

# Local Market Update for October 2018

A Research Tool Provided by the Colorado Association of REALTORS®



**DENVER METRO**  
ASSOCIATION OF REALTORS®

## Denver

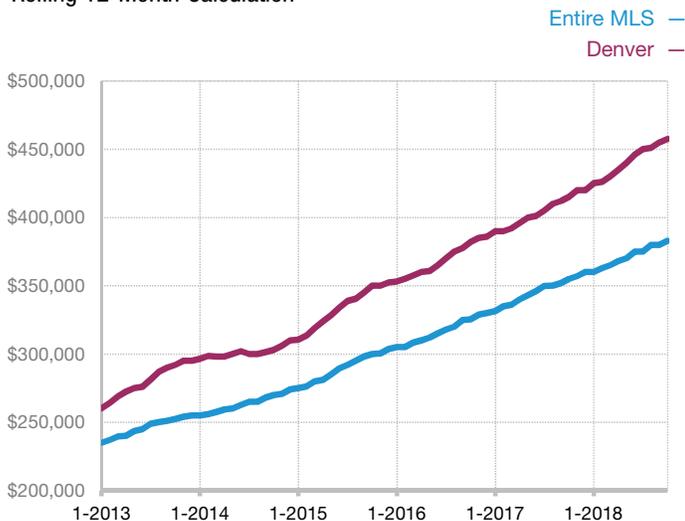
| Single Family                   | October   |                  |                                   | Year to Date |                  |                                   |
|---------------------------------|-----------|------------------|-----------------------------------|--------------|------------------|-----------------------------------|
|                                 | 2017      | 2018             | Percent Change from Previous Year | Thru 10-2017 | Thru 10-2018     | Percent Change from Previous Year |
| <b>Key Metrics</b>              |           |                  |                                   |              |                  |                                   |
| Inventory of Active Listings    | 1,177     | <b>1,107</b>     | - 5.9%                            | --           | --               | --                                |
| Under Contract                  | 737       | <b>663</b>       | - 10.0%                           | 7,079        | <b>6,983</b>     | - 1.4%                            |
| New Listings                    | 718       | <b>805</b>       | + 12.1%                           | 8,386        | <b>8,652</b>     | + 3.2%                            |
| Sold Listings                   | 646       | <b>640</b>       | - 0.9%                            | 6,844        | <b>6,771</b>     | - 1.1%                            |
| Days on Market Until Sale       | 23        | <b>25</b>        | + 8.7%                            | 21           | <b>20</b>        | - 4.8%                            |
| Median Sales Price*             | \$435,000 | <b>\$468,000</b> | + 7.6%                            | \$420,174    | <b>\$465,000</b> | + 10.7%                           |
| Average Sales Price*            | \$538,861 | <b>\$598,422</b> | + 11.1%                           | \$515,317    | <b>\$569,318</b> | + 10.5%                           |
| Percent of List Price Received* | 99.5%     | <b>98.6%</b>     | - 0.9%                            | 100.2%       | <b>100.2%</b>    | 0.0%                              |

\* 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                 | October   |                  |                                   | Year to Date |                  |                                   |
|---------------------------------|-----------|------------------|-----------------------------------|--------------|------------------|-----------------------------------|
|                                 | 2017      | 2018             | Percent Change from Previous Year | Thru 10-2017 | Thru 10-2018     | Percent Change from Previous Year |
| <b>Key Metrics</b>              |           |                  |                                   |              |                  |                                   |
| Inventory of Active Listings    | 1,156     | <b>1,073</b>     | - 7.2%                            | --           | --               | --                                |
| Under Contract                  | 544       | <b>449</b>       | - 17.5%                           | 5,296        | <b>5,127</b>     | - 3.2%                            |
| New Listings                    | 533       | <b>598</b>       | + 12.2%                           | 6,391        | <b>6,470</b>     | + 1.2%                            |
| Sold Listings                   | 475       | <b>442</b>       | - 6.9%                            | 5,003        | <b>5,050</b>     | + 0.9%                            |
| Days on Market Until Sale       | 30        | <b>29</b>        | - 3.3%                            | 27           | <b>29</b>        | + 7.4%                            |
| Median Sales Price*             | \$354,000 | <b>\$353,838</b> | - 0.0%                            | \$322,500    | <b>\$371,500</b> | + 15.2%                           |
| Average Sales Price*            | \$406,600 | <b>\$411,444</b> | + 1.2%                            | \$386,214    | <b>\$425,543</b> | + 10.2%                           |
| Percent of List Price Received* | 99.3%     | <b>98.7%</b>     | - 0.6%                            | 99.9%        | <b>99.7%</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.

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



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

