

Denver Trends



FIDELITY
NATIONAL TITLE COMPANY



November 2010

Colorado

Residential

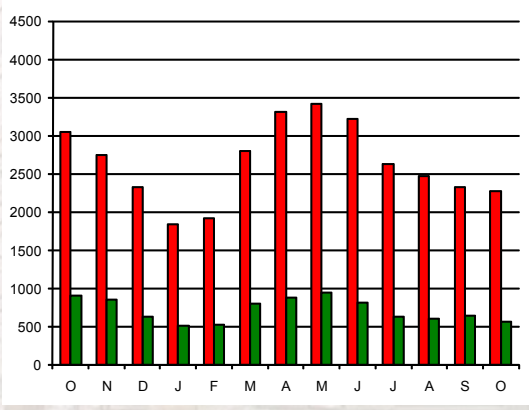
Month	#Active	#Sold	Average Sold Price	YTD # Sold	YTD Average Sold Price	Median Sold Price (Month)	YTD Median Sold Price
AUG	18,218	2,474	\$295,516	21,612	\$281,599	\$239,900	\$230,019
SEP	17,985	2,321	\$290,025	23,933	\$282,416	\$230,000	\$230,000
OCT	16,858	2,280	\$287,048	26,213	\$282,819	\$230,250	\$230,000

Condominiums and Townhouses

Month	#Active	#Sold	Average Sold Price	YTD# Sold	YTD Average Sold Price	Median Sold Price (Month)	YTD Median Sold Price
AUG	5,397	605	\$159,382	5,716	\$160,878	\$130,000	\$134,950
SEP	5,347	637	\$154,913	6,353	\$160,280	\$129,000	\$134,000
OCT	4,993	562	\$159,119	6,915	\$160,186	\$123,500	\$133,500

2009 - 2010

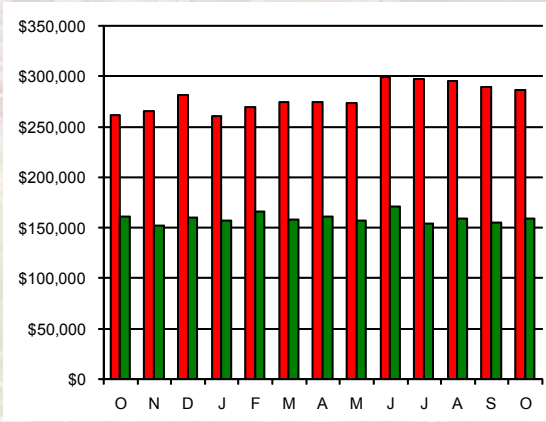
Sales



	Residential	Condos
O	3052	906
N	2751	848
D	2328	631
J	1841	512
F	1913	523
M	2801	801
A	3308	880
M	3416	949
J	3227	819
J	2632	627
A	2474	605
S	2321	637
O	2280	562

2009 - 2010

Average Sold Price



	Residential	Condos
O	\$261,771	\$161,451
N	\$265,498	\$152,409
D	\$281,756	\$160,399
J	\$260,530	\$157,701
F	\$269,688	\$166,206
M	\$274,950	\$157,830
A	\$274,253	\$161,708
M	\$273,285	\$157,566
J	\$299,375	\$171,600
J	\$297,218	\$154,209
A	\$295,516	\$159,382
S	\$290,025	\$154,913
O	\$287,048	\$159,119

Source: Metrolist, Inc.

METROPOLITAN DENVER REAL ESTATE STATISTICS AS OF October 31, 2010

	Based On Properties Under Contract	Based On Properties Closed
This Month	3,706	2,842
Last Month	3,645	2,958
Percentage Change	+1.7%	-3.9%
This Month, Last Year	4,910	3,958
Percentage Change, Compared To This Year	-24.5%	-28.2%
Year to Date, This Year	43,520	33,128
Year to Date, Last Year	49,702	35,512
Percentage Change	-12.4%	-6.7%

UNSOLD HOMES ON THE MARKET:

This Month	21,851
This Month, Last Year	18,945
Percentage Change	+15.3%
This Month	21,851
Last Month	23,332
Percentage Change	-6.3%

WEEKLY SALES RATE:

This Month	3.92%
This Month, Last Year	5.99%

AVERAGE PRICE OF PROPERTIES CLOSED:

	Total	Condos	Single Family
This Month	\$261,750	\$159,119	\$287,048
Last Month	\$260,929	\$154,913	\$29,025
This Month, Last Year	\$238,807	\$161,451	\$261,771
Year to Date Average, This Year	\$257,221	\$160,186	\$282,819
Year to Date Average, Last Year	\$241,653	\$160,382	\$263,328

MEDIAN PRICE OF PROPERTIES CLOSED:

	Condos	Single Family
This Month	\$123,500	\$230,250
Last Month	\$129,000	\$230,000
This Month, Last Year	\$135,000	\$222,000
Year to Date Median, This Year	\$133,500	\$230,000
Year to Date Median, Last Year	\$136,000	\$219,000

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.

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.

Denver-area home resales down 28% in October, prices up 10%

Sales of existing homes in the Denver area dropped 28 percent in October, to 2,842 from 3,958 in the same month of 2009, according to MetroList Inc. data released by Re/Max Professionals, Inc. of Highlands Ranch.

But average sold price for such homes was up 9.6 percent for the same period, to \$261,750 from \$238,807.

Sales of existing homes — which are homes that have sold at least once and also are called resale homes — were higher in October 2009 than last month partly because the federal government's \$8,000 first-time homebuyer tax credit still was in effect last year. The first-time buyer credit, along with a \$6,000 credit for existing homeowners wanting to buy a different home added in November 2009, expired April 30 of this year.

MetroList data includes both standard houses and condominiums. Greenwood Village-based MetroList is metro Denver's Multiple Listing Service for homes that are for sale.

Other existing home sale data for October:

- Standard houses alone, also called single-family detached homes, sold for \$287,048 on average, up 9.66 percent from \$261,771 in October 2009.
- Average days a home stayed on the market for sale rose to 104 from 93 for the same month last year.
- Inventory of existing homes for sale increased 12.75 percent to 21,360 last month from 18,945 year over year.

For this year's first 10 months, roughly 26,200 existing houses sold for a total of \$7.41 billion, according to MetroList data released by Re/Max Alliance of Arvada. Average sold price for the period was \$282,819.

The plains area of Boulder County had the highest average selling price of \$650,053, followed by the city of Boulder, with \$609,638.

By comparison, some 28,000 existing houses sold in 2009's first 10 months for a total of \$7.38 billion and an average of \$263,328.

Nearly 7,000 existing condos sold in 2010's first 10 months, for a total of \$1.1 billion and an average of \$160,186.

January through October 2009, nearly 7,500 condos sold for \$1.19 billion and \$160,382 on average.

Denver-area luxury-home sales up 20.5% in October

Sales of \$1 million-plus homes in the Denver metro area rose 20.5 percent in October, compared to the same month last year, according to Metrolist Inc. data released Tuesday by broker **Gary Bauer**.

Luxury-home sales increased to 47 for the month, including both houses and condominiums, from 39 in October 2009. Total sales prices also went up — to \$68.5 million in October of this year, from \$53.6 million for the same month of 2009.

Sales are for existing homes, also called resale homes, which have sold at least once before. Data includes the seven-county metro Denver area, as well as Gilpin and Park counties to the west. Resales of homes at all price levels, for October, dropped 28.2 percent to 2,842 from 3,958 for the same month of 2009. But average selling price increased to \$287,0489 last month, from \$261,771 for October of last year.

Year-to-date sales of \$1 million-plus homes, including houses and condos, through October were up as well — 15 percent to 446 from 338. Total sales prices rose to \$690.9 million from \$602.3 million.

While sales of high-end houses increased, to 422 from 358, sales of upscale condos dropped to 24 in this year's first 10 months from 30 year over year.

Metrolist of Greenwood Village is metro Denver's Multiple Listing Service, providing information on for-sale homes. Bauer, an independent Littleton residential real estate broker and Metrolist analyst, released the luxury home data.

Denver-area home sales drop again

Denver-metro home sales continued to drop in October, but median home prices held steady, according to a report Monday from real-estate analyst Gary Bauer.

The number of properties that closed in October fell to 2,842 from 2,958 in September, a 3.9 percent decline. Compared with October 2009, home sales are down 28.2 percent.

The number of properties under contract, an indicator of future activity, rose 1.4 percent to 3,706 during the month. But that number is down by 24.5 percent from October 2009.

The inventory of unsold homes on the market stood at 21,851 in October, down 6.3 percent from the 23,332 on the market in September.

The median price of homes sold was \$230,250, slightly above last month's \$230,000.

A flurry of homebuying to beat the expiration of a first-time homebuyer credit last fall distorts year-ago comparisons. That credit was extended until April. Homebuying has been subdued since, despite record-low mortgage rates.

To read the entire article please click on the headline which will link you to the article.

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