

# Local Market Update for August 2018

A Research Tool Provided by the Colorado Association of REALTORS®



**DENVER METRO**  
ASSOCIATION OF REALTORS®

## Centennial

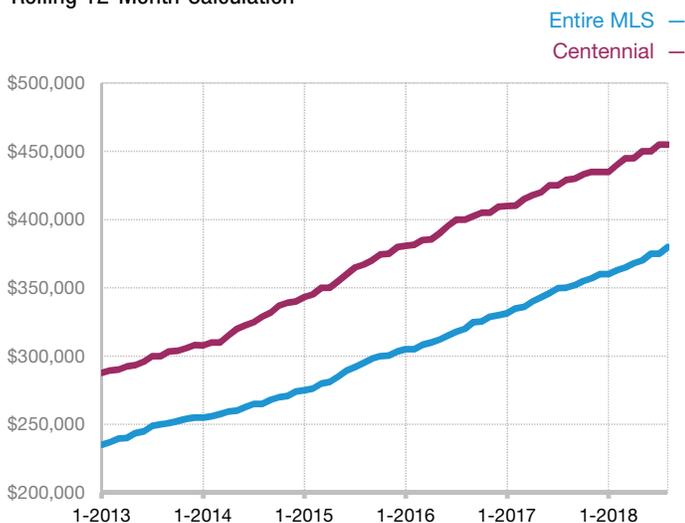
Single Family	August			Year to Date		
	2017	2018	Percent Change from Previous Year	Thru 08-2017	Thru 08-2018	Percent Change from Previous Year
<b>Key Metrics</b>						
Inventory of Active Listings	205	<b>206</b>	+ 0.5%	--	--	--
Under Contract	135	<b>114</b>	- 15.6%	1,242	<b>1,080</b>	- 13.0%
New Listings	152	<b>162</b>	+ 6.6%	1,404	<b>1,331</b>	- 5.2%
Sold Listings	166	<b>151</b>	- 9.0%	1,199	<b>1,045</b>	- 12.8%
Days on Market Until Sale	23	<b>16</b>	- 30.4%	21	<b>16</b>	- 23.8%
Median Sales Price*	\$450,000	<b>\$455,000</b>	+ 1.1%	\$437,000	<b>\$470,000</b>	+ 7.6%
Average Sales Price*	\$505,190	<b>\$495,971</b>	- 1.8%	\$478,524	<b>\$508,511</b>	+ 6.3%
Percent of List Price Received*	99.5%	<b>99.4%</b>	- 0.1%	100.0%	<b>100.1%</b>	+ 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
<b>Key Metrics</b>						
Inventory of Active Listings	42	<b>60</b>	+ 42.9%	--	--	--
Under Contract	35	<b>41</b>	+ 17.1%	310	<b>298</b>	- 3.9%
New Listings	35	<b>59</b>	+ 68.6%	346	<b>357</b>	+ 3.2%
Sold Listings	39	<b>35</b>	- 10.3%	305	<b>270</b>	- 11.5%
Days on Market Until Sale	13	<b>16</b>	+ 23.1%	12	<b>18</b>	+ 50.0%
Median Sales Price*	\$283,000	<b>\$315,000</b>	+ 11.3%	\$275,000	<b>\$297,950</b>	+ 8.3%
Average Sales Price*	\$296,901	<b>\$317,725</b>	+ 7.0%	\$289,044	<b>\$312,134</b>	+ 8.0%
Percent of List Price Received*	99.8%	<b>100.3%</b>	+ 0.5%	100.8%	<b>100.7%</b>	- 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.

**Median Sales Price – Single Family**  
Rolling 12-Month Calculation



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

