

# Local Market Update for September 2018

A Research Tool Provided by the Colorado Association of REALTORS®



**DENVER METRO**  
ASSOCIATION OF REALTORS®

## Jefferson County

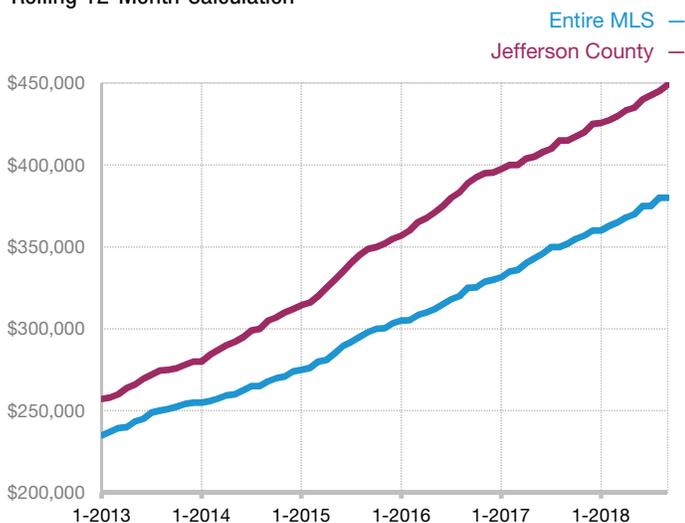
Single Family	September			Year to Date		
	2017	2018	Percent Change from Previous Year	Thru 09-2017	Thru 09-2018	Percent Change from Previous Year
Inventory of Active Listings	1,354	<b>1,058</b>	- 21.9%	--	--	--
Under Contract	634	<b>598</b>	- 5.7%	6,188	<b>5,999</b>	- 3.1%
New Listings	774	<b>780</b>	+ 0.8%	7,361	<b>7,198</b>	- 2.2%
Sold Listings	691	<b>514</b>	- 25.6%	5,994	<b>5,702</b>	- 4.9%
Days on Market Until Sale	25	<b>24</b>	- 4.0%	25	<b>23</b>	- 8.0%
Median Sales Price*	\$420,000	<b>\$445,000</b>	+ 6.0%	\$425,000	<b>\$455,000</b>	+ 7.1%
Average Sales Price*	\$472,204	<b>\$508,811</b>	+ 7.8%	\$480,175	<b>\$519,549</b>	+ 8.2%
Percent of List Price Received*	99.3%	<b>99.1%</b>	- 0.2%	100.0%	<b>100.2%</b>	+ 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	September			Year to Date		
	2017	2018	Percent Change from Previous Year	Thru 09-2017	Thru 09-2018	Percent Change from Previous Year
Inventory of Active Listings	269	<b>269</b>	0.0%	--	--	--
Under Contract	257	<b>230</b>	- 10.5%	2,168	<b>2,120</b>	- 2.2%
New Listings	307	<b>284</b>	- 7.5%	2,420	<b>2,409</b>	- 0.5%
Sold Listings	243	<b>228</b>	- 6.2%	2,042	<b>2,006</b>	- 1.8%
Days on Market Until Sale	13	<b>17</b>	+ 30.8%	12	<b>15</b>	+ 25.0%
Median Sales Price*	\$267,000	<b>\$280,000</b>	+ 4.9%	\$254,250	<b>\$280,750</b>	+ 10.4%
Average Sales Price*	\$286,064	<b>\$297,042</b>	+ 3.8%	\$271,776	<b>\$308,031</b>	+ 13.3%
Percent of List Price Received*	100.4%	<b>99.9%</b>	- 0.5%	101.3%	<b>101.1%</b>	- 0.2%

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



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

