

Local Market Update for August 2018

A Research Tool Provided by the Colorado Association of REALTORS®



DENVER METRO
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Denver

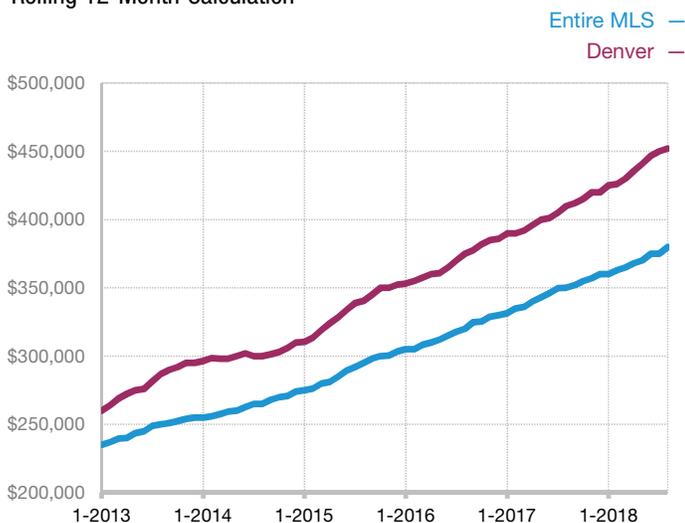
Single Family	August			Year to Date		
	2017	2018	Percent Change from Previous Year	Thru 08-2017	Thru 08-2018	Percent Change from Previous Year
Key Metrics						
Inventory of Active Listings	1,234	1,050	- 14.9%	--	--	--
Under Contract	706	747	+ 5.8%	5,720	5,768	+ 0.8%
New Listings	832	936	+ 12.5%	6,830	7,022	+ 2.8%
Sold Listings	751	786	+ 4.7%	5,544	5,517	- 0.5%
Days on Market Until Sale	19	22	+ 15.8%	21	19	- 9.5%
Median Sales Price*	\$423,000	\$459,000	+ 8.5%	\$420,000	\$467,000	+ 11.2%
Average Sales Price*	\$510,718	\$575,461	+ 12.7%	\$514,748	\$569,928	+ 10.7%
Percent of List Price Received*	100.3%	99.6%	- 0.7%	100.4%	100.5%	+ 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	1,203	950	- 21.0%	--	--	--
Under Contract	482	544	+ 12.9%	4,267	4,314	+ 1.1%
New Listings	620	718	+ 15.8%	5,172	5,271	+ 1.9%
Sold Listings	614	536	- 12.7%	4,055	4,141	+ 2.1%
Days on Market Until Sale	26	27	+ 3.8%	26	29	+ 11.5%
Median Sales Price*	\$325,000	\$362,000	+ 11.4%	\$320,000	\$370,000	+ 15.6%
Average Sales Price*	\$377,841	\$415,987	+ 10.1%	\$385,421	\$427,260	+ 10.9%
Percent of List Price Received*	99.6%	99.4%	- 0.2%	100.0%	99.9%	- 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

