%	6.24%	4.89%	5.66%

Town of Erie Condominium/Townhome (Attached)

Information provided by IRES Information Services

(Attached Dwelling - % Under Contract)

Price Range	Aug 18'	Sep 18'	Oct 18'	Nov 18'	Dec 18'	Jan 19'	Feb 19'	Mar 19'	Apr 19'	May 19'	June 19'	July 19'	Aug 19'
OVERALL	57%	78%	40%	18%	28%	30%	48%	33%		45%	46%	22%	30%

(Attached Dwelling - Inventory)

	Aug 18'	Sep 18'	Oct 18'	Nov 18'	Dec 18'	Jan 19'	Feb 19'	Mar 19'	Apr 19'	May 19'	June 19'	July 19'	Aug 19'
	9	11	17	15	12	17	13	17	14	12	14	14	14

(Attached Dwelling - # Sold)

	Aug 18'	Sep 18'	Oct 18'	Nov 18'	Dec 18'	Jan 19'	Feb 19'	Mar 19'	Apr 19'	May 19'	June 19'	July 19'	Aug 19'
	8	9	6	8	4	2	4	11	6	7	9	11	4

(Attached Dwellings – Absorption Rate in Months) Based off 6-month sales average

	Aug 18'	Sep 18'	Oct 18'	Nov 18'	Dec 18'	Jan 19'	Feb 19'	Mar 19'	Apr 19'	May 19'	June 19'	July 19'	Aug 19'
				2.90	2.06	2.76	2.36	2.91	2.40	2.12	2.15	1.75	1.75

YTD Comparison:

Key Metrics	2018	YTD 2019	% Change
Total Units Sold	66	54	-
Average Sales Price	\$338,766	\$354,587	4.67%
Median Sales Price	\$310,000	\$320,000	3.23%
Average Days to Contract	43	54	25.58%

Appreciation:

	5 year	10 year	15 Year	20 year
Average	13.52%	6.23%	6.14%	8.69%
Median	14.44%	6.32%	6.26%	7.60%

Frederick / Firestone / Dacono Single Family Homes (Detached)

Information provided by IRES Information Services

(Single Family Homes - % Under Contract)

Price Range	Aug 18'	Sep 18'	Oct 18'	Nov 18'	Dec 18'	Jan 19'	Feb 19'	Mar 19'	Apr 19'	May 19'	June 19'	July 19'	Aug 19'
UNDER \$500k	47%	49%	49%	33%	44%	48%	58%	59%		44%	54%	50%	52%
Over \$500K	31%	42%	22%	14%	24%	39%	44%	43%		43%	41%	40%	33%
OVERALL % U/C	44%	48%	44%	29%	40%	46%	55%	56%		44%	53%	47%	49%

(Single Family Homes - Inventory)

	Aug 18'	Sep 18'	Oct 18'	Nov 18'	Dec 18'	Jan 19'	Feb 19'	Mar 19'	Apr 19'	May 19'	June 19'	July 19'	Aug 19'
	152	154	165	150	146	150	187	199		131	60	138	124

(Single Family Homes - # Sold)

	Aug 18'	Sep 18'	Oct 18'	Nov 18'	Dec 18'	Jan 19'	Feb 19'	Mar 19'	Apr 19'	May 19'	June 19'	July 19'	Aug 19'
	62	39	48	41	45	33	37	53		60	24	63	63

(Single Family Homes – Absorption Rate in Months) Based off 6-month sales average

	Aug 18'	Sep 18'	Oct 18'	Nov 18'	Dec 18'	Jan 19'	Feb 19'	Mar 19'	Apr 19'	May 19'	June 19'	July 19'	Aug 19'
					3.73	3.36	4.62	4.65	0.00	3.45	1.74	3.46	2.81

YTD Comparison:

Key Metrics	2018	YTD 2019	% Change
Total Units Sold	628	478	-
Average Sales Price	\$392,416	\$405,854	3.42%
Median Sales Price	\$395,000	\$400,000	1.27%
Average Days to Contract	36	34	-5.56%

Appreciation:

	5 year	10 year	15 Year	20 year
Average	#VALUE!	#VALUE!	#VALUE!	#VALUE!
Median	#VALUE!	#VALUE!	#VALUE!	#VALUE!

Frederick / Firestone / Dacono Condominium/Townhome (Attached)

Information provided by IRES Information Services

(Attached Dwelling - % Under Contract)

Price Range	Aug 18'	Sep 18'	Oct 18'	Nov 18'	Dec 18'	Jan 19'	Feb 19'	Mar 19'	Apr 19'	May 19'	June 19'	July 19'	Aug 19'
OVERALL % U/C	100	16%	0%	0%	75%	33%	0%	40%		50%	22%	18%	20%

(Attached Dwelling - Inventory)

	Aug 18'	Sep 18'	Oct 18'	Nov 18'	Dec 18'	Jan 19'	Feb 19'	Mar 19'	Apr 19'	May 19'	June 19'	July 19'	Aug 19'
	1	6	8	6	4	3	3	10		6	7	9	4

(Attached Dwelling - # Sold)

	Aug 18'	Sep 18'	Oct 18'	Nov 18'	Dec 18'	Jan 19'	Feb 19'	Mar 19'	Apr 19'	May 19'	June 19'	July 19'	Aug 19'
	0	0	0	1	0	3	2	1		6	2	3	3

(Attached Dwellings – Absorption Rate in Months) Based off 6-month sales average

	Aug 18'	Sep 18'	Oct 18'	Nov 18'	Dec 18'	Jan 19'	Feb 19'	Mar 19'	Apr 19'	May 19'	June 19'	July 19'	Aug 19'
						4.50	3.00	8.57	0.00	3.00	3.00	3.86	1.60

YTD Comparison:

Key Metrics	2018	YTD 2019	% Change
Total Units Sold	18	24	-
Average Sales Price	\$310,294	297187.5	-4.22%
Median Sales Price	\$291,500	\$286,500	-1.72%
Average Days to Contract	36	33	-8.33%

Appreciation:

	5 year	10 year	15 Year	20 year
Average	#VALUE!	#VALUE!	#VALUE!	#VALUE!
Median	#VALUE!	#VALUE!	#VALUE!	#VALUE!

Greeley Overview Single Family Homes (Detached)

Information provided by IRES Information Services

(Single Family Homes - % Under Contract)

Price Range	Aug 18'	Sep 18'	Oct 18'	Nov 18'	Dec 18'	Jan 19'	Feb 19'	Mar 19'	Apr 19'	May 19'	June 19'	July 19'	Aug 19'
UNDER \$500k		52%	46%	49%	45%	55%	68%	67%		67%	63%	60%	59%
\$500K - \$750k		33%	31%	27%	27%	35%	35%	65%		40%	35%	48%	50%
ABOVE + \$750K		26%	27%	22%	19%	22%	13%	0%		22%	10%	13%	13%

OVERALL % U/C		47%	43%	44%	40%	50%	64%	65%		64%	60%	57%	57%
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(Single Family Homes - Inventory)

	Aug 18'	Sep 18'	Oct 18'	Nov 18'	Dec 18'	Jan 19'	Feb 19'	Mar 19'	Apr 19'	May 19'	June 19'	July 19'	Aug 19'
	192	206	189	194	173	170	148	154	132	117	141	150	136

(Single Family Homes - # Sold)

	Aug 18'	Sep 18'	Oct 18'	Nov 18'	Dec 18'	Jan 19'	Feb 19'	Mar 19'	Apr 19'	May 19'	June 19'	July 19'	Aug 19'
	154	132	159	121	101	72	119	141	149	177	138	157	146

(Single Family Homes - Absorption Rate in Months) Based off 6-month sales average

	Aug 18'	Sep 18'	Oct 18'	Nov 18'	Dec 18'	Jan 19'	Feb 19'	Mar 19'	Apr 19'	May 19'	June 19'	July 19'	Aug 19'
				2.06	1.56	1.38	1.26	1.30	1.13	0.92	1.06	1.02	0.90

YTD Comparison:

Key Metrics	2018	YTD 2019	% Change
Total Units Sold	1556	1118	-
Average Sales Price	\$320,674	\$329,258	2.68%
Median Sales Price	\$305,852	\$319,900	4.59%
Average Days to Contract	22	24	9.09%

Appreciation:

	5 year	10 year	15 Year	20 year
Average	#VALUE!	#VALUE!	#VALUE!	#VALUE!
Median	#VALUE!	#VALUE!	#VALUE!	#VALUE!

Greeley Overview Condominium/Townhome (Attached)

Information provided by IRES Information Services

(Attached Dwelling - % Under Contract)

Price Range	Aug 18'	Sep 18'	Oct 18'	Nov 18'	Dec 18'	Jan 19'	Feb 19'	Mar 19'	Apr 19'	May 19'	June 19'	July 19'	Aug 19'
UNDER -\$250k	74%		69%	44%	43%	46%	73%	60%		48%	53%	52%	51%
ABOVE +\$250k		40%	37%	40%	34%	41%	67%	50%		50%	64%	55%	44%
OVERALL % U/C		55%	50%	41%	38%	41%	71%	56%		48%	57%	52%	46%

(Attached Dwelling - Inventory)

	Aug 18'	Sep 18'	Oct 18'	Nov 18'	Dec 18'	Jan 19'	Feb 19'	Mar 19'	Apr 19'	May 19'	June 19'	July 19'	Aug 19'
	27	27	32	26	18	28	17	17	17	14	30	32	35

(Attached Dwelling - # Sold)

	Aug 18'	Sep 18'	Oct 18'	Nov 18'	Dec 18'	Jan 19'	Feb 19'	Mar 19'	Apr 19'	May 19'	June 19'	July 19'	Aug 19'
	29	25	31	13	17	19	23	31	16	30	19	26	25

(Attached Dwellings - Absorption Rate in Months) Based off 6-month sales average

	Aug 18'	Sep 18'	Oct 18'	Nov 18'	Dec 18'	Jan 19'	Feb 19'	Mar 19'	Apr 19'	May 19'	June 19'	July 19'	Aug 19'
		3.00	2.26	1.59	0.94	1.25	0.80	0.76	0.86	0.62	1.30	1.32	1.43

YTD Comparison:

Key Metrics	2018	YTD 2019	% Change
Total Units Sold	261	192	-
Average Sales Price	\$238,646	\$249,624	4.60%
Median Sales Price	\$235,000	\$246,450	4.87%
Average Days to Contract	20	26	30.00%

Appreciation:

	5 year	10 year	15 Year	20 year
Average	#VALUE!	#VALUE!	#VALUE!	#VALUE!
Median	#VALUE!	#VALUE!	#VALUE!	#VALUE!