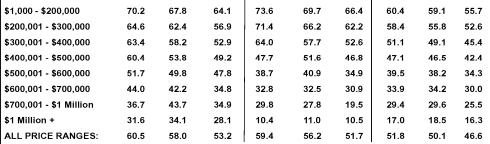
Buyer Activity & Competing Offers Continue to Decline, But Still Quite High

In 2011 Golden Real Estate updated monthly charts. developed a new index for meas-		Percentage of Inventory Under Contract by County or Area													
	of inventory under con-		<u>6/30</u>	<u>7/31</u>	<u>8/31</u>	<u>9/30</u>	<u>10/31</u>	<u>11/30</u>	<u>12/31</u>	<u>1/31</u>	<u>2/28</u>	<u>3/31</u>	<u>4/30</u>	<u>5/31</u>	<u>6/30</u>
done now for 20 straight months is to compute the percentage of un- sold MLS listings by area and price range that are under con- tract'. Usually, the charts shown here only ap- pear on <u>www,Jim</u> <u>SmithBlog.com</u> , but this month I'm includ- ing them here in full.	ract peaked this spring and is on the decline — but still very high, and still much higher than he same month last rear. The three lines at bottom right of the big thart show that, unlike in the past, buyers are to longer snapping up new listings faster than hey're put on the MLS – the main reason the	Denver Northeast . Denver Southeast Denver Southeast Denver Southwest Downtown Denver Denver City & Cour Jefferson County (f Adams County Arapahoe County City of Aurora Broomfield Clear Creek County Eibert County El Paso County El Paso County	55.6 42.9 51.3 56.0 26.5 1ty 48.2 1on-Foothills) 49.7 500thills) 22.5 58.8 54.9 63.3 42.4 49.1 37.9 7 22.7 19.6 31.3 31.0	52.9 42.1 46.0 56.2 30.4 46.7 47.5 23.6 56.7 53.5 61.8 40.7 43.3 32.9 21.1 19.4 31.4	8/31 55.8 41.3 42.9 56.4 27.2 46.3 48.5 22.0 53.3 51.5 56.3 40.7 47.5 31.9 21.2 19.9 33.8 25.9 31.2	9.30 55.3 38.9 41.6 51.9 21.9 44.0 47.5 25.1 54.0 53.3 60.2 40.5 48.1 33.9 24.7 23.6 32.1 27.3 31.7	10/31 55.9 39.8 44.7 55.1 24.0 45.6 47.4 22.8 51.5 53.1 53.1 53.1 53.1 53.1 53.1 25.5 24.2 32.8 27.5 31.6	11730 56.7 42.5 50.6 52.5 22.9 47.4 47.2 20.7 53.0 53.7 60.4 42.7 51.7 37.8 23.9 23.7 31.0 28.2 30.8	12/31 54.7 39.9 50.3 56.8 18.0 46.2 48.0 19.8 50.4 54.0 60.3 41.7 47.7 37.1 25.0 26.5 30.0 28.3 32.5	1/31 60.2 44.9 57.2 58.2 26.9 51.3 55.1 26.2 55.8 59.4 65.0 47.2 48.6 40.4 31.5 36.0 40.5 36.7	2/28 64.4 51.9 61.8 66.3 27.6 56.6 59.9 31.6 60.9 63.5 67.9 52.3 57.6 48.5 40.5 31.0 40.9 33.8 39.8	3/31 71.4 54.7 66.1 29.0 60.9 61.9 36.5 65.6 64.7 70.4 55.6 59.7 54.3 37.6 37.1 40.0 36.5 44.7	4/30 70.5 55.0 64.5 70.6 31.1 60.6 64.8 36.5 65.9 66.3 60.7 55.2 34.2 29.4 45.7 37.0 47.6	3/31 63.7 54.8 61.2 66.2 33.8 58.1 63.0 31.4 64.6 64.5 65.3 52.3 53.4 29.3 18.0 42.3 35.5 46.6	0/30 58.3 49.9 55.0 63.3 30.4 53.2 58.8 24.9 60.4 59.9 63.0 50.9 61.2 48.7 15.8 26.2 35.0 32.7 44.2
Subscribe to my blog if you'd like inventory of <u>active</u> listings kept declining month after month.		Weld County			40.0	38.1	38.0	37.2	36.7	41.1	45.9	49.7	52.5	51.4	50.4
to be alerted each time I post the declining mo	nth after month.	Total MLS	5 40.8	38.7	37.3	37.8	38.4	38.6	38.2	42.7	47.2	50.4	51.8	50.1	46.5
By Price Range: Denver 4/30/13 5/31/13 6/30/13 \$1,000 - \$200,000 70.2 67.8 64.1	Jeffco 4/30/13 5/31/13 6/30/13 73.6 69.7 66.4	<u>Total ML</u> 4/30/13 5/31/13 60.4 59.1		Last Previous	t Month: I		ontract =	= 16,544	Tota	I Invente	ory (Acti	ve + Un	der Cont der Cont der Cont	ract) = :	33,028



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