

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

NOT MUCH CHANGE!

By John W. Danyliw CRB

April turned out to be not to be much different from March. Under contracts in April were up 7.4% over March which was expected, but we were still down 17.6 % from April of '07 and down about the same figure year to date compared to last year. Low-end buyers seem to be producing some increased activity in both resale and new homes. The \$8000 tax credit is having some effect here. Some upper-end activity is also starting to pick up and some transfer buyers will help as we roll into summer. We're still seeing a lot of fence sitters with the in-town buyers. Hopefully they will see the wisdom in taking advantage of the lowest interest in 50 years.

The real surprise is that we had a listing increase that was less than 1/2%. With National foreclosures taking a big jump last month we expected to see the same here and it just didn't happen. There has been the rumor that lenders have been holding off releasing a lot of foreclosure listings for fear of flooding the market and therefore having additional pressure on lower prices. Only the shadow knows. All in all, still good news if you're a seller.

Days on market are around 100, not much change, and about the same for single family detached and condos/town homes.

Median sales price was up about \$6000 in April from March. This is an indicator that the mix changed a little with less low-end properties selling. This is a positive sign but a little early to predict a trend.

Bottom line is that April was a ho-hum month and just maybe a little bit of a sign that we have bottomed.

Steve and John will be going to Washington DC in May for National Association of REALTOR meetings where we will meet with our Colorado Senators and Representatives. We'll also hear the latest from the National economists on the real estate market and the financial sector. We'll up date you next month. As always we thank you for your business.

We thank you for your business. It's always appreciated.

March Month End Listing Inventory



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

Have a question on **Short Sales** or **Foreclosures**?
Visit our new website ShortSaleResource.net
and post a question on our Forum.



SOLD! with Danyliw & Associates
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UNSOLD HOMES ON THE MARKET

This Month	20,705
This Month, Last Yr	26,171
Percentage Change	-20.9%
Last Month	20,628
Percentage Change	+0.4%

MEDIAN PRICE OF HOMES CLOSED

	Condos	Single Fam.
This Month	\$130,000	\$210,000
Last Month	\$128,500	\$203,950
This Month, Last Yr	\$134,500	\$222,550
Year to Date Avg. 2009	\$122,625	\$198,000
Year to Date Avg. 2008	\$133,650	\$221,000

RE-SALE HOMES UNDER CONTRACT

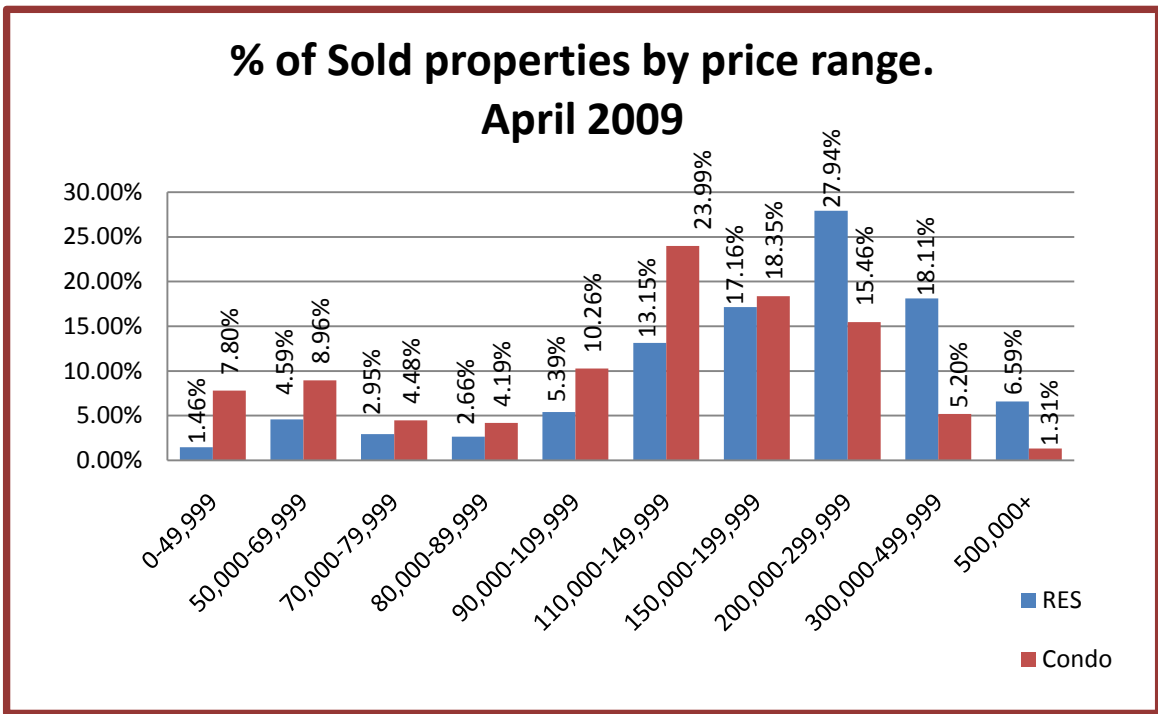
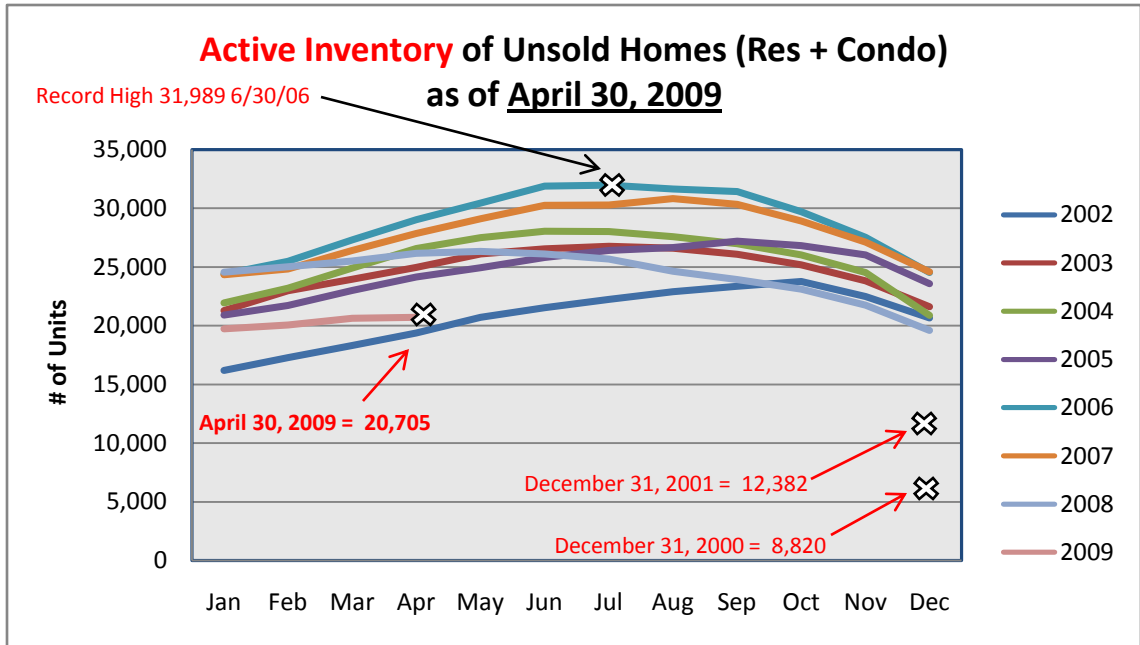
This Month	5,183
Last Month	4,826
Percentage Change	+7.4%
This Month, Last Yr	6,287
Percentage Change Compared To This Yr	-17.6%
Year To Date, 2009	18,023
Year To Date, 2008	21,837
Percentage Change	-17.5%

RE-SALE HOMES CLOSED

This Month	3,390
Last Month	3,206
Percentage Change	+5.7%
Year To Date, 2009	11,549
Year To Date, 2008	13,962
Percentage Change	-15.9%

* 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.

www.DenverHome-Listings.com



33 Residential Sales in April 2009 Greater than \$1,000,000.

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