

# Local Market Update for February 2016

A Research Tool Provided by the Colorado Association of REALTORS®



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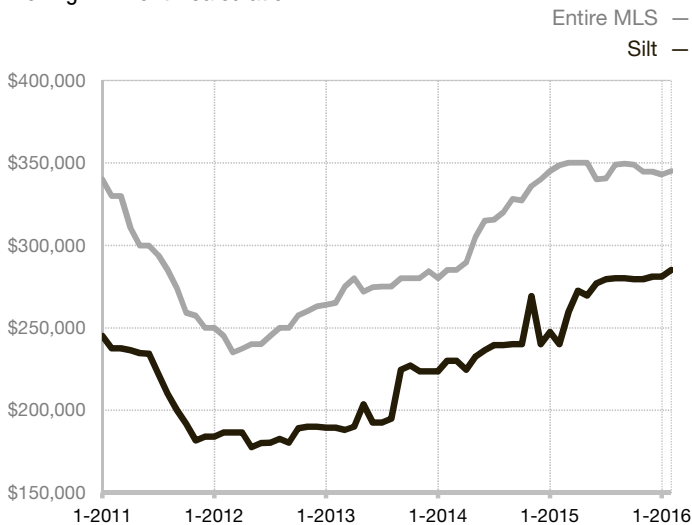
| Single Family                   | February  |                  |                                   | Year to Date |                  |                                   |
|---------------------------------|-----------|------------------|-----------------------------------|--------------|------------------|-----------------------------------|
| Key Metrics                     | 2015      | 2016             | Percent Change from Previous Year | Thru 02-2015 | Thru 2-2016      | Percent Change from Previous Year |
| New Listings                    | 12        | 6                | - 50.0%                           | 20           | 11               | - 45.0%                           |
| Sold Listings                   | 7         | 5                | - 28.6%                           | 9            | 9                | 0.0%                              |
| Median Sales Price*             | \$220,000 | <b>\$415,000</b> | + 88.6%                           | \$289,000    | <b>\$375,000</b> | + 29.8%                           |
| Average Sales Price*            | \$257,429 | <b>\$361,510</b> | + 40.4%                           | \$271,889    | <b>\$348,617</b> | + 28.2%                           |
| Percent of List Price Received* | 99.8%     | <b>97.2%</b>     | - 2.6%                            | 99.1%        | <b>97.2%</b>     | - 1.9%                            |
| Days on Market Until Sale       | 66        | <b>167</b>       | + 153.0%                          | 70           | <b>200</b>       | + 185.7%                          |
| Inventory of Homes for Sale     | 40        | <b>15</b>        | - 62.5%                           | --           | --               | --                                |
| Months Supply of Inventory      | 8.4       | <b>2.0</b>       | - 76.2%                           | --           | --               | --                                |

\* Does not account for seller concessions and/or down payment assistance. | Activity for one month can sometimes look extreme due to small sample size.

| Townhouse-Condo                 | February  |                  |                                   | Year to Date |                  |                                   |
|---------------------------------|-----------|------------------|-----------------------------------|--------------|------------------|-----------------------------------|
| Key Metrics                     | 2015      | 2016             | Percent Change from Previous Year | Thru 02-2015 | Thru 2-2016      | Percent Change from Previous Year |
| New Listings                    | 0         | 0                | --                                | 3            | 2                | - 33.3%                           |
| Sold Listings                   | 1         | 2                | + 100.0%                          | 1            | 3                | + 200.0%                          |
| Median Sales Price*             | \$182,000 | <b>\$179,500</b> | - 1.4%                            | \$182,000    | <b>\$188,500</b> | + 3.6%                            |
| Average Sales Price*            | \$182,000 | <b>\$179,500</b> | - 1.4%                            | \$182,000    | <b>\$182,500</b> | + 0.3%                            |
| Percent of List Price Received* | 100.0%    | <b>98.5%</b>     | - 1.5%                            | 100.0%       | <b>97.4%</b>     | - 2.6%                            |
| Days on Market Until Sale       | 57        | <b>15</b>        | - 73.7%                           | 57           | <b>16</b>        | - 71.9%                           |
| Inventory of Homes for Sale     | 4         | <b>2</b>         | - 50.0%                           | --           | --               | --                                |
| Months Supply of Inventory      | 2.8       | <b>1.1</b>       | - 60.7%                           | --           | --               | --                                |

\* Does not account for seller concessions and/or down payment assistance. | Activity for one month can sometimes look extreme due to small sample size.

**Median Sales Price – Single Family**  
Rolling 12-Month Calculation



**Median Sales Price – Townhouse-Condo**  
Rolling 12-Month Calculation

