

# Local Market Update for February 2019

A Research Tool Provided by the Colorado Association of REALTORS®



**DENVER METRO**  
ASSOCIATION OF REALTORS®

## Jefferson County

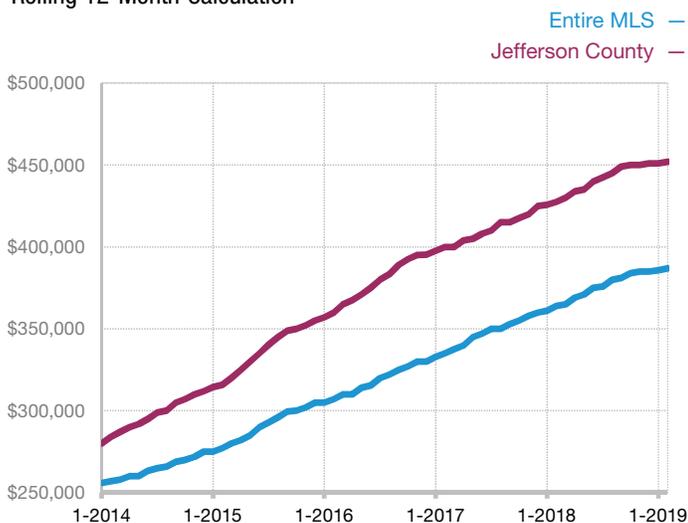
Single Family	February			Year to Date		
	2018	2019	Percent Change from Previous Year	Thru 02-2018	Thru 02-2019	Percent Change from Previous Year
<b>Key Metrics</b>						
Inventory of Active Listings	677	<b>639</b>	- 5.6%	--	--	--
Under Contract	547	<b>549</b>	+ 0.4%	1,041	<b>1,043</b>	+ 0.2%
New Listings	600	<b>617</b>	+ 2.8%	1,094	<b>1,147</b>	+ 4.8%
Sold Listings	424	<b>433</b>	+ 2.1%	820	<b>791</b>	- 3.5%
Days on Market Until Sale	35	<b>37</b>	+ 5.7%	36	<b>39</b>	+ 8.3%
Median Sales Price*	\$440,000	<b>\$445,000</b>	+ 1.1%	\$437,500	<b>\$442,500</b>	+ 1.1%
Average Sales Price*	\$498,455	<b>\$518,161</b>	+ 4.0%	\$497,375	<b>\$505,674</b>	+ 1.7%
Percent of List Price Received*	99.9%	<b>99.1%</b>	- 0.8%	99.6%	<b>98.8%</b>	- 0.8%

\* 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	February			Year to Date		
	2018	2019	Percent Change from Previous Year	Thru 02-2018	Thru 02-2019	Percent Change from Previous Year
<b>Key Metrics</b>						
Inventory of Active Listings	178	<b>204</b>	+ 14.6%	--	--	--
Under Contract	188	<b>199</b>	+ 5.9%	381	<b>378</b>	- 0.8%
New Listings	210	<b>226</b>	+ 7.6%	414	<b>417</b>	+ 0.7%
Sold Listings	159	<b>165</b>	+ 3.8%	316	<b>302</b>	- 4.4%
Days on Market Until Sale	13	<b>25</b>	+ 92.3%	18	<b>28</b>	+ 55.6%
Median Sales Price*	\$272,000	<b>\$276,000</b>	+ 1.5%	\$265,000	<b>\$283,051</b>	+ 6.8%
Average Sales Price*	\$291,780	<b>\$307,246</b>	+ 5.3%	\$291,792	<b>\$315,094</b>	+ 8.0%
Percent of List Price Received*	101.2%	<b>99.9%</b>	- 1.3%	100.7%	<b>99.4%</b>	- 1.3%

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



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

