

Local Market Update for April 2019

A Research Tool Provided by the Colorado Association of REALTORS®



DENVER METRO
ASSOCIATION OF REALTORS®

Jefferson County

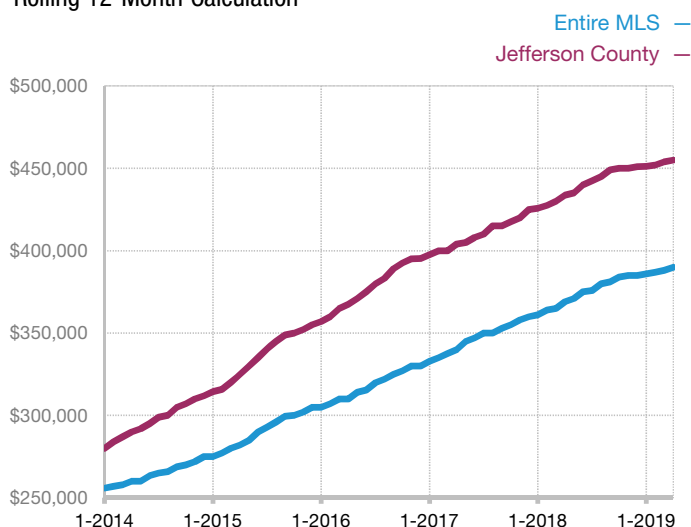
Single Family	April			Year to Date		
Key Metrics	2018	2019	Percent Change from Previous Year	Thru 04-2018	Thru 04-2019	Percent Change from Previous Year
Inventory of Active Listings	778	736	- 5.4%	--	--	--
Under Contract	753	765	+ 1.6%	2,487	2,427	- 2.4%
New Listings	881	888	+ 0.8%	2,774	2,748	- 0.9%
Sold Listings	647	616	- 4.8%	2,087	1,966	- 5.8%
Days on Market Until Sale	20	25	+ 25.0%	29	31	+ 6.9%
Median Sales Price*	\$470,000	\$475,000	+ 1.1%	\$449,000	\$459,250	+ 2.3%
Average Sales Price*	\$530,106	\$551,985	+ 4.1%	\$510,467	\$526,026	+ 3.0%
Percent of List Price Received*	100.8%	99.8%	- 1.0%	100.3%	99.3%	- 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	April			Year to Date		
Key Metrics	2018	2019	Percent Change from Previous Year	Thru 04-2018	Thru 04-2019	Percent Change from Previous Year
Inventory of Active Listings	185	205	+ 10.8%	--	--	--
Under Contract	239	301	+ 25.9%	865	929	+ 7.4%
New Listings	267	306	+ 14.6%	928	1,004	+ 8.2%
Sold Listings	219	247	+ 12.8%	755	762	+ 0.9%
Days on Market Until Sale	13	18	+ 38.5%	17	23	+ 35.3%
Median Sales Price*	\$273,000	\$285,000	+ 4.4%	\$270,000	\$289,925	+ 7.4%
Average Sales Price*	\$289,634	\$309,738	+ 6.9%	\$295,655	\$313,909	+ 6.2%
Percent of List Price Received*	102.1%	99.9%	- 2.2%	101.4%	99.7%	- 1.7%

* 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

