

# Local Market Update for February 2019

A Research Tool Provided by the Colorado Association of REALTORS®



**DENVER METRO**  
ASSOCIATION OF REALTORS®

## Jefferson County

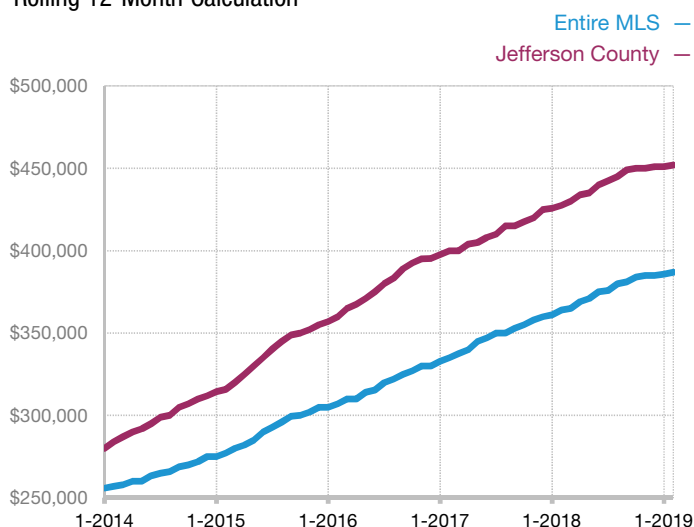
Single Family	February			Year to Date		
Key Metrics	2018	2019	Percent Change from Previous Year	Thru 02-2018	Thru 02-2019	Percent Change from Previous Year
Inventory of Active Listings	677	639	- 5.6%	--	--	--
Under Contract	547	549	+ 0.4%	1,041	1,043	+ 0.2%
New Listings	600	617	+ 2.8%	1,094	1,147	+ 4.8%
Sold Listings	424	433	+ 2.1%	820	791	- 3.5%
Days on Market Until Sale	35	37	+ 5.7%	36	39	+ 8.3%
Median Sales Price*	\$440,000	\$445,000	+ 1.1%	\$437,500	\$442,500	+ 1.1%
Average Sales Price*	\$498,455	\$518,161	+ 4.0%	\$497,375	\$505,674	+ 1.7%
Percent of List Price Received*	99.9%	99.1%	- 0.8%	99.6%	98.8%	- 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		
Key Metrics	2018	2019	Percent Change from Previous Year	Thru 02-2018	Thru 02-2019	Percent Change from Previous Year
Inventory of Active Listings	178	204	+ 14.6%	--	--	--
Under Contract	188	199	+ 5.9%	381	378	- 0.8%
New Listings	210	226	+ 7.6%	414	417	+ 0.7%
Sold Listings	159	165	+ 3.8%	316	302	- 4.4%
Days on Market Until Sale	13	25	+ 92.3%	18	28	+ 55.6%
Median Sales Price*	\$272,000	\$276,000	+ 1.5%	\$265,000	\$283,051	+ 6.8%
Average Sales Price*	\$291,780	\$307,246	+ 5.3%	\$291,792	\$315,094	+ 8.0%
Percent of List Price Received*	101.2%	99.9%	- 1.3%	100.7%	99.4%	- 1.3%

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



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

