


Denver Metro Market Trends Report

May 2017

The price of Denver-area housing is on a higher trajectory than wages, and the affordability gap in the middle is getting wider.



Nationally, the homeownership rate is near a 50-year low as the lack of inventory is an issue across the country.

“ A healthy market needs a good balance of buyers and sellers combined with modest price growth. Looking at the year-to-date average sold price of homes in April, we’re at a 6.05 percent increase from last year, that’s down from 2016’s 9.53 percent and 2015’s 12.9 percent. ”

- Steve Danyliw, Chairman of the DMAR Market Trends Committee



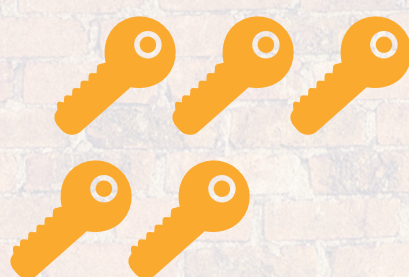
Those who predicted the Federal Reserve would raise policy rates between two and three times this year are singing a different tune. Some believe the Fed will keep rates unchanged for the foreseeable future.

Market Metrics

Residential (Single Family plus Condo) | April 2017 Data | Month-over-Month



↑ **8.94%**
Active Inventory:
5,361



↓ **7.39%**
Sold Homes:
4,389



↑ **3.41%**
Average Price:
\$439,161



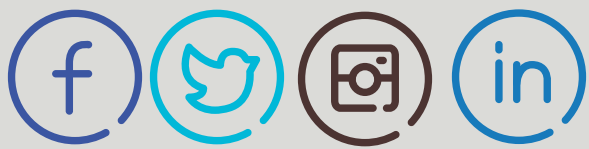
↑ **3.09%**
Median Sold Price:
\$383,500



↓ **15.38%**
DOM:
33



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Statistics compiled by DMAR Market Trends Committee.
Data source: REcolorado.

#dmarstats

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