

Local Market Update for September 2018

A Research Tool Provided by the Colorado Association of REALTORS®



DENVER METRO
ASSOCIATION OF REALTORS®

Denver

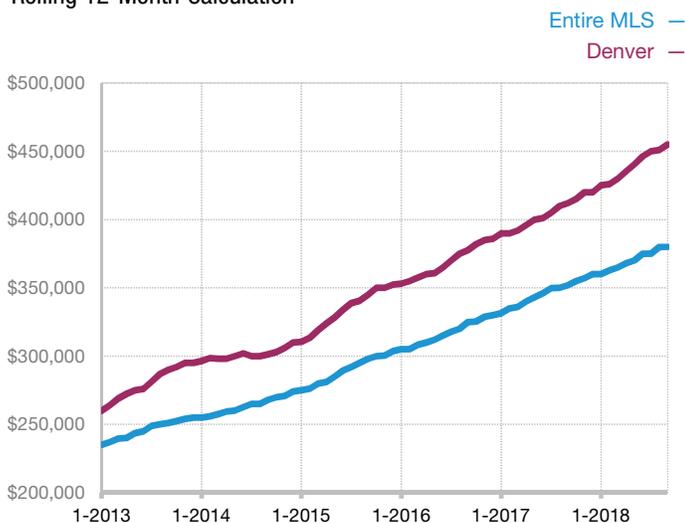
Single Family	September			Year to Date		
	2017	2018	Percent Change from Previous Year	Thru 09-2017	Thru 09-2018	Percent Change from Previous Year
Key Metrics						
Inventory of Active Listings	1,324	1,120	- 15.4%	--	--	--
Under Contract	622	647	+ 4.0%	6,342	6,381	+ 0.6%
New Listings	838	849	+ 1.3%	7,668	7,862	+ 2.5%
Sold Listings	654	569	- 13.0%	6,198	6,112	- 1.4%
Days on Market Until Sale	22	23	+ 4.5%	21	19	- 9.5%
Median Sales Price*	\$415,000	\$440,000	+ 6.0%	\$420,000	\$465,000	+ 10.7%
Average Sales Price*	\$496,884	\$536,607	+ 8.0%	\$512,862	\$565,989	+ 10.4%
Percent of List Price Received*	99.7%	99.2%	- 0.5%	100.3%	100.4%	+ 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	September			Year to Date		
	2017	2018	Percent Change from Previous Year	Thru 09-2017	Thru 09-2018	Percent Change from Previous Year
Key Metrics						
Inventory of Active Listings	1,276	1,026	- 19.6%	--	--	--
Under Contract	487	447	- 8.2%	4,753	4,721	- 0.7%
New Listings	686	603	- 12.1%	5,858	5,875	+ 0.3%
Sold Listings	473	422	- 10.8%	4,528	4,587	+ 1.3%
Days on Market Until Sale	28	29	+ 3.6%	27	29	+ 7.4%
Median Sales Price*	\$300,000	\$395,625	+ 31.9%	\$320,000	\$373,000	+ 16.6%
Average Sales Price*	\$372,543	\$430,221	+ 15.5%	\$384,076	\$427,186	+ 11.2%
Percent of List Price Received*	99.7%	99.2%	- 0.5%	100.0%	99.8%	- 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

