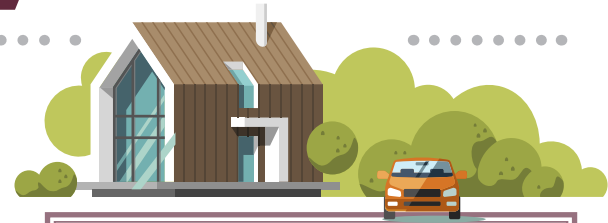


MADISON MARKET *Update*



QUICK STATS:

- AVERAGE active listings for December is 13,702 (1985-2016)
- Record-high December 2007 with 24,603 listings and 2017 represents a new record-low with 3,854 listings (attached + detached)
- The 20-year average change in active listings from November to December is 12.35% decrease. 2017 represents a significant decrease of 24.89%.

DMAR EXPERT OPINION:

Just another record setting year for Metro Denver's housing market. In 2017, we sold more homes for higher average and median prices than ever before, and we finished the year **with the lowest amount of active listings on record**. The big winners in 2017 were the home sellers, and sellers should experience continued success in the New Year. The days of double digit appreciation are in the rear-view mirror as the rate of price growth continues to slow. As affordability applies pressure on the housing market, more opportunities will present themselves to homebuyers. The lack of active listings should concern us all. Only time will tell if more sellers will choose to stay in their current homes, afraid that they won't be able to find a replacement.

– Steve Danyliw, Chairman of the DMAR Market Trends Committee

RESIDENTIAL - Single Family + Condo (at month end - December)

-35.62%
FEWER Listings
than last month

\$443,753
Average Sold Price
Single Family + Condo

-17.07%
LESS SOLD Listings
than last month



	YTD 2017	YTD 2016	YTD 2015
RESIDENTIAL (Single Family + Condo)			
Active Listings at Month End	3,854	4,265	4,384
New Listings	66,337	65,036	65,934
Current Days on Market	36	34	31
SOLD	57,788	56,142	56,110
AVERAGE SOLD PRICE	\$434,097	\$399,044	\$362,910
MEDIAN SOLD PRICE	\$378,500	\$349,500	\$314,000
SALES VOLUME	\$25,085,597,436	\$22,403,128,248	\$20,362,880,100
CLOSE PRICE / LIST PRICE	100.02%	100.18%	100.32%

SINGLE FAMILY Detached Single Family

Active Listings:	2,792
New Listings:	1,585
Under Contract:	2,194
Days on Market:	43
Sold:	2,777
Avg Sold Price:	\$484,596
Med Sold Price:	\$415,000
Sales Volume:	\$1,345,723,092
Close Price/List Price:	98.98%

CONDOMINIUM Attached Single Family

Active Listings:	1,062
New Listings:	768
Under Contract:	926
Days on Market:	60
Sold:	1,123
Avg Sold Price:	\$342,754
Med Sold Price:	\$285,000
Sales Volume:	\$384,912,742
Close Price/List Price:	99.53%



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