

Local Market Update for August 2018

A Research Tool Provided by the Colorado Association of REALTORS®



DENVER METRO
ASSOCIATION OF REALTORS®

Golden

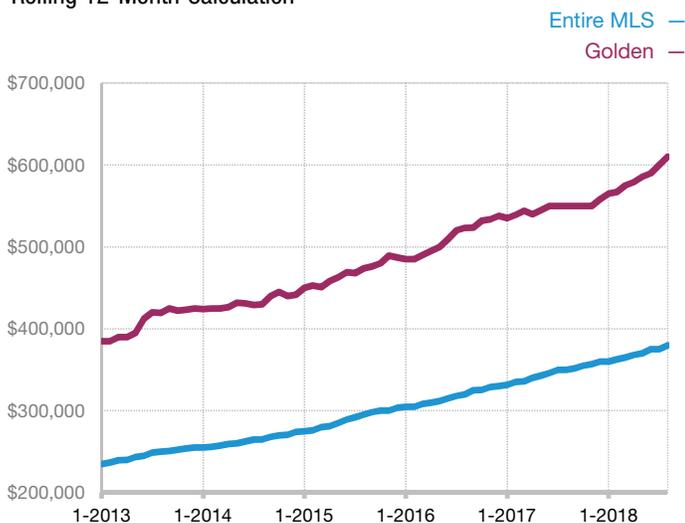
| Single Family | August | | | Year to Date | | |
|---------------------------------|-----------|-----------|-----------------------------------|--------------|--------------|-----------------------------------|
| | 2017 | 2018 | Percent Change from Previous Year | Thru 08-2017 | Thru 08-2018 | Percent Change from Previous Year |
| Key Metrics | | | | | | |
| Inventory of Active Listings | 163 | 124 | - 23.9% | -- | -- | -- |
| Under Contract | 56 | 66 | + 17.9% | 463 | 451 | - 2.6% |
| New Listings | 70 | 71 | + 1.4% | 583 | 562 | - 3.6% |
| Sold Listings | 63 | 64 | + 1.6% | 437 | 429 | - 1.8% |
| Days on Market Until Sale | 28 | 23 | - 17.9% | 36 | 35 | - 2.8% |
| Median Sales Price* | \$527,500 | \$609,000 | + 15.5% | \$569,223 | \$630,000 | + 10.7% |
| Average Sales Price* | \$542,294 | \$639,373 | + 17.9% | \$613,278 | \$672,726 | + 9.7% |
| Percent of List Price Received* | 99.8% | 99.6% | - 0.2% | 99.4% | 99.3% | - 0.1% |

* 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 | 16 | 15 | - 6.3% | -- | -- | -- |
| Under Contract | 19 | 18 | - 5.3% | 94 | 114 | + 21.3% |
| New Listings | 17 | 18 | + 5.9% | 108 | 125 | + 15.7% |
| Sold Listings | 12 | 19 | + 58.3% | 84 | 117 | + 39.3% |
| Days on Market Until Sale | 11 | 13 | + 18.2% | 21 | 25 | + 19.0% |
| Median Sales Price* | \$317,250 | \$335,000 | + 5.6% | \$296,500 | \$430,000 | + 45.0% |
| Average Sales Price* | \$382,067 | \$420,534 | + 10.1% | \$341,363 | \$458,940 | + 34.4% |
| Percent of List Price Received* | 99.8% | 101.3% | + 1.5% | 100.7% | 101.1% | + 0.4% |

* 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

