



**METROPOLITAN DENVER REAL ESTATE STATISTICS
AS OF JANUARY 31, 2012**

	Based On Properties <u>Under Contract</u>	Based On Properties <u>Closed</u>
This Month	3,486	2,470
Last Month	2,832	3,156
Percentage Change	+ 23.1%	- 21.7%
This Month, Last Year	3,147	2,156
Percentage Change, Compared To This Year	+ 10.8%	+ 14.6%
Year to Date, This Year	3,486	2,470
Year to Date, Last Year	3,147	2,156
Percentage Change	+ 10.8%	+ 14.6%

This report summarizes the sales of residential real estate units during the reported-on period. Please note:

- 1) The reported units have been adjusted for the calendar month (as defined by MLS cut-off dates each month) in order to put such periods on a comparable basis.
- 2) Under Contract units reflect those properties reported as "under contract" during the period - i.e., a binding contract was executed between buyer and seller.
- 3) Closed units reflect the passing of title. The close date generally lags 30-90 days behind the under contract date and is often distorted by many outside factors unrelated to the extent of real estate activity.

UNSOLD HOMES ON THE MARKET:

This Month	10,443
This Month, Last Year	17,890
Percentage Change	- 41.6%
This Month	10,443
Last Month	10,993
Percentage Change	- 5.0%

This representation is based in whole or in part on data supplied by MetroList, Inc. Neither the member Boards of Realtors nor their MLS guarantees or is in any way responsible for its accuracy. Data maintained by the Boards or their MLS may not reflect all real estate activity in the market.

WEEKLY SALES RATE:

This Month	7.71%
This Month, Last Year	4.06%

AVERAGE PRICE OF PROPERTIES CLOSED:

	<u>Residential</u>	<u>Condos</u>	<u>Single Family</u>
This Month	\$248,037	\$146,544	\$272,328
Last Month	\$253,986	\$166,420	\$275,610
This Month, Last Year	\$252,308	\$150,085	\$277,922
Year to Date Average, This Year	\$248,037	\$146,544	\$272,328
Year to Date Average, Last Year	\$252,308	\$150,085	\$277,922

MEDIAN PRICE OF PROPERTIES CLOSED:

	<u>Condos</u>	<u>Single Family</u>
This Month	\$113,000	\$218,855
Last Month	\$120,700	\$230,000
This Month, Last Year	\$124,995	\$225,000
Year to Date Median, This Year	\$113,000	\$218,855
Year to Date Median, Last Year	\$124,995	\$225,000



**METROPOLITAN DENVER REAL ESTATE STATISTICS
AS OF JANUARY 31, 2012**

Snapshot	Prior			Prior	
	Jan, '12	Month	Year Ago	Month	Year Ago

Residential (Single Family + Condo)

Active	10,443	10,993	17,890	-5.00%	-41.63%
Under Contract	3,486	2,832	3,147	23.09%	10.77%
Sold	2,470	3,156	2,156	-21.74%	14.56%
Avg DOM	104	107	121	-2.80%	-14.05%
Avg Sold Price	\$248,037	\$253,986	\$252,308	-2.34%	-1.69%

Single Family

Active	8,356	8,854	13,714	-5.62%	-39.07%
Under Contract	2,838	2,253	2,514	25.97%	12.89%
Sold	1,993	2,531	1,724	-21.26%	15.60%
Avg DOM	103	107	120	-3.74%	-14.17%
Median Sold Price	\$218,855	\$230,000	\$225,000	-4.85%	-2.73%
Avg Sold Price	\$272,328	\$275,610	\$277,922	-1.19%	-2.01%

Condo

Active	2,087	2,139	4,176	-2.43%	-50.02%
Under Contract	648	579	633	11.92%	2.37%
Sold	477	625	432	-23.68%	10.42%
Avg DOM	108	106	123	1.89%	-12.20%
Median Sold Price	\$113,000	\$120,700	\$124,995	-6.38%	-9.60%
Avg Sold Price	\$146,544	\$166,420	\$150,085	-11.94%	-2.36%

Footnotes: Active, Under Contract, and Sold presented as # of units.

Avg DOM = Average Days on Market

This representation may or may not reflect all real estate activity in the market.

Source: Metrolist, Inc.

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**Greater Metropolitan Denver Real Estate Statistics
Rolling Three Month Information**

SINGLE FAMILY

Month	# Active	# Sold	Average Sold Price	Median Sold Price	YTD # Sold	YTD Average Sold Price	YTD Median Sold Price
NOV	10,213	2,468	\$275,951	\$230,300	28,906	\$280,230	\$229,900
DEC	8,854	2,531	\$275,610	\$230,000	31,437	\$279,858	\$230,000
JAN	8,356	1,993	\$272,328	\$218,855	1,993	\$272,328	\$218,855

CONDOMINIUMS AND TOWNHOUSES

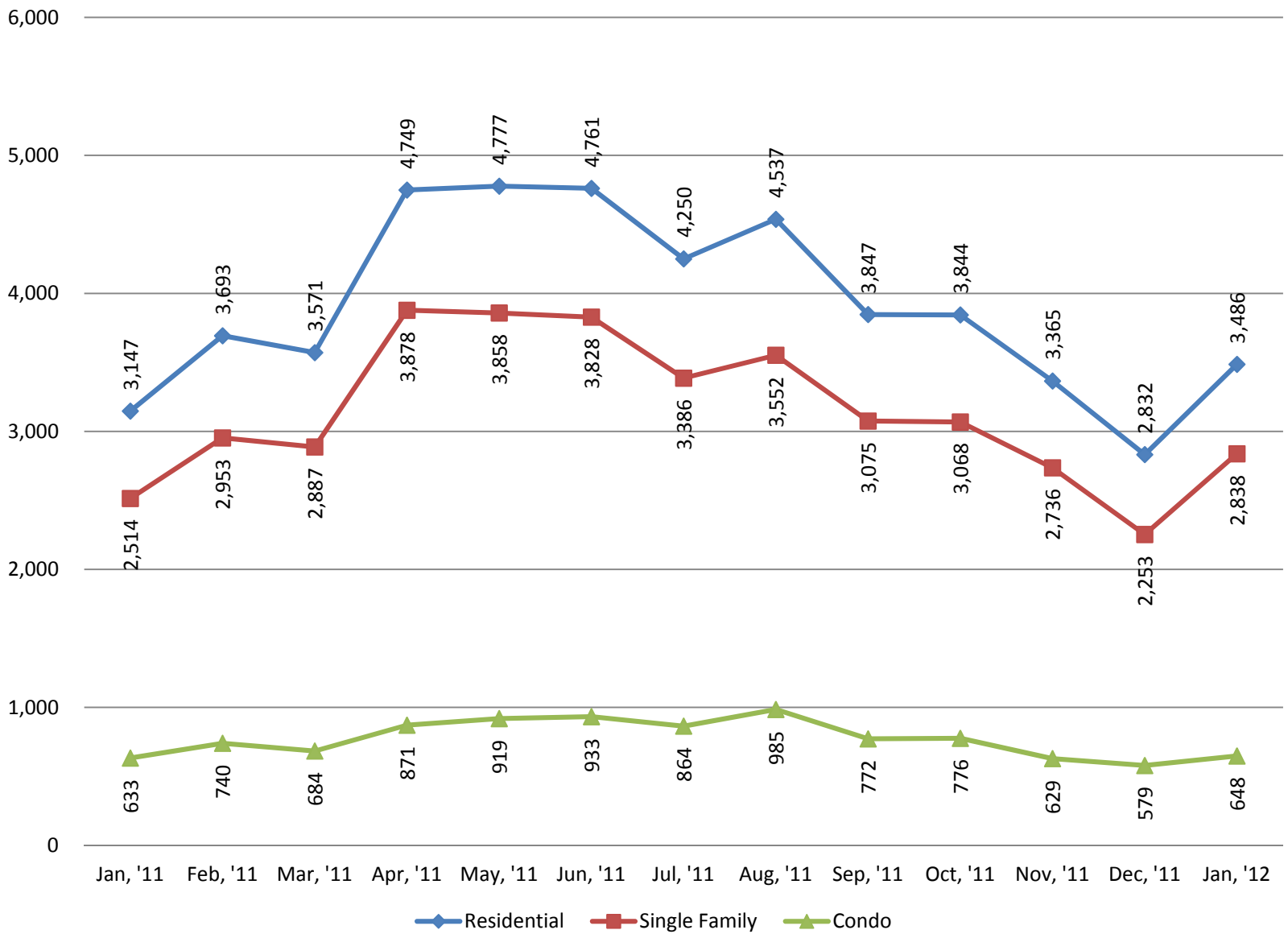
Month	# Active	# Sold	Average Sold Price	Median Sold Price	YTD # Sold	YTD Average Sold Price	YTD Median Sold Price
NOV	2,421	600	\$153,526	\$125,000	7,325	\$158,520	\$125,000
DEC	2,139	625	\$166,420	\$120,700	7,950	\$159,141	\$124,900
JAN	2,087	477	\$146,544	\$113,000	477	\$146,544	\$113,000

Source: Metrolist, Inc.

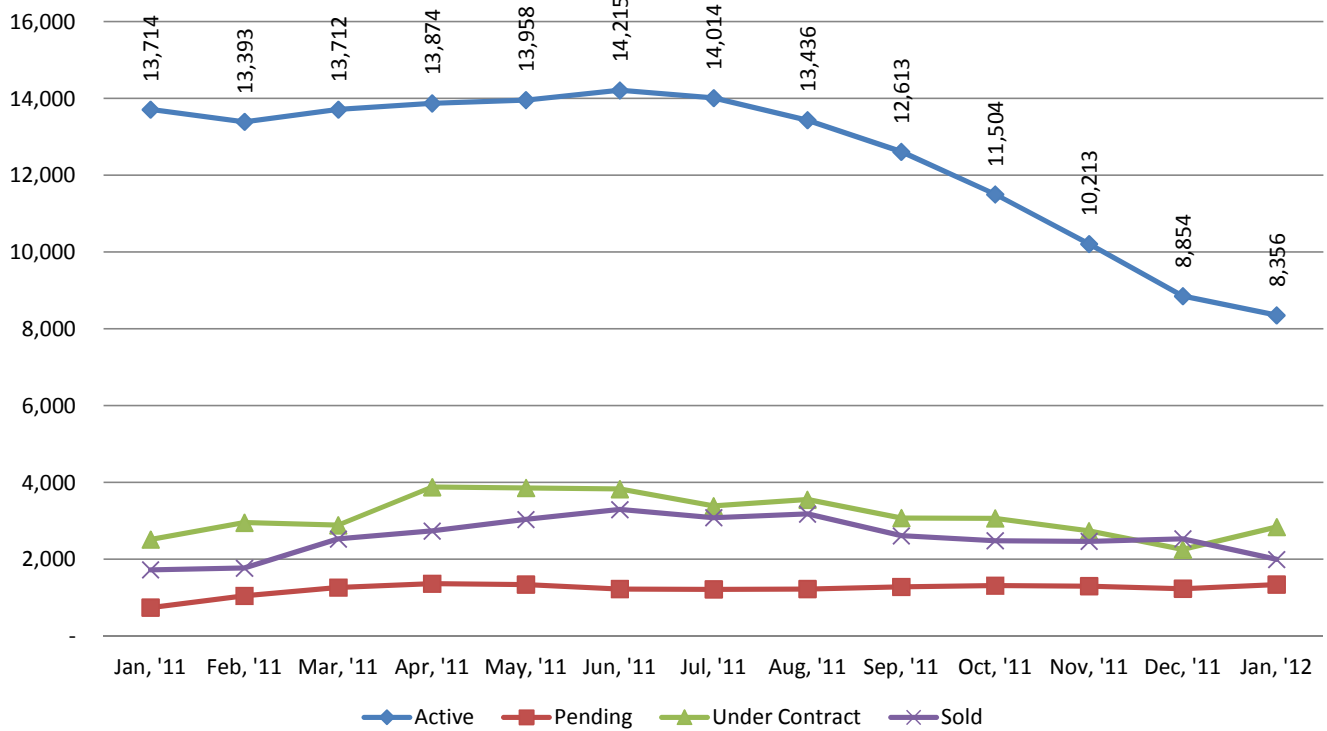
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Greater Metropolitan Denver Real Estate Statistics Monthly Under Contract Units

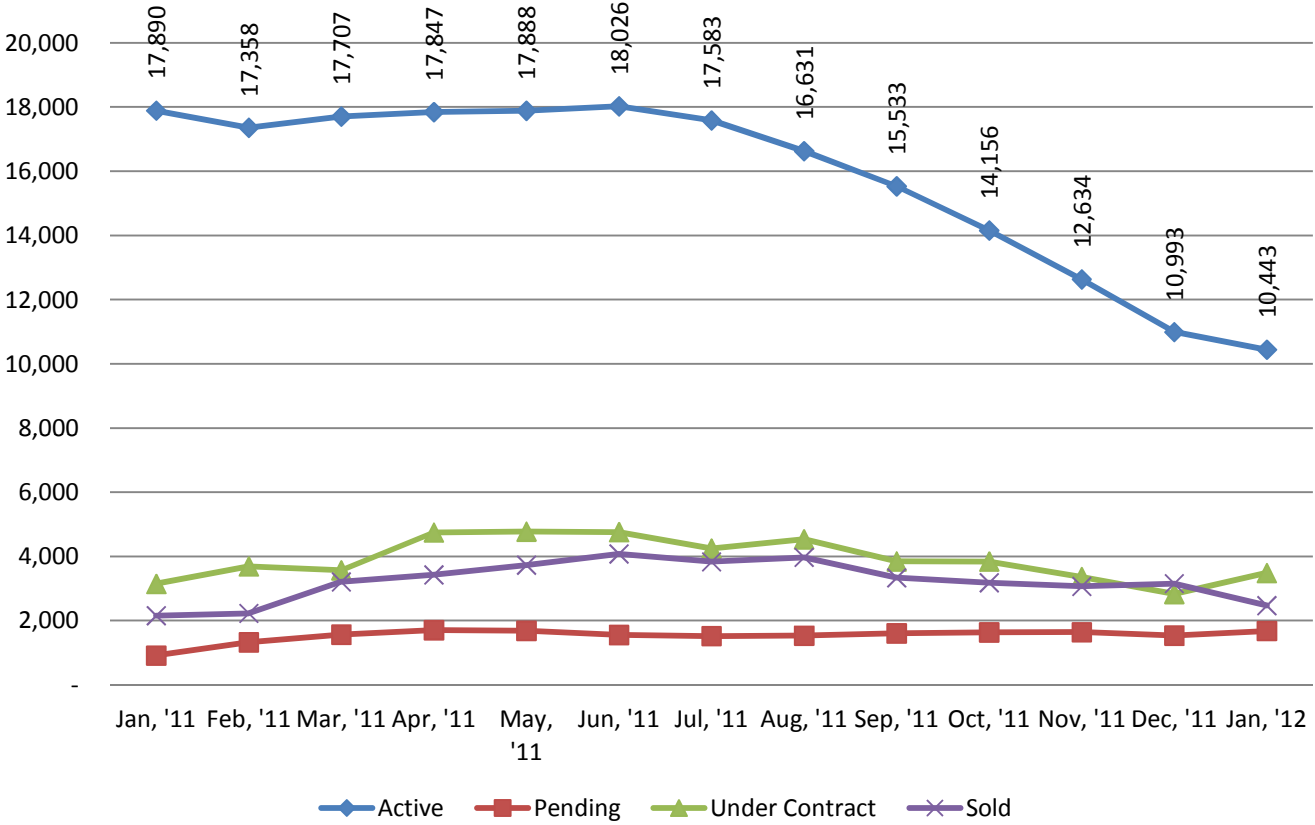


Greater Metropolitan Denver Real Estate Statistics Single Family Residential

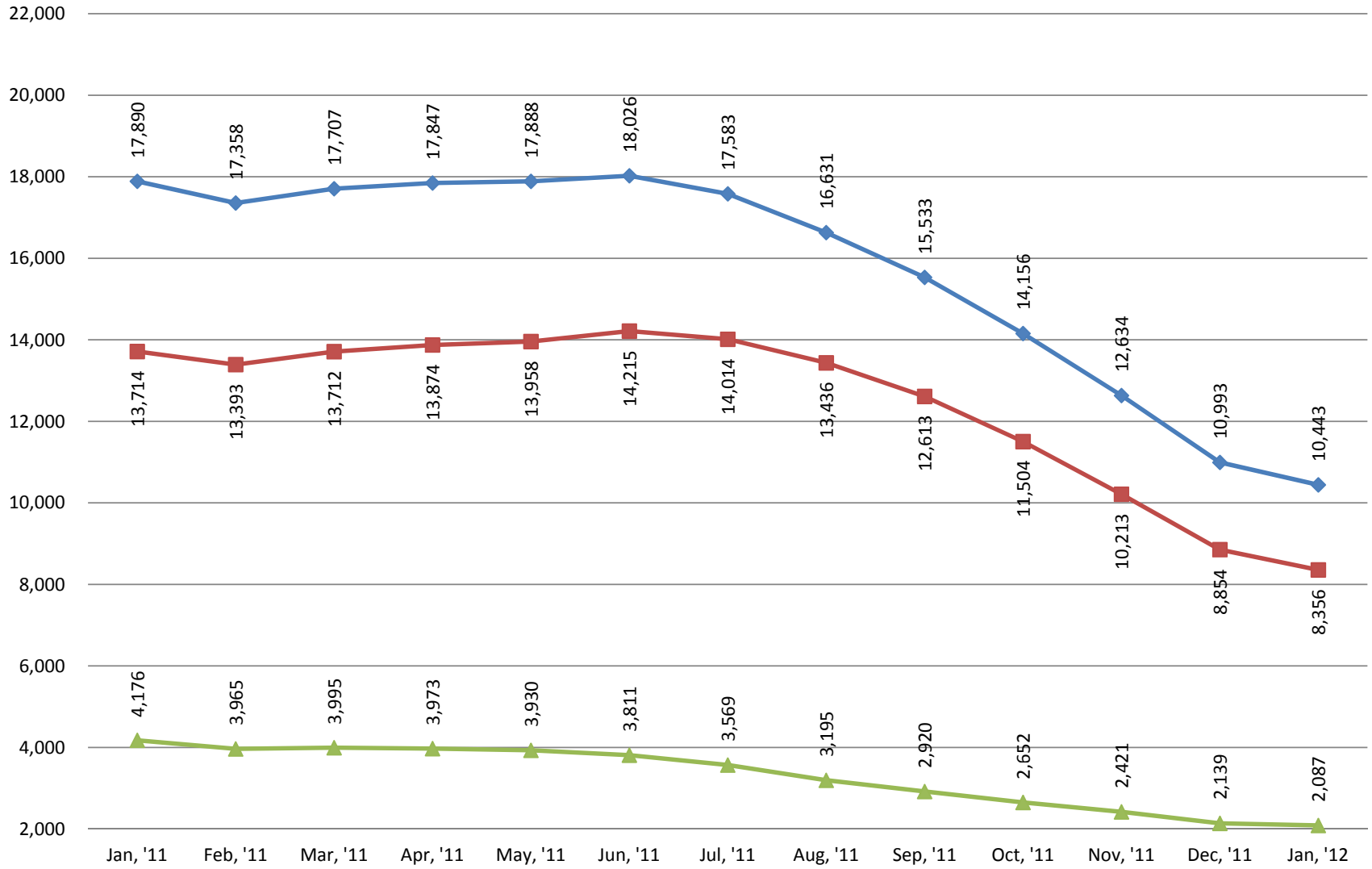


Greater Metropolitan Denver Real Estate Statistics

Residential



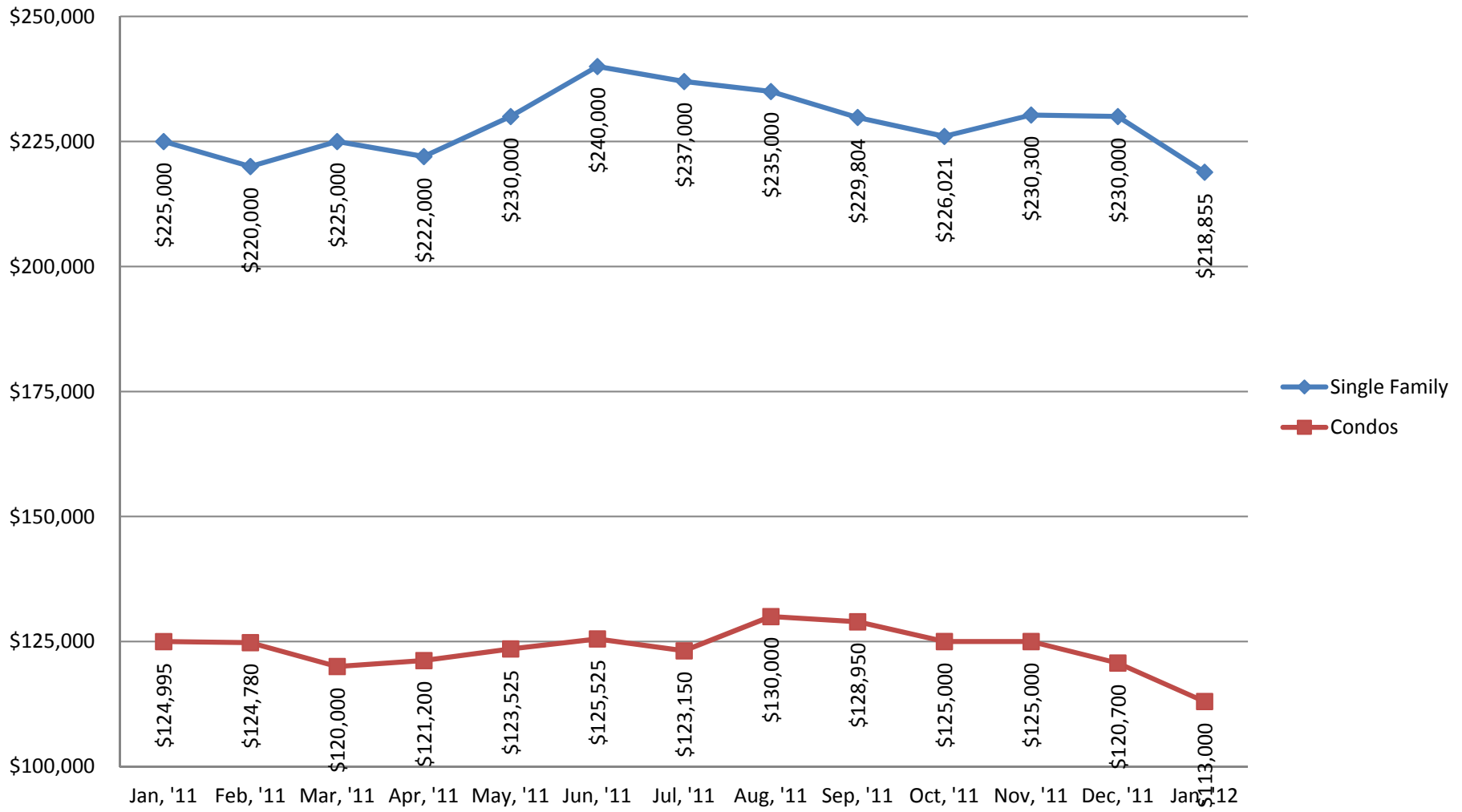
Greater Metropolitan Denver Real Estate Statistics Month End Inventory of Unsold Homes



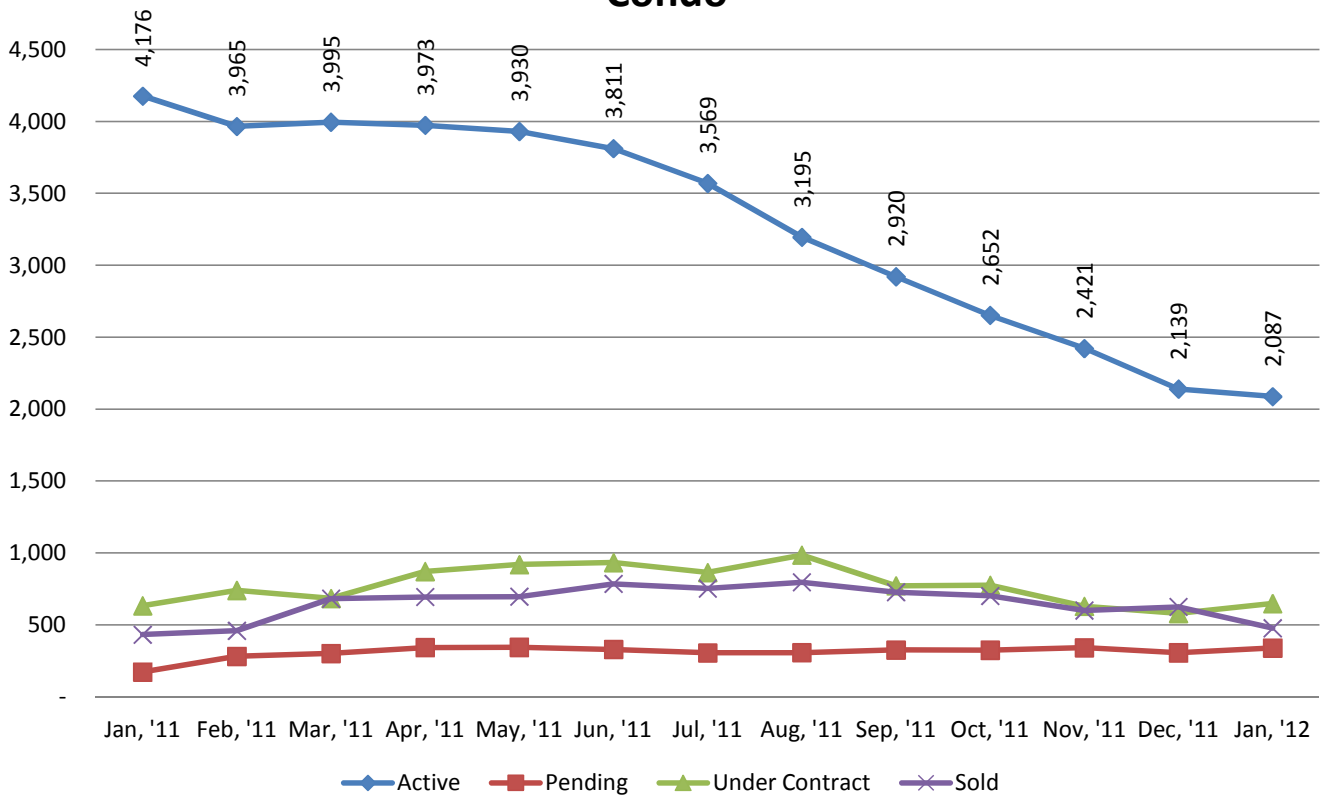
◆ Residential
 ■ Single Family
 ▲ Condo

Greater Metropolitan Denver Real Estate Statistics

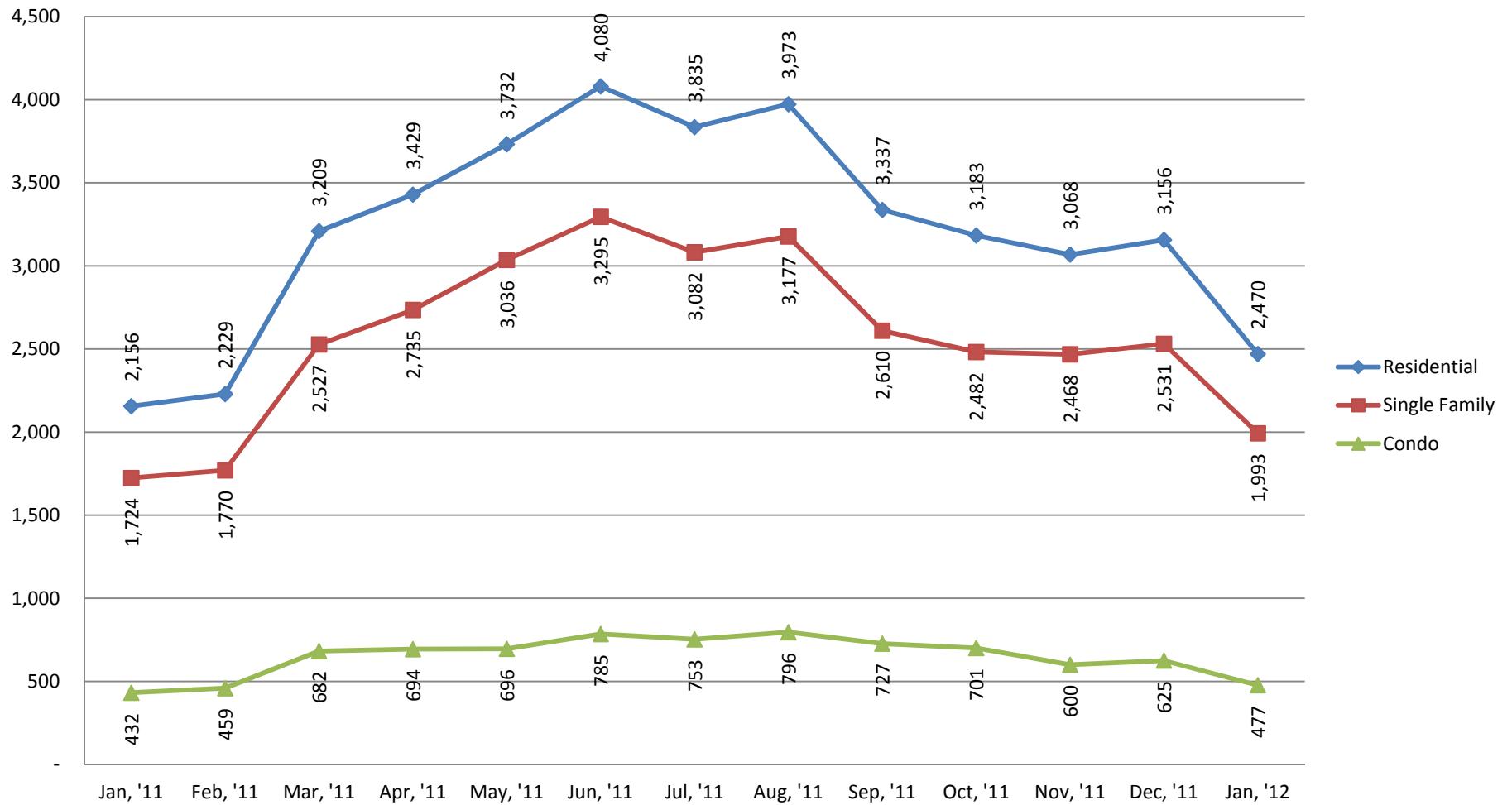
Monthly Median Sales Price



Greater Metropolitan Denver Real Estate Condo



Greater Metropolitan Denver Real Estate Statistics Monthly Closed Units



Greater Metropolitan Denver Real Estate Statistics Monthly Average Sales Price

