

# Local Market Update for August 2016

A Research Tool Provided by the Colorado Association of REALTORS®



**DENVER METRO**  
ASSOCIATION OF REALTORS®

## Elbert County

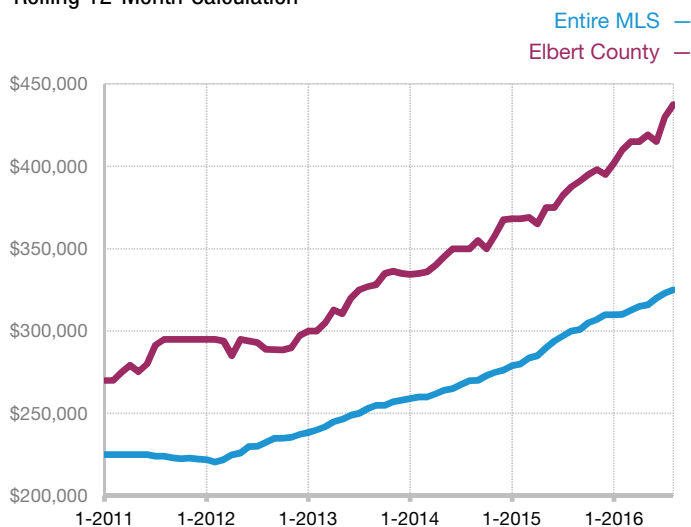
Single Family	August			Year to Date		
Key Metrics	2015	2016	Percent Change from Previous Year	Thru 08-2015	Thru 08-2016	Percent Change from Previous Year
Inventory of Active Listings	171	141	- 17.5%	--	--	--
Under Contract	47	58	+ 23.4%	360	381	+ 5.8%
New Listings	68	59	- 13.2%	473	502	+ 6.1%
Sold Listings	34	52	+ 52.9%	326	341	+ 4.6%
Days on Market Until Sale	27	27	0.0%	49	38	- 22.4%
Median Sales Price*	\$405,000	\$456,000	+ 12.6%	\$389,900	\$450,000	+ 15.4%
Average Sales Price*	\$425,624	\$469,163	+ 10.2%	\$401,869	\$466,711	+ 16.1%
Percent of List Price Received*	98.9%	99.3%	+ 0.4%	98.5%	99.4%	+ 0.9%

\* 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	August			Year to Date		
Key Metrics	2015	2016	Percent Change from Previous Year	Thru 08-2015	Thru 08-2016	Percent Change from Previous Year
Inventory of Active Listings	0	1	--	--	--	--
Under Contract	0	0	--	1	3	+ 200.0%
New Listings	0	1	--	1	3	+ 200.0%
Sold Listings	0	2	--	2	4	+ 100.0%
Days on Market Until Sale	0	4	--	19	16	- 15.8%
Median Sales Price*	\$0	\$171,000	--	\$140,750	\$163,950	+ 16.5%
Average Sales Price*	\$0	\$171,000	--	\$140,750	\$166,725	+ 18.5%
Percent of List Price Received*	0.0%	98.7%	--	96.4%	99.3%	+ 3.0%

\* Does not account for seller concessions and/or down payment assistance. | Activity for one month can sometimes look extreme due to small sample size.

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



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

