



### GENERAL

In June, Realtor.com declared Denver to be the hottest real estate market in the nation. The statistics back these claims where real estate values have grown at about 1% per month for the past 3 years. That's a 43% increase when compounded! The hottest price band continues to be under \$300,000 where many sellers are sifting through 10+ offers after only one weekend of showings.

### Months of Inventory

Nationally : 5.3 months  
Denver Metro Single Family: 1.3 months  
Denver Metro Multifamily: .8 months

### Number of Inventory

5,657 active total listings, down 24% from one year ago

### Avg. Days on Market

Denver Metro Single Family: 27 days  
Denver Metro Multifamily: 20 days



### INTERESTING TRENDS

- Many sellers are expecting buyers to “waive” the appraisal contingency, meaning that buyers must bring extra cash to cover any potential shortfall between the contract price and the appraised price. In the <\$350K market, this has become an expectation.
- Sellers have gotten used to hearing how “seller-friendly” the market is and are becoming overzealous, listing their properties well above market value only to find themselves decreasing the list price one or more times later on in order to attract a buyer.

### LUXURY SEGMENT

The luxury segment in the Denver metro area consists of homes priced in the top 10% tier. Homes priced at \$550K or more are considered “luxury” by these standards. Of the 4,545 single family homes actively marketed in June, approximately 50% of them were luxury. This is more of a representation of how quickly less expensive homes are selling than an oversaturation of luxury homes. We are seeing luxury homes sell in 4 months on average, with very high-end homes (\$2M+) selling in a little over a year.

### INTEREST RATES

The Federal Reserve has pulled back from plans to raise short-term interest rates in June. Changes are not likely to come until September or later.

### NOTES

Above statistics are based on information from Metrolist for the period 1/1/2014 - 6/30/15. The representations herein are based in whole or in part on content supplied by Metrolist which does not guarantee nor is in any way responsible for its accuracy. Content may not reflect all market activity.



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Bryan is a licensed Associate Broker and Certified Public Accountant in the State of Colorado. He resides in Greenwood Village where he passionately follows the Denver Metro Area real estate market. His interests include local politics, staying physically fit, and volunteering at his alma mater, Regis Jesuit High School, in various capacities including coaching wrestling and as a member of the Ignatian Identity Committee.

