

## Recap of Fourth Quarter 2007 Home Price Performance

By Lon Welsh and Andrew Darlington, Your Castle Real Estate.

The average home price in Metro Denver increased +2% in the full year 2005 to the full year 2006, from \$309,000 to \$317,000. Comparing 2006 to 2007, the average home price across the metro dropped 2%, from \$317,000 to \$311,000. The average price of a foreclosure or short sale dropped in that time period -3% to \$188,000. The average price of a non-distress sale increased 5% to \$370,000. Sales volume over the last twelve months is off -4% for DSF/ASF. Foreclosure and short sale volume is up +31%; non-distress seller volume is off 20%. If you handle a lot of listing and the market seems slow, this is likely the reason why.

Some areas did better than others. The attached chart shows different neighborhoods in South Metro Denver. Each region has the neighborhood's name and the percentage of sales in the last twelve months that were either short sales or bank-owned properties. The second line has the price change the twelve months from 2006 vs. 2007. Next, you'll see the average home price in the last twelve months and the number of homes that were sold.

There had to be at least twenty sales in the last year for an area to be included. The numbers are more reliable in areas where there were more sales. For example, Coyote Creek in Highlands Ranch had 334 sales –the numbers are likely to be very reliable. In Shadycroft, with only 35 sales, the numbers are more likely directional.

*Source: Your Castle Real Estate analysis, MLS data*

.....  
Question or need more detail? Call Lon Welsh at 303 619 0633 or [LonWelsh@YourCastle.org](mailto:LonWelsh@YourCastle.org)