

Local Market Update for August 2018

A Research Tool Provided by the Colorado Association of REALTORS®



DENVER METRO
ASSOCIATION OF REALTORS®

Jefferson County

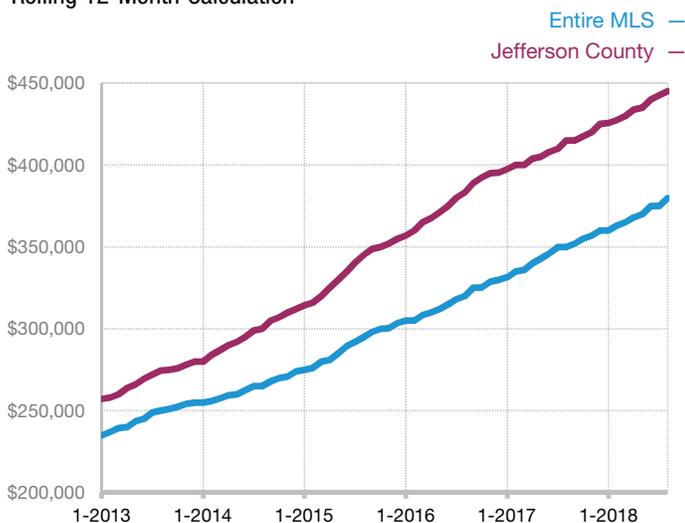
Single Family	August			Year to Date		
	2017	2018	Percent Change from Previous Year	Thru 08-2017	Thru 08-2018	Percent Change from Previous Year
Key Metrics						
Inventory of Active Listings	1,326	969	- 26.9%	--	--	--
Under Contract	758	677	- 10.7%	5,554	5,447	- 1.9%
New Listings	892	800	- 10.3%	6,587	6,422	- 2.5%
Sold Listings	753	727	- 3.5%	5,302	5,162	- 2.6%
Days on Market Until Sale	22	20	- 9.1%	25	23	- 8.0%
Median Sales Price*	\$429,000	\$450,000	+ 4.9%	\$425,000	\$455,000	+ 7.1%
Average Sales Price*	\$487,822	\$510,809	+ 4.7%	\$481,214	\$520,662	+ 8.2%
Percent of List Price Received*	99.7%	99.6%	- 0.1%	100.1%	100.3%	+ 0.2%

* Does not account for seller concessions and/or down payment assistance. | Activity for one month can sometimes look extreme due to small sample size.

Townhouse-Condo	August			Year to Date		
	2017	2018	Percent Change from Previous Year	Thru 08-2017	Thru 08-2018	Percent Change from Previous Year
Key Metrics						
Inventory of Active Listings	232	241	+ 3.9%	--	--	--
Under Contract	260	258	- 0.8%	1,911	1,899	- 0.6%
New Listings	297	303	+ 2.0%	2,113	2,124	+ 0.5%
Sold Listings	256	261	+ 2.0%	1,799	1,770	- 1.6%
Days on Market Until Sale	12	16	+ 33.3%	12	14	+ 16.7%
Median Sales Price*	\$260,000	\$296,000	+ 13.8%	\$250,000	\$280,750	+ 12.3%
Average Sales Price*	\$274,980	\$317,308	+ 15.4%	\$269,846	\$309,109	+ 14.6%
Percent of List Price Received*	100.6%	100.3%	- 0.3%	101.5%	101.3%	- 0.2%

* Does not account for seller concessions and/or down payment assistance. | Activity for one month can sometimes look extreme due to small sample size.

Median Sales Price – Single Family
Rolling 12-Month Calculation



Median Sales Price – Townhouse-Condo
Rolling 12-Month Calculation

