

## WHAT WE OFFER

National and County-wide news sources are slow and do not accurately represent what is happening in our local market. It's important to stay informed about conditions impacting your local neighborhood!

First Integrity Title's market data helps keep you informed on market trends across the Denver Metro Area. We are pleased to offer several different types of reports for our clients. Executive Reports (pictured right) offer a quick one page snapshot of either Single Family Homes or Condos in a specified zip code. Additionally, Market Updates offer a longer, more in depth analysis of either Single Family Homes or Condos in a specified zip code. You can subscribe to receive an entire city, such as Arvada, or a specific zip code within a city, such as 80002. Please email [marketingsupport@firstintegritytitle.com](mailto:marketingsupport@firstintegritytitle.com) to request your zip codes or neighborhood today.

**FIRST INTEGRITY TITLE COMPANY'S EXECUTIVE SUMMARY**  
MONDAY, SEPTEMBER 11, 2017  
CENTENNIAL, CO 80111

**This Week**  
The median list price in CENTENNIAL, CO 80111 this week is \$599,900.  
Inventory is tightening and days-on-market is falling. The Market Action Index shows demand heating up. These are relatively bullish signs for prices.

**Real-Time Market Profile**

|   |                     |       |    |
|---|---------------------|-------|----|
| Median List Price                         | \$ 599,900          | Trend | ●● |
| Asking Price Per Square Foot              | \$ 177              |       | ●● |
| Average Days on Market (DOM)              | 102                 |       | ●● |
| Percent of Properties with Price Decrease | 55.5%               |       | ●● |
| Percent Relisted (relist DOM)             | 0.0%                |       | ●● |
| Percent Flip (price increase)             | 18.9%               |       | ●● |
| Median House Size (sq ft)                 | 3074                |       | ●● |
| Median Lot Size                           | 8,001 - 10,000 sqft |       | ●● |
| Median Number of Bedrooms                 | 4.0                 |       | ●● |
| Median Number of Bathrooms                | 2.5                 |       | ●● |
| Market Action Index                       | Strong Seller's     |       | ●● |
|   | 53.9                |       | ●● |

**Supply and Demand**  
The market has been cooling over time and prices have recently flattened. Despite the consistent decrease in Market Action Index (MAI), which is a Seller's Market (where significant demand leaves little inventory available), if the MAI begins to climb, prices will likely follow suit. If the MAI drops consistently or falls into the Buyer's zone, watch for downward pressure on prices.

**Market Action Index**  
The Market Action Index answers the question "How's the Market?" by measuring the current rate of sale versus the amount of the inventory. Index above 30 implies Seller's Market conditions. Below 30, conditions favor the buyer.

**Price**  
We continue to see prices in this zip code bouncing around this plateau. Look for a persistent up-shift in the Market Action Index before we see prices move from these levels.

**Quartiles**  
Investigate the market in quartiles - where each quartile is 25% of homes ordered by price.

| Quartile      | Median Price | Sq. Ft. | Lot Size            | Beds | Baths | Age | Inventory | New | Absorbed | DOM                               |
|---------------|--------------|---------|---------------------|------|-------|-----|-----------|-----|----------|-----------------------------------|
| Top/First     | \$ 1,474,500 | 17337   | 5.0 - 10 acre       | 4.0  | 3.2   | 31  | 2         | 0   | 178      | Most expensive 25% of properties  |
| Upper/Second  | \$ 849,950   | 4304    | 4,500 - 6,100 sqft  | 3.0  | 2.2   | 1   | 3         | 0   | 187      | Upper-middle 25% of properties    |
| Lower/Third   | \$ 564,000   | 3074    | 4,000 - 10,000 sqft | 4.0  | 3.2   | 39  | 3         | 0   | 133      | Lower-middle 25% of properties    |
| Bottom/Fourth | \$ 467,500   | 2818    | 6,000 - 10,000 sqft | 4.0  | 2.2   | 45  | 3         | 1   | 27       | Least expensive 25% of properties |

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NEIGHBORHOOD STATISTICS

Find Integrity Title to please to provide you weekly market reports so you can be "ahead of the curve" as to the direction the housing market is headed. It's important to stay informed about conditions impacting your local neighborhood to provide your clients with the best service. Please allow the below data organized by neighborhood to help about current market conditions. We also recommend sharing with your clients.

PLEASE CLICK ON THE OVERLAY CITY BELOW TO OBTAIN CURRENT SINGLE FAMILY AND CONDO STATISTICS.

ARVADA  
AURORA  
DENVER  
BOULDER

## VIEW THE DATA ON OUR WEBSITE

First Integrity Title also offers you the ability to download our Executive Reports right off our website. This web page is updated weekly with over 40 zip codes from across Colorado. Keep yourself ahead of the curve by knowing where the housing market is headed, so you can be the best resource for your clients.

Check out our Neighborhood Statistics page on our website, under the Client Resources tab. Both Single Family Home reports and Condo reports are available for download. You can also sign up to receive these reports weekly.

Sign up for your weekly market updates today by emailing [marketingsupport@firstintegritytitle.com](mailto:marketingsupport@firstintegritytitle.com)!