

Local Market Update for April 2019

A Research Tool Provided by the Colorado Association of REALTORS®



DENVER METRO
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Denver

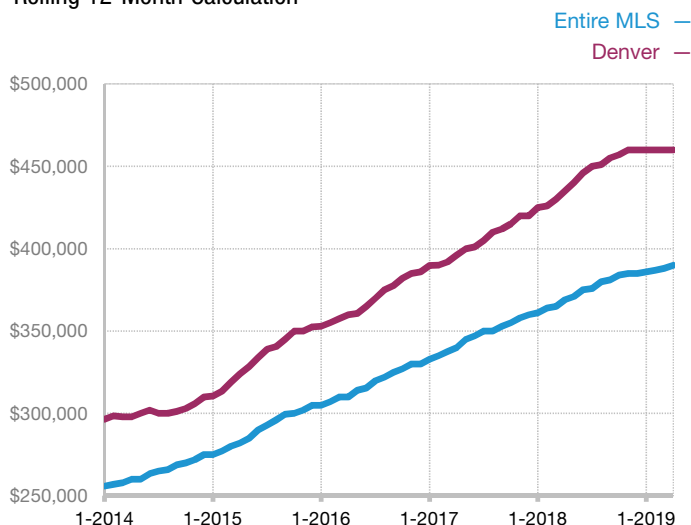
Single Family	April			Year to Date		
Key Metrics	2018	2019	Percent Change from Previous Year	Thru 04-2018	Thru 04-2019	Percent Change from Previous Year
Inventory of Active Listings	857	952	+ 11.1%	--	--	--
Under Contract	815	905	+ 11.0%	2,686	2,828	+ 5.3%
New Listings	995	1,068	+ 7.3%	3,143	3,330	+ 5.9%
Sold Listings	724	715	- 1.2%	2,293	2,285	- 0.3%
Days on Market Until Sale	17	23	+ 35.3%	21	30	+ 42.9%
Median Sales Price*	\$500,000	\$490,750	- 1.9%	\$459,000	\$457,500	- 0.3%
Average Sales Price*	\$601,477	\$622,720	+ 3.5%	\$562,129	\$574,825	+ 2.3%
Percent of List Price Received*	101.0%	99.5%	- 1.5%	100.5%	99.1%	- 1.4%

* 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	957	1,046	+ 9.3%	--	--	--
Under Contract	591	674	+ 14.0%	2,089	2,179	+ 4.3%
New Listings	722	817	+ 13.2%	2,487	2,782	+ 11.9%
Sold Listings	573	580	+ 1.2%	1,899	1,748	- 8.0%
Days on Market Until Sale	22	33	+ 50.0%	34	39	+ 14.7%
Median Sales Price*	\$375,000	\$338,000	- 9.9%	\$375,000	\$349,000	- 6.9%
Average Sales Price*	\$436,091	\$445,167	+ 2.1%	\$426,779	\$439,683	+ 3.0%
Percent of List Price Received*	100.6%	99.4%	- 1.2%	100.0%	98.8%	- 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

