

FEBRUARY 2016 MARKET REPORT

presented by:
Leslie Monaco

TABLE OF CONTENTS

PAGE 3	METRO DENVER MONTHLY MARKET STATS
PAGE 4	INVENTORY MOVEMENT
PAGE 5	30 YEAR FIXED RATE MORTGAGES
PAGE 6	CASE-SHILLER DENVER INDEX
PAGE 7	CASE-SHILLER DENVER VS 20 CITY INDEX
PAGE 8	FHFA (HPI) DENVER INDEX
PAGE 9	FHFA (HPI) DENVER VS U.S. INDEX
PAGE 10	LUXURY MARKET RECAP
PAGE 11	DENVER BY THE NUMBERS

Leslie Monaco

Broker Associate | Kentwood Real Estate
720-273-6907 cell | Leslie@LeslieMonaco.com

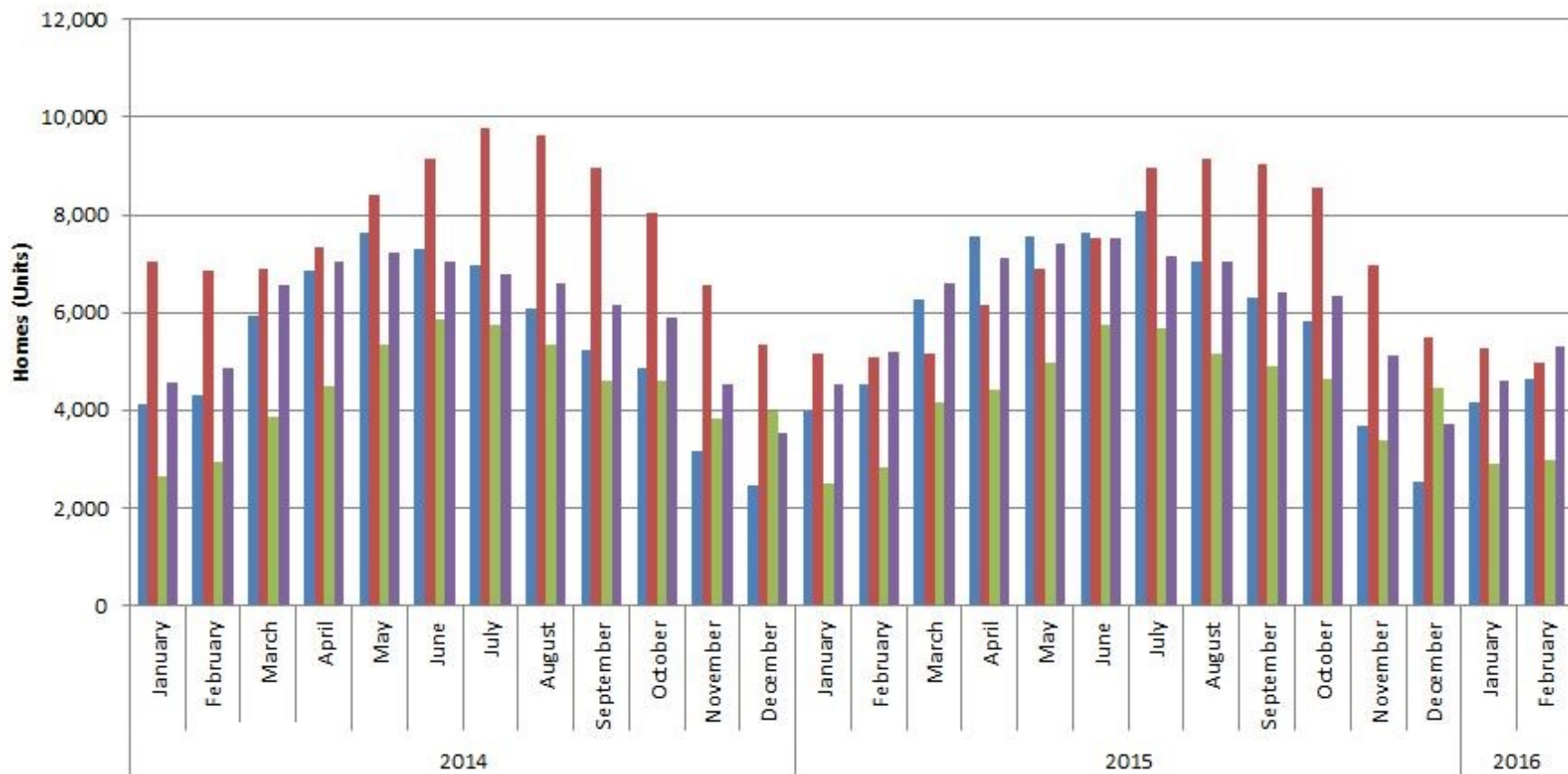
METRO DENVER MONTHLY MARKET STATS (FEBRUARY 2016)

Key Metrics	Historical Sparklines	2-2015	2-2016	+ / -	Last Year YTD	This Year YTD	+ / -
Active Listings		5,075	4,968	- 2.1%	--	--	--
Under Contract Listings		5,169	5,295	+ 2.4%	9,682	9,873	+ 2.0%
New Listings		4,512	4,639	+ 2.8%	8,556	8,766	+ 2.5%
Sold Listings		3,263	2,957	- 9.4%	6,044	6,144	+ 1.7%
Total Days on Market		39	36	- 7.7%	39	37	- 5.1%
Median Sold Price*		\$294,000	\$325,000	+ 10.5%	\$289,000	\$320,000	+ 10.7%
Average Sold Price*		\$342,930	\$371,996	+ 8.5%	\$335,603	\$370,079	+ 10.3%
Percent of Sold Price to List Price*		99.7%	99.6%	- 0.1%	99.4%	99.3%	- 0.1%

Leslie Monaco

Broker Associate | Kentwood Real Estate
720-273-6907 cell | Leslie@LeslieMonaco.com

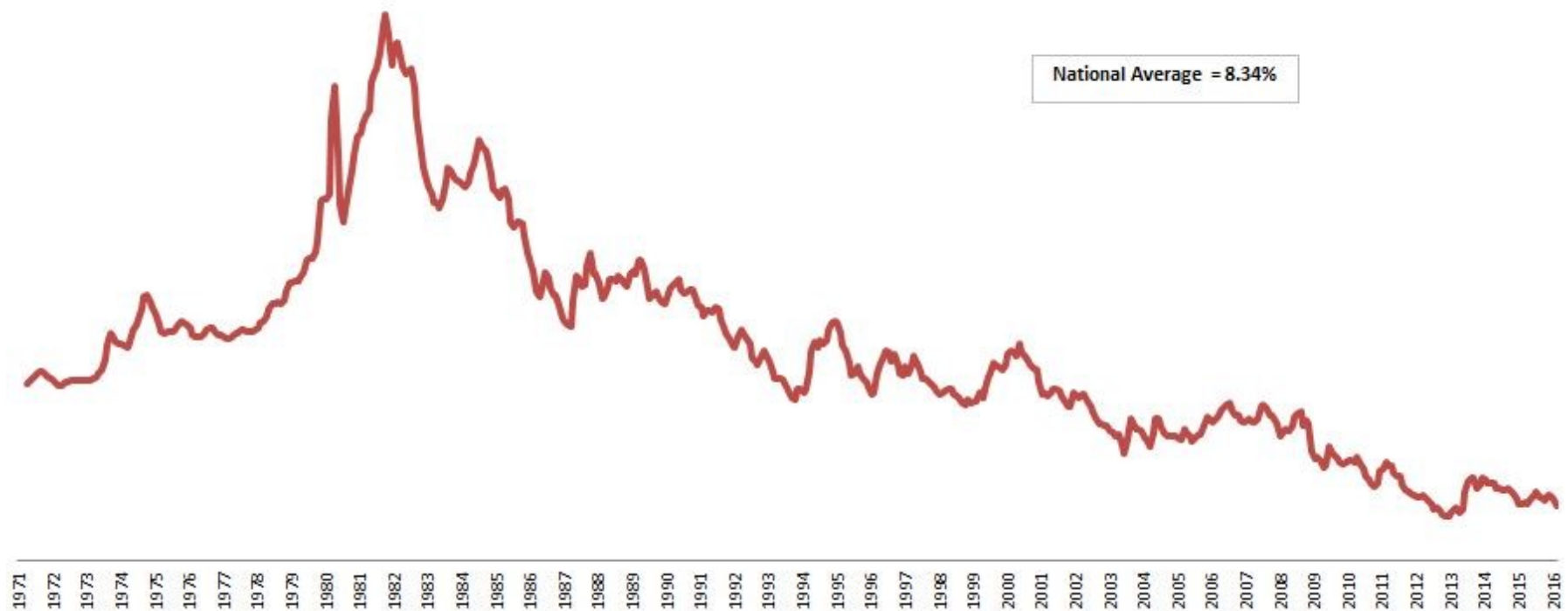
INVENTORY MOVEMENT (SINCE 2014)



Leslie Monaco

Broker Associate | Kentwood Real Estate
720-273-6907 cell | Leslie@LeslieMonaco.com

30 YEAR FIXED RATE MORTGAGES (SINCE 1971)



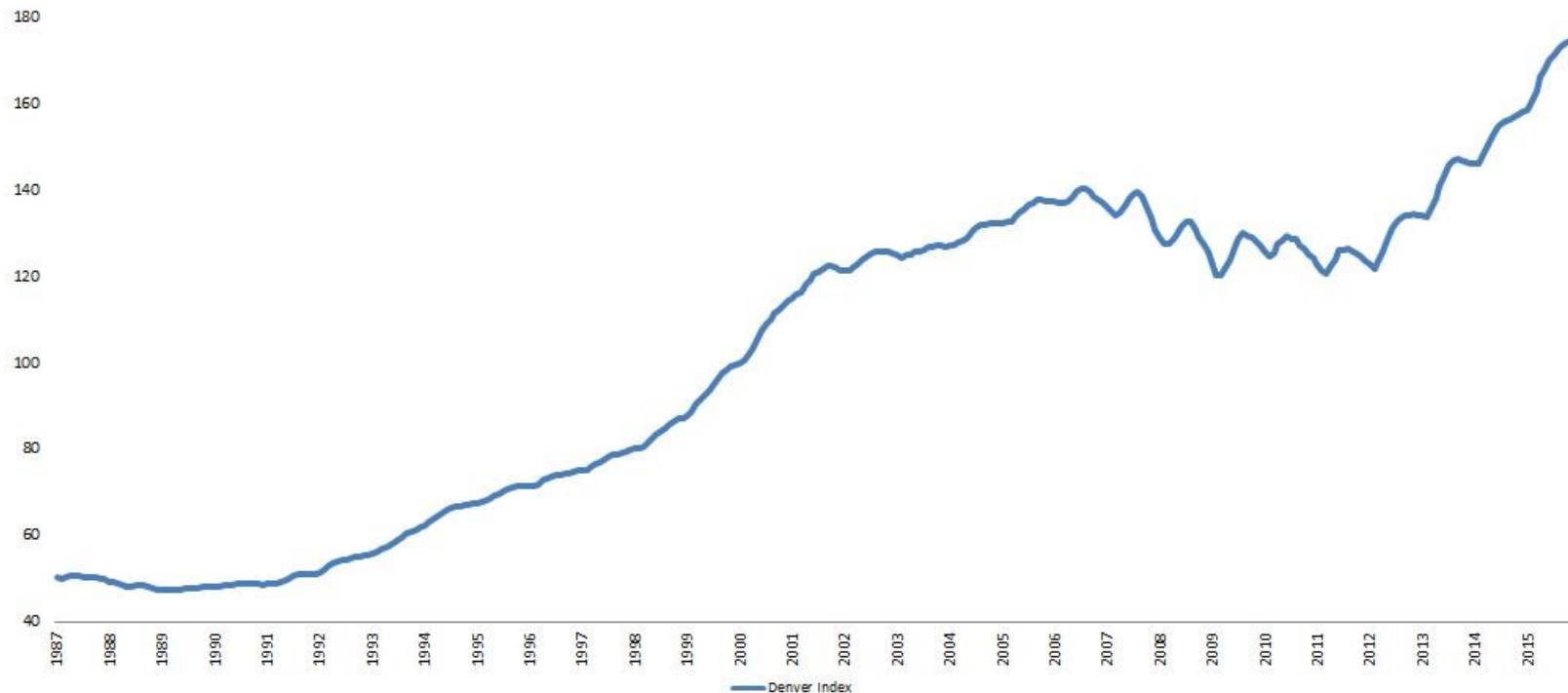
AVERAGE INTEREST RATE BY MONTH

FEB 2016	3.66%	NOV 2015	3.94%	AUG 2015	3.91%	MAY 2015	3.84%
JAN 2016	3.87%	OCT 2015	3.80%	JUL 2015	4.05%	APR 2015	3.67%
DEC 2015	3.96%	SEP 2015	3.89%	JUN 2015	3.98%	MAR 2015	3.77%

Leslie Monaco

Broker Associate | Kentwood Real Estate
720-273-6907 cell | Leslie@LeslieMonaco.com

CASE-SHILLER DENVER INDEX (1987–DEC 2015)



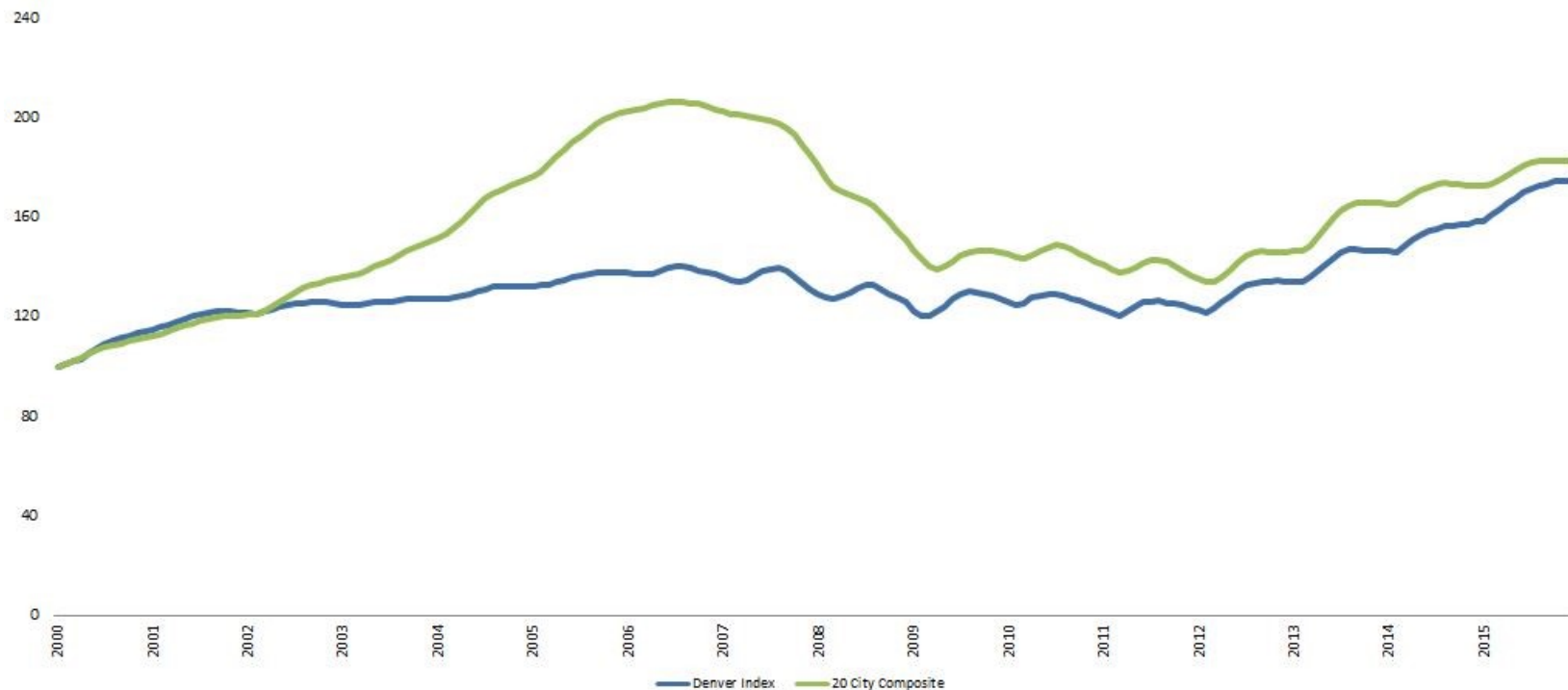
The Case-Shiller index is compiled by comparing matched-price pairs for thousands of single-family homes in each market. Prices are for re-sales of stand-alone single-family homes only, not for new construction or condominiums, and are meant to reflect price changes for comparable home inventory. Case-Shiller does not report actual home sales prices.

Case-Shiller is one of several popular measures of home prices, using different methodologies, covering different housing types and geographical areas, and giving somewhat different results. The index report is produced by S&P Dow Jones Indices LLC, a subsidiary of McGraw-Hill Financial. Yale University professor Robert Shiller, who co-founded the index, was co-winner of this year's Nobel Prize in economics.

Leslie Monaco

Broker Associate | Kentwood Real Estate
720-273-6907 cell | Leslie@LeslieMonaco.com

CASE-SHILLER DENVER VS 20 CITY INDEX (2000–DEC 2015)



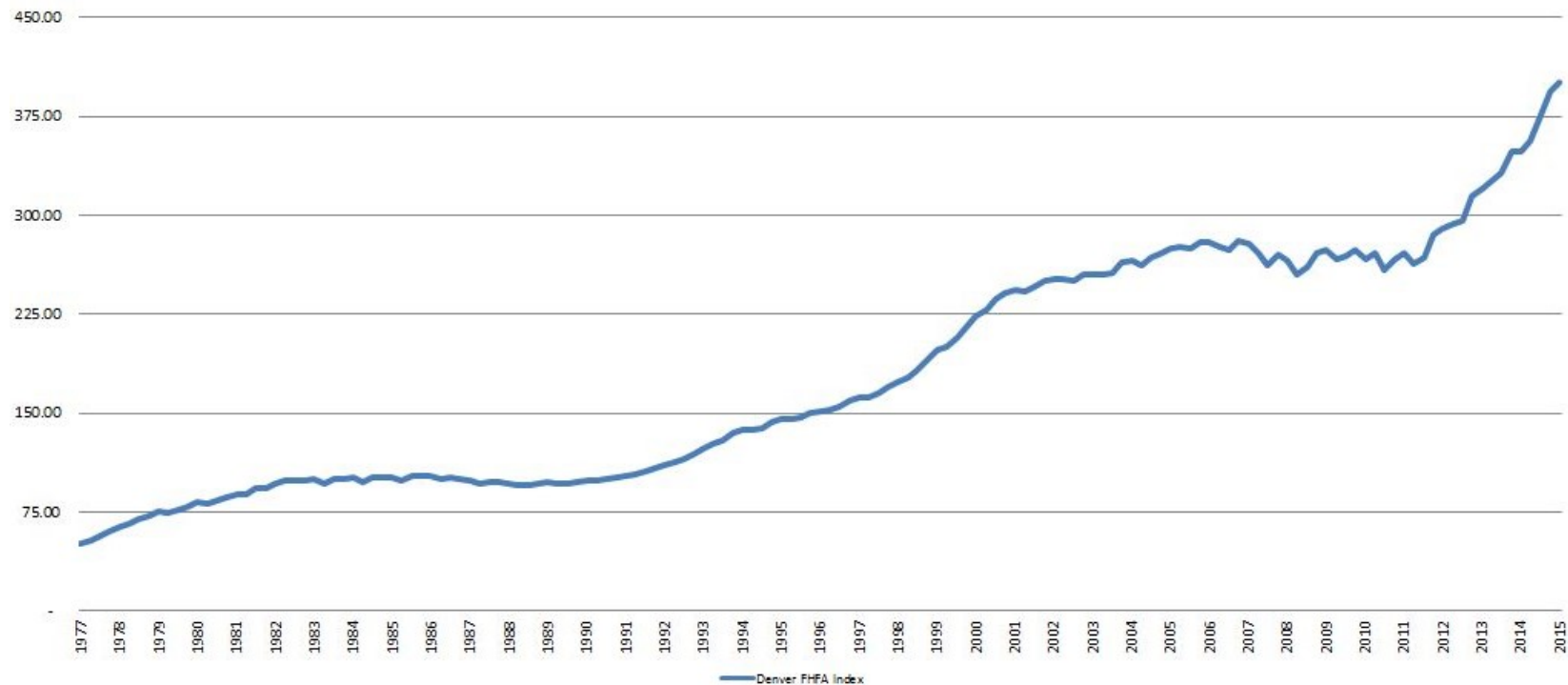
Cities included in the 20 City Composite are:

Phoenix (AZ) | Los Angeles (CA) | San Diego (CA) | San Francisco (CA) | Denver (CO) | Washington (DC) | Miami (FL) | Tampa (FL)
Atlanta (GA) | Chicago (IL) | Boston (MA) | Detroit (MI) | Minneapolis (MN) | Charlotte (NC) | Las Vegas (NV)
New York (NY) | Cleveland (OH) | Portland (OR) | Dallas (TX) | Seattle (WA)

Leslie Monaco

Broker Associate | Kentwood Real Estate
720-273-6907 cell | Leslie@LeslieMonaco.com

FHFA (HPI) DENVER INDEX (1977-Q3 2015)

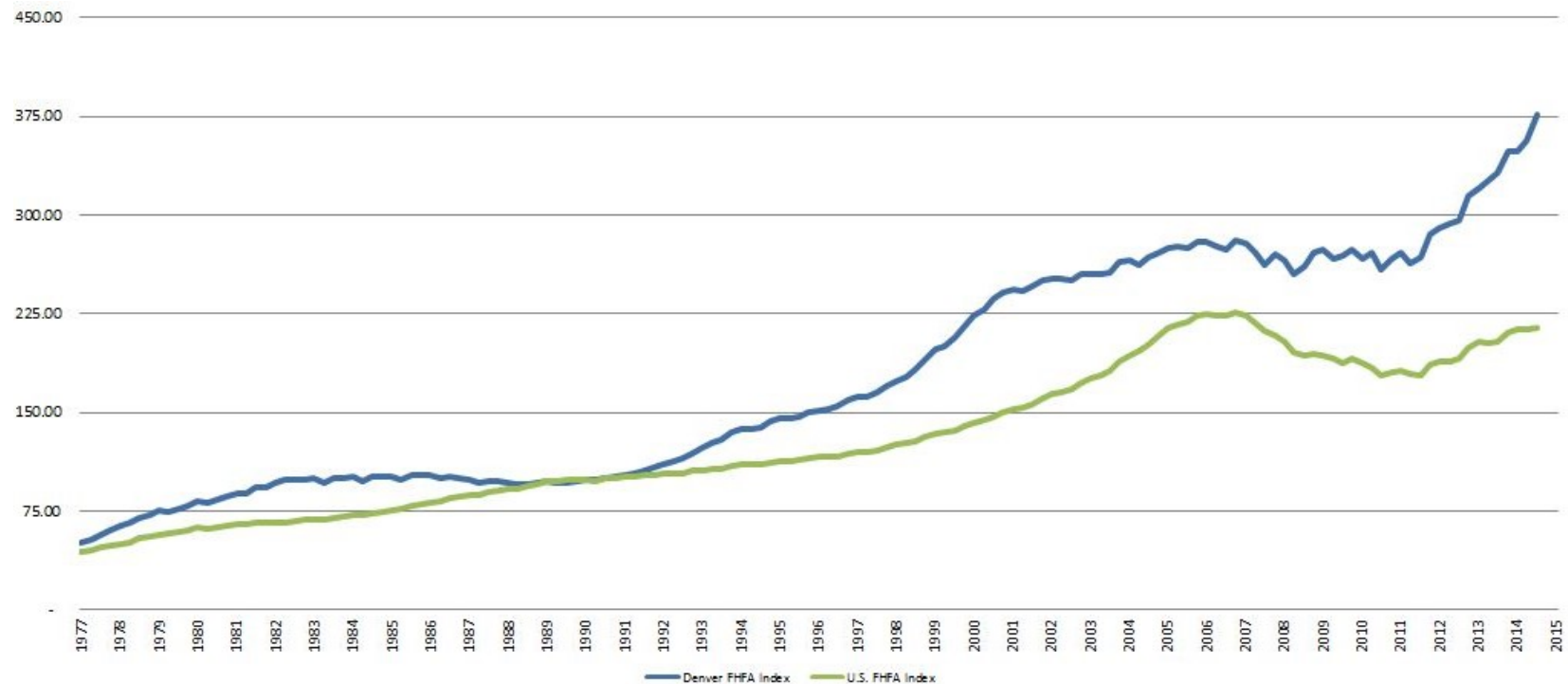


The HPI is a broad measure of the movement of single-family house prices. The HPI is a weighted, repeat-sales index, meaning that it measures average price changes in repeat sales or refinancings on the same properties. This information is obtained by reviewing repeat mortgage transactions on single-family properties whose mortgages have been purchased or securitized by Fannie Mae or Freddie Mac since January 1975.

Leslie Monaco

Broker Associate | Kentwood Real Estate
720-273-6907 cell | Leslie@LeslieMonaco.com

FHFA (HPI) DENVER VS U.S. INDEX (1977-Q3 2015)



The HPI is a broad measure of the movement of single-family house prices. The HPI is a weighted, repeat-sales index, meaning that it measures average price changes in repeat sales or refinancings on the same properties. This information is obtained by reviewing repeat mortgage transactions on single-family properties whose mortgages have been purchased or securitized by Fannie Mae or Freddie Mac since January 1975.

Leslie Monaco

Broker Associate | Kentwood Real Estate
720-273-6907 cell | Leslie@LeslieMonaco.com

LUXURY MARKET RECAP (FEBRUARY 2016)

Currently there are 667 Million Dollar residential and condo properties in the Denver Metro. Kentwood Real Estate has a 15% market share with 100 Million Dollar active listings.

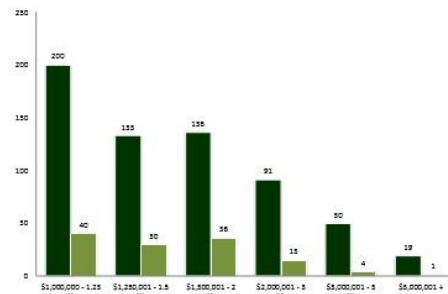
RESIDENTIAL

Residential Solds

FEBRUARY	2016	2015	% CHANGE
Closed Sales	60	46	+30.4%
Closed Sales Volume	\$90,324,584	\$71,607,352	+26.1%
Average Sales Price	\$1,505,410	\$1,556,682	-3.3%
Highest Price Sold	\$2,604,938	\$3,522,019	-26.0%
Average Days on the Market	125	157	-20.4%

YEAR OVER YEAR	2016	2015	% CHANGE
Closed Sales	115	79	+45.6%
Closed Sales Volume	\$181,069,773	\$117,232,393	+54.5%
Average Sales Price	\$1,574,520	\$1,483,954	+6.1%
Highest Price Sold	\$6,530,000	\$3,522,019	+85.4%
Average Days on the Market	142	137	+3.6%

Active & Under Contracts



● TOTAL ACTIVE - 629 ● TOTAL UNDER CONTRACT - 126

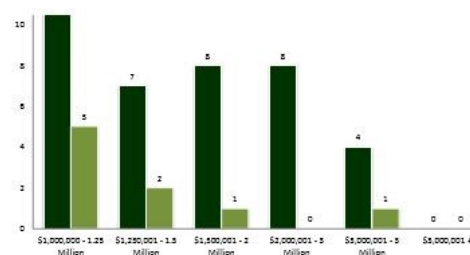
CONDO

Condo Solds

FEBRUARY	2016	2015	% CHANGE
Closed Sales	5	2	+150.0%
Closed Sales Volume	\$15,036,627	\$2,340,000	+542.6%
Average Sales Price	\$3,007,325	\$1,170,000	+157.0%
Highest Price Sold	\$5,438,873	\$1,180,000	+360.9%
Average Days on the Market	145	153	-5.2%

YEAR OVER YEAR	2016	2015	% CHANGE
Closed Sales	11	3	+266.7%
Closed Sales Volume	\$25,119,740	\$3,390,000	+641.0%
Average Sales Price	\$2,283,613	\$1,130,000	+102.1%
Highest Price Sold	\$5,438,873	\$1,180,000	+360.9%
Average Days on the Market	86	129	-33.3%

Active & Under Contracts



● TOTAL ACTIVE - 38 ● TOTAL UNDER CONTRACT - 9

Leslie Monaco

Broker Associate | Kentwood Real Estate
720-273-6907 cell | Leslie@LeslieMonaco.com

DENVER REAL ESTATE BY THE NUMBERS (FEBRUARY 2016)

TOTAL ACTIVE HOMES ON THE MARKET



4,968

△ -2.1% from February 2015

NEW LISTINGS TO THE MARKET



4,639

△ 2.8% from February 2015

UNDER CONTRACT LISTINGS



5,295

△ 2.47% from February 2015

SOLD LISTINGS



2,957

△ -9.4% from February 2015

TOTAL DAYS ON MARKET



36 DAYS

△ -7.7% from February 2015

AVERAGE SOLD PRICE



371,996

△ 8.5% from February 2015

PERCENT OF SOLD PRICE TO LIST PRICE



99.6%

△ -0.1% from February 2015

AVERAGE SOLD PRICE INCREASE



8.5%

△ from February 2015

CASE-SHILLER INDEX



10.2%

△ from December 2014

Leslie Monaco

Broker Associate

Kentwood Real Estate

720-273-6907 cell

Leslie@LeslieMonaco.com

fb| [LeslieMonacoRealEstate](#)

t| [LeslieMonacoRE](#)

