

# Denver Trends



December 2010

Colorado

## Residential

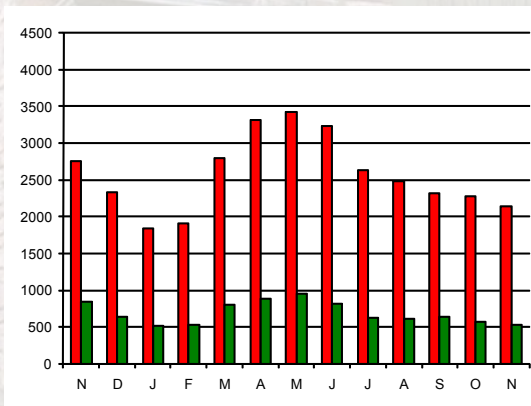
Month	#Active	#Sold	Average Sold Price	YTD # Sold	YTD Average Sold Price	Median Sold Price (Month)	YTD Median Sold Price
SEP	17,985	2,321	\$290,025	23,933	\$282,416	\$230,000	\$230,000
OCT	16,858	2,280	\$287,048	26,213	\$282,819	\$230,250	\$230,000
NOV	15,659	2,142	\$281,466	28,355	\$282,717	\$233,990	\$230,250

## Condominiums and Townhouses

Month	#Active	#Sold	Average Sold Price	YTD# Sold	YTD Average Sold Price	Median Sold Price (Month)	YTD Median Sold Price
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
NOV	4,733	524	\$165,113	7,439	\$160,533	\$125,000	\$133,000

2009 - 2010

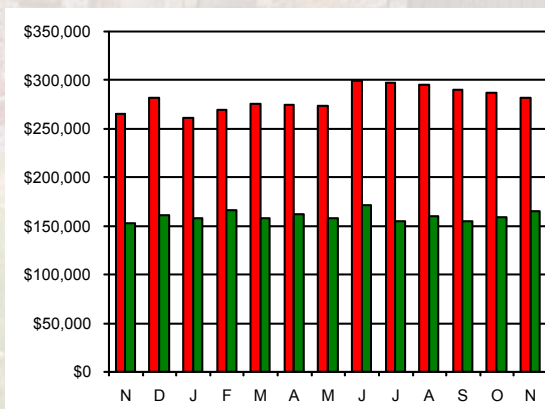
Sales



	Residential	Condos
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
N	2142	524

2009 - 2010

Average Sold Price



	Residential	Condos
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
N	\$281,466	\$165,113

# Denver Trends

## METROPOLITAN DENVER REAL ESTATE STATISTICS AS OF November 30, 2010

	Based On Properties Under Contract	Based On Properties Closed
This Month	3,101	2,666
Last Month	3,706	2,842
Percentage Change	-16.3%	-6.2%
This Month, Last Year	3,444	3,599
Percentage Change, Compared To This Year	-10.0%	-25.9%
Year to Date, This Year	46,621	35,794
Year to Date, Last Year	53,146	39,111
Percentage Change	-12.3%	-8.5%

### UNSOLD HOMES ON THE MARKET:

This Month	20,392
This Month, Last Year	18,061
Percentage Change	+12.9%
This Month	20,392
Last Month	21,851
Percentage Change	-6.7%

### WEEKLY SALES RATE:

This Month	3.51%
This Month, Last Year	4.40%

### AVERAGE PRICE OF PROPERTIES CLOSED:

	Total	Condos	Single Family
This Month	\$258,597	\$165,113	\$281,466
Last Month	\$261,750	\$159,119	\$287,048
This Month, Last Year	\$238,852	\$152,409	\$265,498
Year to Date Average, This Year	\$257,324	\$160,533	\$282,717
Year to Date Average, Last Year	\$241,395	\$159,570	\$263,522

### MEDIAN PRICE OF PROPERTIES CLOSED:

	Condos	Single Family
This Month	\$125,000	\$233,990
Last Month	\$123,500	\$230,250
This Month, Last Year	\$135,900	\$218,000
Year to Date Median, This Year	\$133,000	\$230,250
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 26% in November, but prices up | Denver Business Journal

Denver-area home resales dropped nearly 26 percent in November from the same month of 2009, but the average sales price for such homes was up 8.3 percent, according to MetroList Inc. data released Wednesday. Home resales — sales of homes that already have been sold at least once — dropped to 2,666 last month from 3,599 year over year. They were down from 2,842 in October of this year. Sales include houses as well as condominiums.

Even though resales were down year over year, some real estate brokers expected them to decrease even more than they did. “I’m happy because I expected the number of transactions to be much lower,” said Gary Bauer, an independent residential broker in Littleton. “The other positive thing is sold prices continue to be stable, which is a good indication we have a really good base in the market.”

MetroList, based in Greenwood Village, is the Denver area’s Multiple Listing Service, compiling home listing and sales data for real estate professionals. November home resales also likely were affected by the lack of federal first-time homebuyer and existing homeowner tax credits, which expired April 30 and were designed to stimulate homebuying. The first-time buyer credit was worth as much as \$8,000, and the existing homeowner credit, for buyers moving to a different home, amounted to as much as \$6,500. What’s more, November and December traditionally are slow months for home sales because of the winter holiday season.

## Denver-area home resales down 26% in November, but prices up | Denver Business Journal

Home prices in Denver have outperformed the rest of the nation in recent years, according to a new report on prices nationwide from real estate data provider Clear Capital. “While current quarterly and yearly price changes indicate Denver is performing similarly to the nation, overall trending from the home pricing run-up to today shows that Denver is clearly outperforming national prices,” says Truckee, Calif.-based Clear Capital in its latest monthly Home Data Index Market Report, issued Thursday. Denver home prices “avoided the extreme run-up experienced nationwide” since January 2002, and “subsequently fell by much smaller margins [down 29.9 percent] and have recovered more rapidly than the rest of the nation,” the report says.

It says average home prices in the Denver area are now 18.5 percent below their all-time peak of August 2005, half the national price decline of 37 percent over that same period.

## Luxury home resales rise 22 percent | Denver Business Journal

Denver-area luxury home resales rose nearly 22 percent in November from the same month of 2009, according to Metrolist Inc. data released Thursday. Thirty-nine homes sold for \$1 million or more last month — 34 houses and five condos — compared to 32 houses and no condos in November last year. The five condo sales were the highest for that housing type in a single month this year.

Resales are the sales of homes that have been sold at least once before. Total home resales, both houses and condos, for November were down 26 percent year over year, to 2,666 from 3,599. Average sold prices for luxury houses dropped 15.5 percent in November to \$1.42 million from \$1.68 million year over year. Last month's high-end house sales totaled \$48.3 million, down 10.2 percent from \$53.85 million for the same month last year. The lowest selling price for a luxury house last month was \$1 million, and the highest was \$3 million.

Combined condo sales hit \$8.5 million last month. One reason for the increase in sales, according to real estate experts, may be the improvement of the jumbo mortgage loan market this year; such loans often are used to buy high-end homes.

## Economic uncertainty, seasonal slowdown drive down sales of existing homes - The Denver Post

Uncertainty about the economy, combined with a seasonal slowdown, drove down metro-Denver home resales in November, according to data released Wednesday. Home resales were down nearly 26 percent compared with a year ago. There were 2,666 homes sold in November, compared with 3,599 during the same month last year, according to Metrolist data.

Sales were down 6.2 percent from October, when 2,842 homes sold. "It's an extension of the economy," independent real-estate analyst Gary Bauer said. "Until we can see a couple of months of positive job growth, consumers are going to stick to the basics and focus on family and the holidays." November 2009 saw first-time homebuyers rushing to take advantage of a federal tax credit, but it did not spark enough of a surge in sales to account for the drastic year-over-year drop last month, Bauer said. The tax credit was later extended through last April.

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

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