



MARKET TRENDS REPORT FOR METRO DENVER

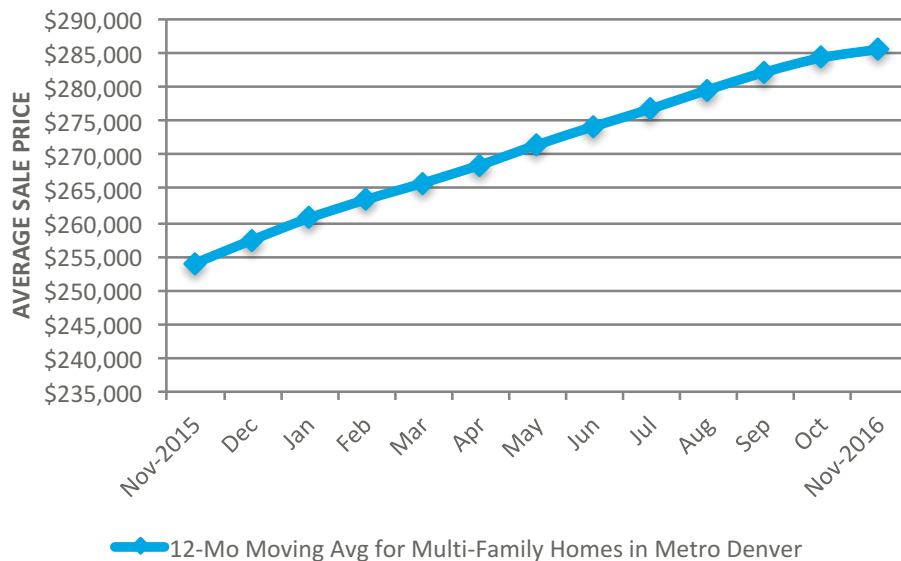
(FOR MULTI-FAMILY HOMES AS OF THE END OF NOVEMBER 2016)

PROVIDED COURTESY OF COLORADO HOME REALTY

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- ↑ HOME SALE PRICES ARE UP BY 12.45%
- ↓ NO. OF HOME SOLD ARE DOWN BY 1.67%
- ↑ TIME REQUIRED TO SELL IS UP BY 11.44%
- ↑ NO. OF HOMES FOR SALE ARE UP BY 12.75%



ITEM	NOW	YEAR AGO
AVERAGE SALE PRICE	\$285,580	\$253,965
HOMES SOLD LAST 12 MONTHS	14,927	15,181
AVERAGE DAYS ON MARKET	32	29
HOMES CURRENTLY AVAILABLE	1,220	1,082

Most stats based on a 12-month moving average, which is the most reliable way to show trends. Average Days On Market is the time to get under contract - 3 to 6 additional weeks are typically required for closing. Homes Currently Available is the number of properties on the market at the end of a given month. Data analyzed by CHR and is based in whole or in part on info from REcolorado®, Inc. (RECI). RECI and CHR do not guarantee, and are not in any way responsible for, its accuracy. RECI content may not reflect all real estate activity in the market. Not all properties were listed or sold by CHR.

Homes currently available represent 0.98 months of inventory - indicating that a SELLER'S MARKET exists for MULTI-FAMILY homes