

Buyer Activity Slows Down Slightly — Except for Listings Over \$600,000

I just completed my monthly statistical analysis measuring buyer activity by calculating the percentage of listings that are under contract.

The numbers are still amazingly high — up 20% over a year ago across the Front Range as a whole. The number of unsold homes (both active and pending) is up 16.7% from two months ago, but the number of homes under contract is also up 15.9% from two months ago, so the increase in homes available to

purchase is up 17.5% overall.

Yes, I know statistics can be confusing and sometimes misleading. But they can also be useful in assessing the amount of buyer activity. The chart below shows that buyer activity has leveled off or declined slightly in the lower price ranges, but, interestingly, increased somewhat in the higher price ranges — above \$600,000.

The full chart, also showing the breakdown for Jefferson County and Denver, is posted on www.JimSmithBlog.com, where you can also find a chart showing the percentage of inventory under contract by MLS area or county for the entire front range, showing the last 13 months instead of just three months.

If you have any questions about these statistics please call or email me.

REAL ESTATE TODAY



By **JIM SMITH**, Realtor®

	3/31/13	4/30/13	5/31/13
\$1,000 - \$200,000	59.4	60.4	59.1
\$200,001 - \$300,000	56.3	58.4	55.8
\$300,001 - \$400,000	50.1	51.1	49.1
\$400,001 - \$500,000	43.4	47.1	46.5
\$500,001 - \$600,000	38.2	39.5	38.2
\$600,001 - \$700,000	32.3	33.9	34.2
\$700,001 - \$1 Million	30.7	29.4	29.6
\$1 Million +	16.7	17.0	18.5
ALL PRICE RANGES:	50.4	51.8	50.1

Source: Metrolist, Inc.

Two Updated Properties Just Listed by Golden Real Estate



5915 Blanca Court, Golden

Five bedrooms for this price? In Golden? This home is in Apple Meadows, a 1970's subdivision north of 58th Ave., just east of Highway 93. It has been beautifully updated, with new roof, gutters, deck, siding, and triple-pane windows, and transferrable warranties on the windows & siding. There's a living room on the main floor and a family room in the lower level. In back is the full-width wood deck in great condition with a built-in children's playhouse. The yard feels oversized and has a garden area. Take a narrated tour at [Apple MeadowsHome.com](http://AppleMeadowsHome.com).



1697 Garland Street, Lakewood

Enter this 1933 home and prepare to be surprised at the updates! The kitchen, open to the living room, is fabulous, and who would expect such a great basement? The detached garage, with 220-Volt power, is heated. It's just one surprise after another! It goes on the MLS today and is easy to show. Open this Saturday 1-4. Video tour at www.LakewoodHome.info.



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