

Absorption Rate

ABSORPTION RATE

Definition:

The rate at which available homes are sold in a specific real estate market during a given time period.

Method:

It is calculated by dividing the total number of available homes by the average number of sales per month.

Areas:

Downtown
Mountain area
Fish Creek

Healthy Market:

5-7 months of inventory

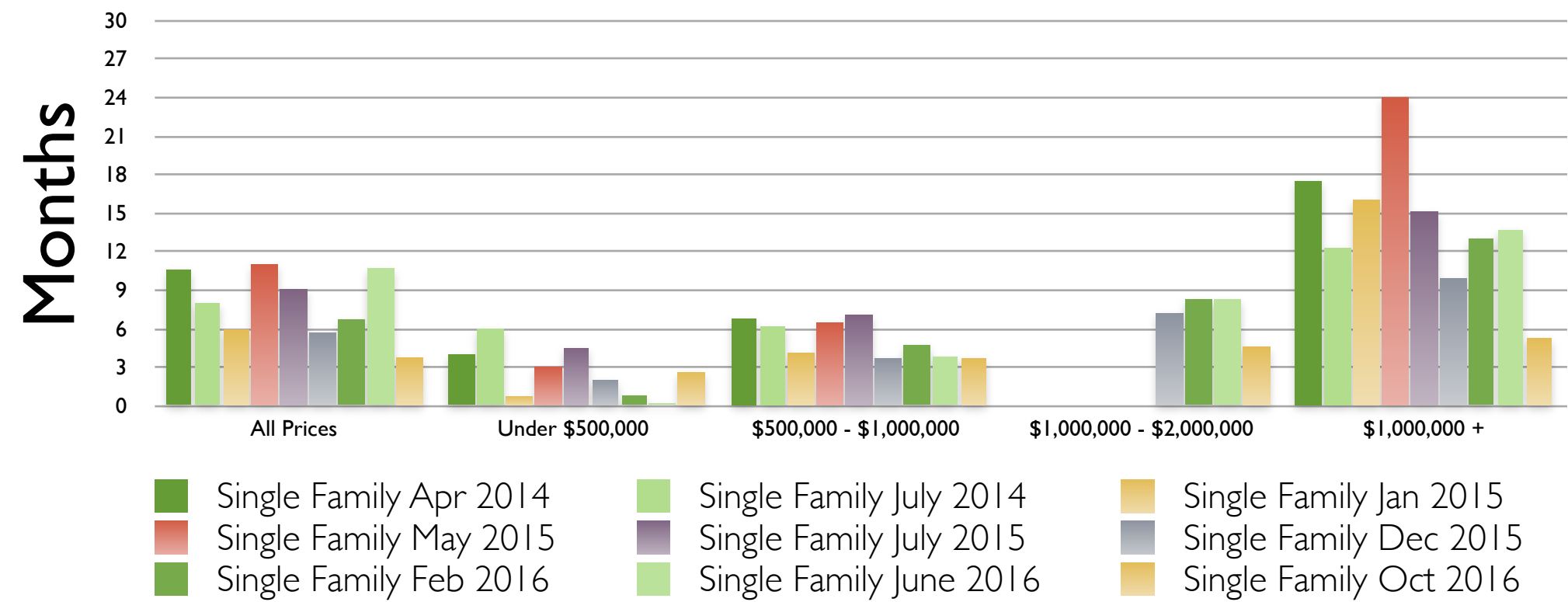
Seller's Market:

Under 6 months of inventory

Buyer's Market:

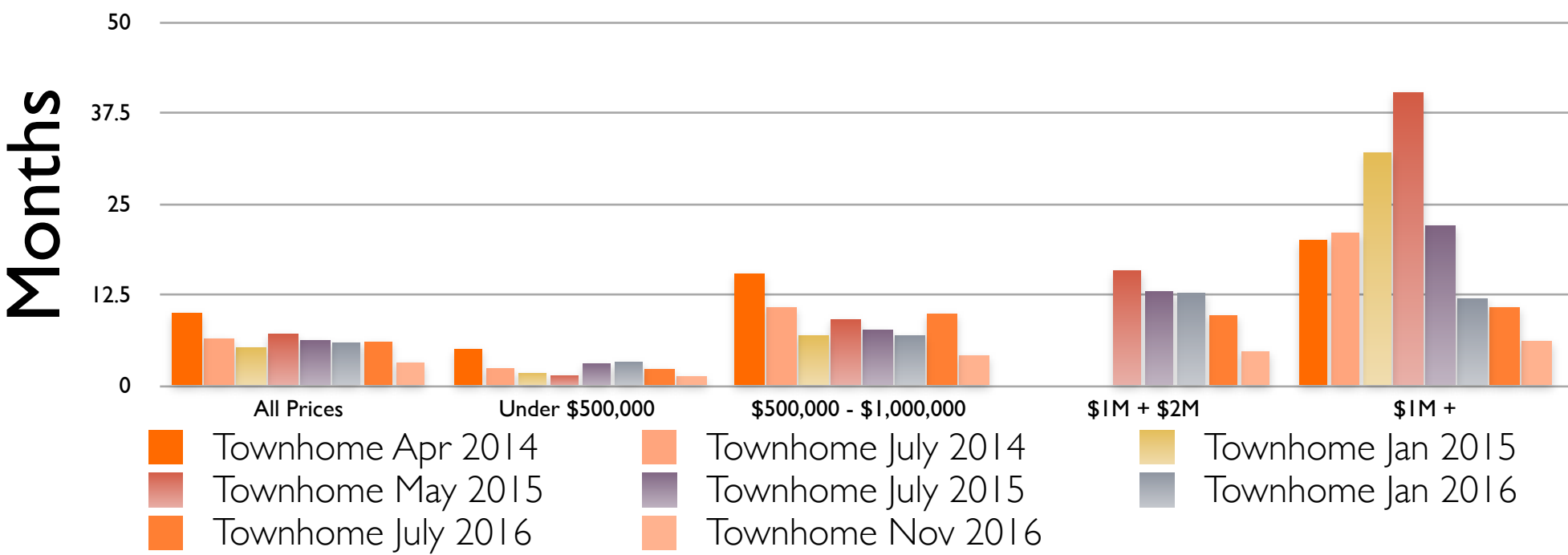
Over 6 months of inventory

Single Family Homes



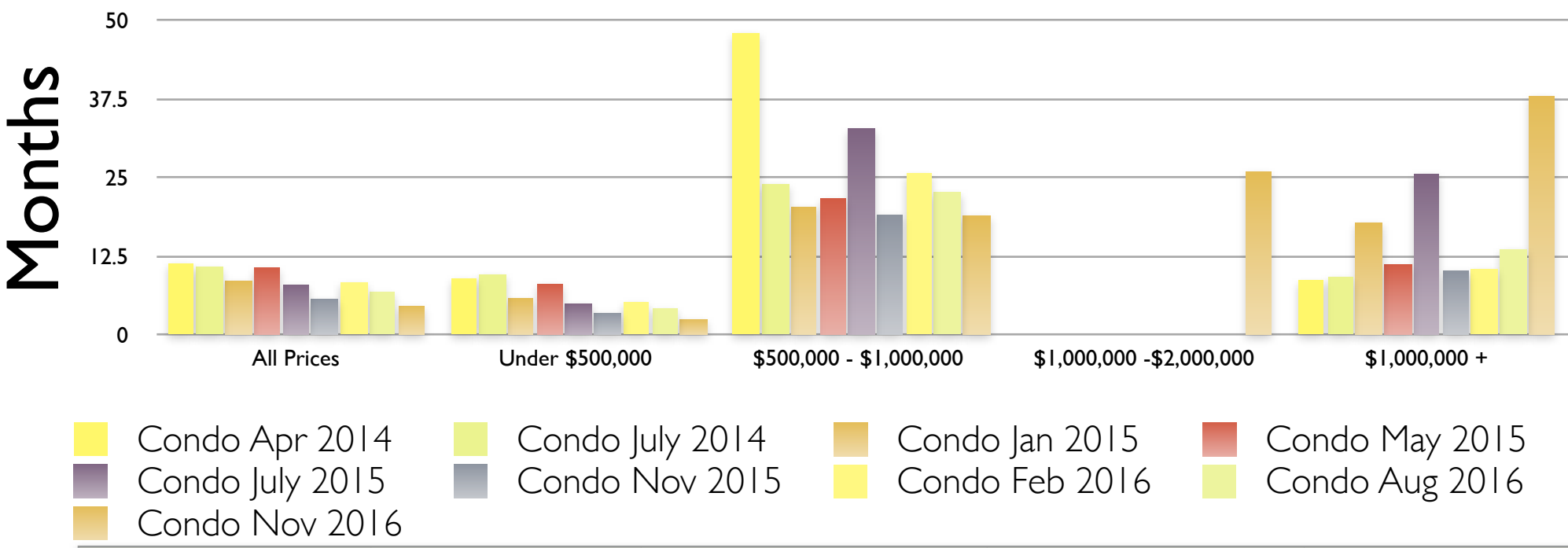
	ALL PRICES	UNDER \$500,000	\$500,000 - \$1,000,000	\$1,000,000 - \$2,000,000	\$1,000,000 +
Single Family Apr 2014	10.6	4	6.8		17.5
Single Family July 2014	8	6	6.2		12.3
Single Family Jan 2015	5.9	0.7	4.1		16
Single Family May 2015	11	3	6.5		24
Single Family July 2015	9.1	4.5	7.1		15.1
Single Family Dec 2015	5.7	2	3.7	7.2	9.9
Single Family Feb 2016	6.7	0.8	4.7	8.3	13
Single Family June 2016	10.7	0.2	3.8	8.3	13.7
Single Family Oct 2016	3.78	2.6	3.7	4.6	5.25

Townhomes



	ALL PRICES	UNDER \$500,000	\$500,000 - \$1,000,000	\$1M + \$2M	\$1M +
Townhome Apr 2014	10	5	15.4		20
Townhome July 2014	6.5	2.4	10.8		21
Townhome Jan 2015	5.2	1.7	6.9		32
Townhome May 2015	7.1	1.4	9.1	15.8	40.3
Townhome July 2015	6.25	3	7.7	13	22
Townhome Jan 2016	5.9	3.2	6.9	12.7	12
Townhome July 2016	6.1	2.3	9.9	9.7	10.8
Townhome Nov 2016	3.19	1.26	4.22	4.72	6.18

Condos



	ALL PRICES	UNDER \$500,000	\$500,000 - \$1,000,000	\$1,000,000 - \$2,000,000	\$1,000,000 +
Condo Apr 2014	11.4	9	48		8.7
Condo July 2014	10.8	9.6	24		9.2
Condo Jan 2015	8.6	5.8	20.4		17.9
Condo May 2015	10.7	8.1	21.75		11.2
Condo July 2015	8.03	5.01	32.8		25.6
Condo Nov 2015	5.75	3.51	19.1		10.2
Condo Feb 2016	8.3	5.2	25.7		10.5
Condo Aug 2016	6.8	4.2	22.7		13.6
Condo Nov 2016	4.55	2.45	19	26	38
