

# 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

## INVENTORY AT 2002 LEVELS!

By John W. Danyliw CRB

Well, the year is half over. So, is the glass half empty or half full. Probably a little of both.

Let's start with the active listing inventory. June ended with 20,853 actives and that's down 20.1% from June of last year. Over the last five years the first half always had a substantial increase in active listings. Not so this year. The first six months of '09 were pretty much a flat line. The second half over the last five years has always shown a decrease. If that happens again this year it will bode well for the last two quarters.

The median sales price year to date was \$211,000 at the end of June compared to \$224,900 at the end of June last year. The good news is that June of '09's number was \$237,500, up from \$220,000 in May. It's been increasing over the last few months. That's a good indication that the "mix" is starting to change, with fewer low end properties selling. (As in foreclosures and short sales). Now it seems "normal sales" and some move ups are starting to factor in the equation. Under contracts in June were up 6% over May but the half empty side is that we are still down 15.8% year to date compared to this time last year.

Overall, the activity level seems to be increasing. Good showing activity is even happening on listings that have been sitting for a while. We still need a good dose of buyer confidence in the economy. Recent legislation has been introduced, and if passed, could be the shot in the arm that we need. Some of these bills include tax credits for all buyers and also on refi's. Even some sort of compromise here would be helpful. NAR is making a big push with their lobbying efforts and this is where our dues dollars are well spent.

All in all, it's starting to look more like half full than half empty. As always, your business is very much appreciated.

### June Month End Listing Inventory



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

Have a question on **Short Sales** or **Foreclosures**?  
Visit our new website [ShortSaleResource.net](http://ShortSaleResource.net)  
and post a question on our Forum.



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**Volume 7, Issue 6**  
As of June 30<sup>th</sup> 2009



### UNSOLD HOMES ON THE MARKET

This Month	20,853
This Month, Last Yr	26,104
Percentage Change	-20.1%
Last Month	20,734
Percentage Change	+0.6%

### MEDIAN PRICE OF HOMES CLOSED

	Condos	Single Fam.
This Month	\$139,837	\$237,500
Last Month	\$137,000	\$220,000
This Month, Last Yr	\$148,345	\$230,000
Year to Date Avg. 2009	\$129,000	\$211,000
Year to Date Avg. 2008	\$139,000	\$224,900

### RE-SALE HOMES UNDER CONTRACT

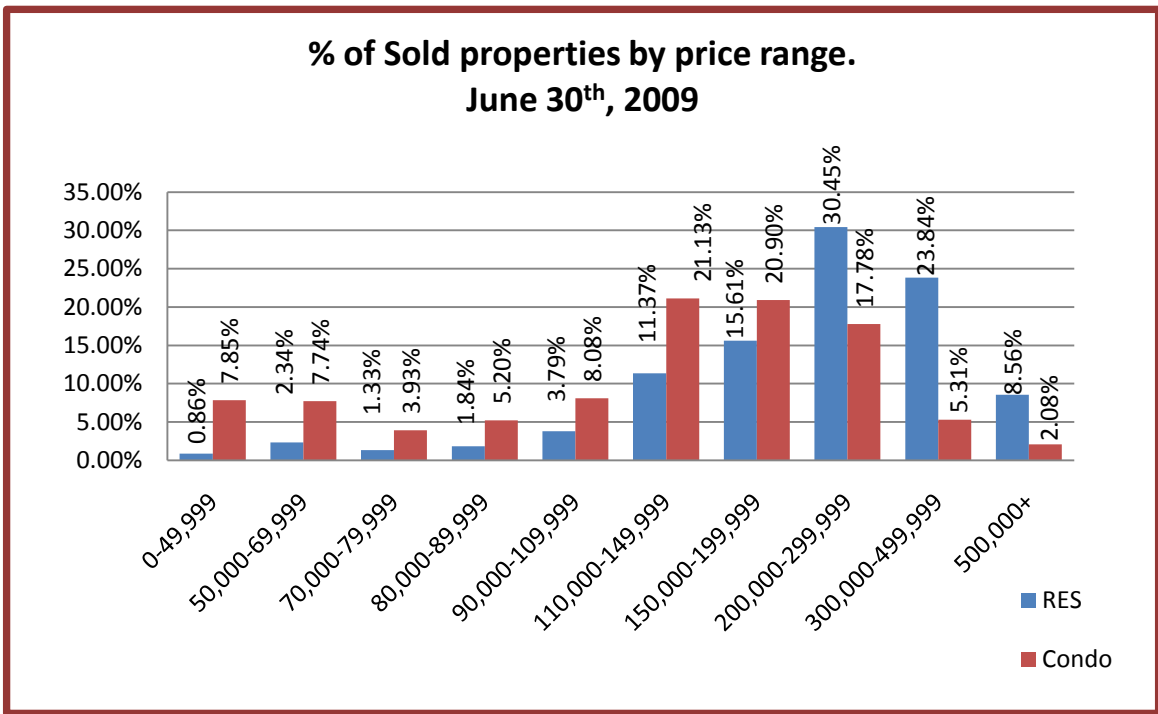
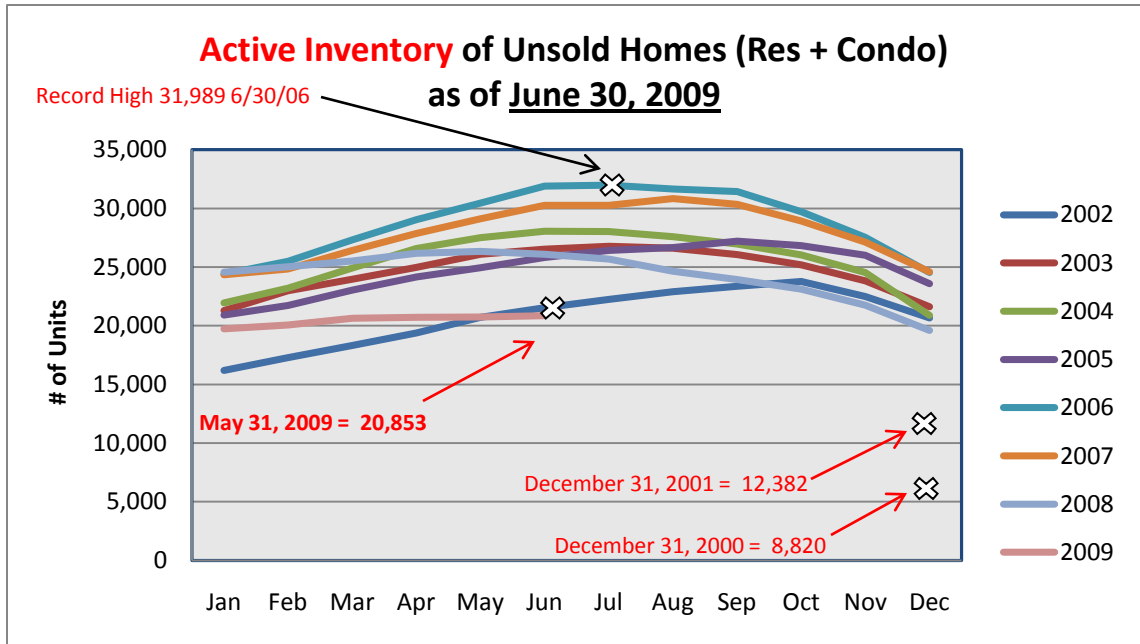
This Month	5,664
Last Month	5,343
Percentage Change	+6.0%
This Month, Last Yr	6,308
Percentage Change Compared To This Yr	-10.2%
Year To Date, 2009	29,030
Year To Date, 2008	34,483
Percentage Change	-15.8%

### RE-SALE HOMES CLOSED

This Month	4,186
Last Month	3,628
Percentage Change	+15.4%
Year To Date, 2009	19,363
Year To Date, 2008	23,471
Percentage Change	-17.5%

\* 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](http://www.DenverHome-Listings.com)



Listing Inventories are below 2002 levels.

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