

# RE-SALE HOUSING REPORT

A monthly look at re-sale housing In the greater metro Denver Area

**DANYLIW**  
& ASSOCIATES  
REAL ESTATE PROFESSIONALS

SERVING THE METRO AREA FOR OVER 40  
YEARS

## A New Year - 2009

By John W. Danyliw CRB

2009 did not start out with a lot of lightning bolts. January's figures were less than spectacular.

Let's start with the good news. Listing inventory stood at 19,748 compared to December's 19,600 and down 19.4% from January a year ago. We historically increase inventory as we go into spring, but we don't anticipate anything dramatic.

Interest rates continue to be historically low and the hope is here that buyers don't fence sit, waiting for a further decline.

Under contract sales were up 16.6% over December, but down 15.8% compared to January 2008. That was down more than we anticipated, but it's still too early to identify any trend. It also appears cancellations are higher, probably due to the Short Sale and REO market. Foreclosures were down some 12% in 2008 and the key for 2009 across the board will be jobs. Again, too early to make any projections.

We will also have to wait to see what the stimulus bill will do to our market. If the \$15k tax credit flies it should have a significant impact. Stay tuned. All-in-all, as jobs go, housing goes. Everyone we talk to says Colorado will be ahead of the curve.

If there is anything we can do to help please give us a call.

### January Month End Listing Inventory



End of Jan. active inventory over the last (3) years.



**SOLD!** with Danyliw & Associates  
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### UNSOLD HOMES ON THE MARKET

This Month	19,748
This Month, Last Yr	24,489
Percentage Change	<b>-19.4%</b>
Last Month	19,600
Percentage Change	<b>+0.8%</b>

### MEDIAN PRICE OF HOMES CLOSED

	<u>Condos</u>	<u>Single Fam.</u>
This Month	<b>\$113,000</b>	<b>\$181,500</b>
Last Month	\$125,000	\$196,000
This Month, Last Yr	\$134,000	\$216,950
Year to Date Avg. 2009	<b>\$113,000</b>	<b>\$181,500</b>
Year to Date Avg. 2008	\$134,000	\$216,950

### RE-SALE HOMES UNDER CONTRACT

This Month	3,831
Last Month	3,286
Percentage Change	<b>+16.6</b>
This Month, Last Yr	4,550
Percentage Change	<b>-15.8%</b>
Compared To This Yr	
Year To Date, This Yr	3,831
Year To Date, Last Yr	4,550
Percentage Change	<b>-15.8%</b>

### RE-SALE HOMES CLOSED

This Month	2,469
Last Month	3,234
Percentage Change	<b>-23.7%</b>
Year To Date, This Yr	2,469
Year To Date, Last Yr	2,987
Percentage Change	<b>-17.3%</b>

\* This representation is based in whole or in part on data supplied by MetroList, Inc. Neither the member Boards of REALTORS® nor their MLS guarantees or is in any way responsible for its accuracy. Data maintained by the Boards or their MLS may not reflect all real estate activity in the market.

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