

Local Market Update for February 2019

A Research Tool Provided by the Colorado Association of REALTORS®



DENVER METRO
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Denver

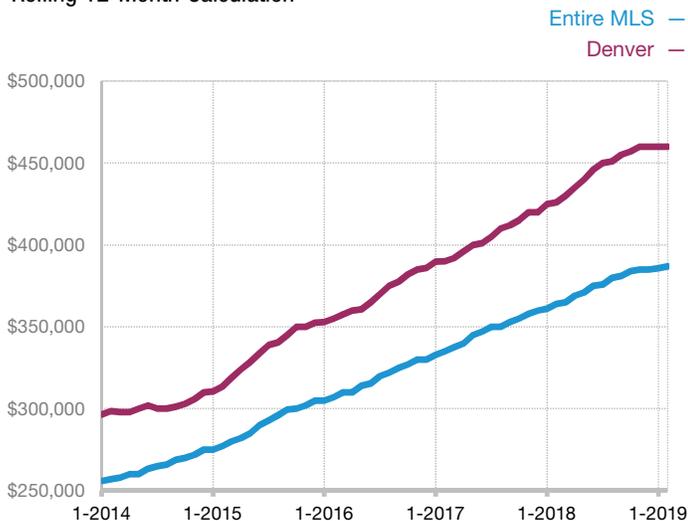
Single Family	February			Year to Date		
	2018	2019	Percent Change from Previous Year	Thru 02-2018	Thru 02-2019	Percent Change from Previous Year
Key Metrics						
Inventory of Active Listings	731	805	+ 10.1%	--	--	--
Under Contract	568	683	+ 20.2%	1,109	1,247	+ 12.4%
New Listings	684	757	+ 10.7%	1,250	1,463	+ 17.0%
Sold Listings	493	506	+ 2.6%	925	913	- 1.3%
Days on Market Until Sale	24	32	+ 33.3%	27	36	+ 33.3%
Median Sales Price*	\$447,000	\$436,000	- 2.5%	\$430,000	\$430,000	0.0%
Average Sales Price*	\$540,689	\$546,971	+ 1.2%	\$531,901	\$537,209	+ 1.0%
Percent of List Price Received*	100.1%	99.0%	- 1.1%	99.7%	98.7%	- 1.0%

* 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	February			Year to Date		
	2018	2019	Percent Change from Previous Year	Thru 02-2018	Thru 02-2019	Percent Change from Previous Year
Key Metrics						
Inventory of Active Listings	818	943	+ 15.3%	--	--	--
Under Contract	469	500	+ 6.6%	913	919	+ 0.7%
New Listings	564	600	+ 6.4%	1,048	1,193	+ 13.8%
Sold Listings	422	379	- 10.2%	775	675	- 12.9%
Days on Market Until Sale	39	42	+ 7.7%	41	44	+ 7.3%
Median Sales Price*	\$381,250	\$354,325	- 7.1%	\$379,000	\$345,000	- 9.0%
Average Sales Price*	\$419,932	\$420,299	+ 0.1%	\$429,844	\$434,950	+ 1.2%
Percent of List Price Received*	99.7%	98.5%	- 1.2%	99.5%	98.3%	- 1.2%

* 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

