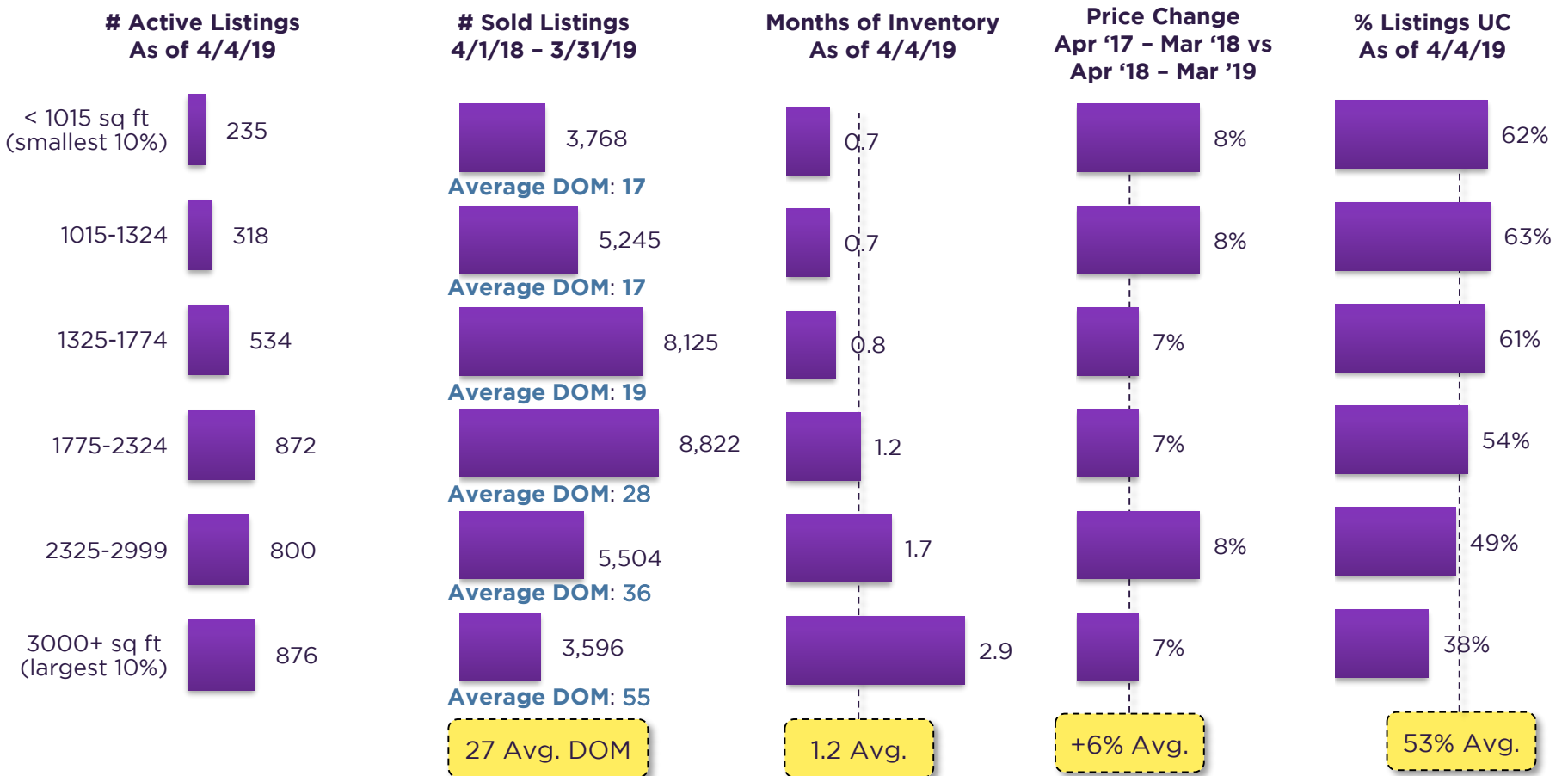


Overall, the 1.2 months of inventory (MOI) for detached units did not change from last quarter. The smaller half of homes are seeing a decrease to 0.75 MOI. Homes under 1,325 SF are selling at a 0.5% **premium** to asking price on average, while homes over 1,775 SF are selling at an average **discount** of 0.5%.

DENVER HOMES (NO CONDOS OR TOWNHOMES) BASED ON ABOVE GRADE SF



Data Source: ReColorado.com; YCRE analysis

How much variation is there in active properties per square footage segment over time? There is more for the first time buyer (and investor) at the small end of the market than we have had in years!

DENVER HOMES (NO CONDOS OR TOWNHOMES) BASED ON ABOVE GRADE SF



Data Source: ReColorado.com; YCRE analysis

T1 - Time Period 1 - April 2017 - March 2018  
T2 - Time Period 2 - April 2018 - March 2019

Note: Data from Metrolist (4/04/2019); analysis by Your Castle Real Estate, Inc  
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City	Current		% U/C	Number of Sales				Days on Market			Avg Price \$000			Avg Disc	
	Active	U/C		Sold T1	Sold T2	Chg Sales	MOI	Sold T1	Sold T2	Chg in DOM	Average Asking	Sold T1	Sold T2		Chg Price
Arvada	189	232	55%	2,114	1,940	-8%	1.2	31	24	(6)	609	456	486	7%	-0.3%
Aurora	385	572	60%	5,132	5,001	-3%	0.9	21	25	4	534	377	404	7%	0.0%
Brighton	141	137	49%	906	898	-1%	1.9	47	35	(12)	563	389	419	8%	-0.1%
Broomfield	143	158	52%	955	956	0%	1.8	35	30	(5)	717	522	531	2%	-0.6%
Castle Pines	40	28	41%	205	209	2%	2.3	48	42	(6)	1,007	655	746	14%	-1.2%
Castle Rock	253	256	50%	1,742	1,790	3%	1.7	45	45	0	870	536	565	5%	-0.9%
Centennial	122	182	60%	1,607	1,434	-11%	1.0	22	23	1	649	485	508	5%	-0.6%
Cherry Hills Village	37	10	21%	72	81	13%	5.5	103	84	(19)	4,262	2,253	2,379	6%	-4.5%
Commerce City	126	150	54%	883	1,091	24%	1.4	34	28	(6)	462	347	369	6%	-0.2%
Conifer	15	25	63%	221	201	-9%	0.9	43	28	(15)	1,062	510	551	8%	-0.6%
Denver	798	843	51%	7,958	7,733	-3%	1.2	25	23	(2)	842	530	566	7%	-0.4%
Edgewater	8	7	47%	88	73	-17%	1.3	15	11	(4)	505	430	443	3%	1.1%
Englewood	79	102	56%	745	714	-4%	1.3	22	20	(2)	829	496	509	3%	-0.6%
Evergreen	80	70	47%	500	474	-5%	2.0	56	42	(15)	1,179	701	734	5%	-1.1%
Federal Heights	7	4	36%	36	42	17%	2.0	11	13	1	190	264	276	5%	-1.5%
Golden	75	67	47%	642	617	-4%	1.5	42	36	(5)	1,045	625	668	7%	-1.0%
Greenwood Village	46	21	31%	145	155	7%	3.6	71	58	(14)	1,795	1,250	1,447	16%	-2.4%
Henderson	4	7	64%	203	68	-67%	0.7	15	22	6	390	360	401	11%	0.1%
Highlands Ranch	100	164	62%	1,556	1,481	-5%	0.8	22	20	(2)	767	535	562	5%	-0.1%
Lakewood	128	142	53%	1,490	1,491	0%	1.0	22	23	1	641	456	490	7%	-0.4%
Larkspur	36	12	25%	137	103	-25%	4.2	89	69	(20)	1,335	659	757	15%	-1.7%
Littleton	209	239	53%	2,356	2,188	-7%	1.1	30	26	(4)	897	503	540	7%	-0.3%
Lone Tree	34	16	32%	173	162	-6%	2.5	58	34	(24)	1,107	856	884	3%	-1.3%
Northglenn	17	40	70%	390	431	11%	0.5	12	16	4	405	324	345	6%	0.3%
Parker	266	258	49%	1,987	1,981	0%	1.6	34	33	(1)	858	523	548	5%	-0.6%
Pine	11	11	50%	116	90	-22%	1.5	69	35	(34)	917	451	480	6%	-1.0%
Thornton	175	222	56%	2,003	1,940	-3%	1.1	34	27	(7)	488	385	413	7%	0.0%
Westminster	82	127	61%	1,467	1,327	-10%	0.7	27	20	(7)	612	416	432	4%	0.0%
Wheat Ridge	29	27	48%	397	389	-2%	0.9	26	27	1	558	437	476	9%	-0.3%
<b>Grand Total</b>	<b>3,635</b>	<b>4,129</b>	<b>53%</b>	<b>36,226</b>	<b>35,060</b>	<b>-3%</b>	<b>1.2</b>	<b>29</b>	<b>27</b>	<b>(2)</b>	<b>798</b>	<b>484</b>	<b>515</b>	<b>6%</b>	<b>-0.3%</b>
*Above SF															
1 < 1015 sq ft (smallest 10%)	235	387	62%	3,971	3,768	-5%	0.7	14	17	3	402	327	353	8%	0.0%
2 1015-1324	318	549	63%	5,409	5,245	-3%	0.7	13	17	3	466	365	393	8%	0.2%
3 1325-1774	534	841	61%	8,440	8,125	-4%	0.8	16	19	3	496	391	419	7%	0.1%
4 1775-2324	872	1,041	54%	8,812	8,822	0%	1.2	28	28	(1)	570	457	488	7%	-0.3%
5 2325-2999	800	765	49%	5,459	5,504	1%	1.7	43	36	(7)	712	569	617	8%	-0.9%
6 3000+ sq ft (biggest 10%)	876	546	38%	4,135	3,596	-13%	2.9	76	55	(21)	1,517	923	988	7%	-1.8%
<b>Grand Total</b>	<b>3,635</b>	<b>4,129</b>	<b>53%</b>	<b>36,226</b>	<b>35,060</b>	<b>-3%</b>	<b>1.2</b>	<b>29</b>	<b>27</b>	<b>(2)</b>	<b>798</b>	<b>484</b>	<b>515</b>	<b>6%</b>	<b>-0.3%</b>

Data Source: ReColorado.com; YCRE analysis