



### GENERAL

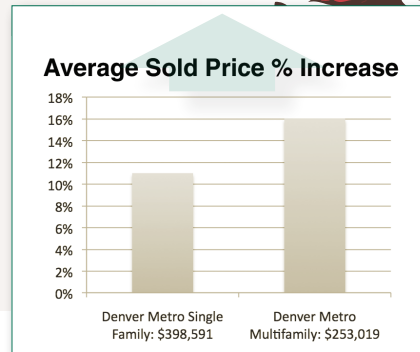
The Denver metro market is still a seller's market, but it has cooled from the extremes that were experienced through July. The reason for the market slowdown is an increase in listings over the past two months of 1% (supply) coupled with an 18% decrease in the number of buyers (demand). This seasonal slowdown results in a prime opportunity for buyers to purchase. On a national level, days on market prior to going under contract is 47 days compared to just 28 days in the Denver metro area.

### Average Sold Price

Denver Metro Single Family: \$398,591 (up 11% from last year)  
Denver Metro Multifamily: \$253,019 (up 16% from last year)

### Average Days on Market

Denver Metro Single Family: 30 days (14% fewer days from last year)  
Denver Metro Multifamily: 24 days (17% fewer days from last year)



### INTERESTING TRENDS

- The market is still seeing multiple offer situations for homes under \$300K, however now we're seeing 2-3 offers, rather than 10+ offers that we were seeing in March-July
- The Consumer Financial Protection Bureau (CFPD) enacted new loan disclosure requirements effective October 3rd, which is expected, in the short-term, to increase the number of days to close from the traditional 30 day period to 45 days

### LUXURY SEGMENT

The \$1M+ luxury market segment has been red hot in 2015, with 38% more homes sold through September of 2015 than September of 2014. Many of the jumbo loans offered by lenders have seen interest rates in the 4.00-5.00% range.



### INTEREST RATES

Late in September, the Federal Reserve decided to leave interest rates at their current levels. Within days, mortgage interest rates dropped to 4.00% for prime borrowers, down from 4.125%. Though interest rates will eventually increase, they will do so slowly and in incremental amounts.

### NOTES

Above statistics are based on information from Metrolist for the period 1/1/2014 - 10/8/15. 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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