

# Local Market Update for May 2016

A Research Tool Provided by the Colorado Association of REALTORS®



**DENVER METRO**  
ASSOCIATION OF REALTORS®

## Jefferson County

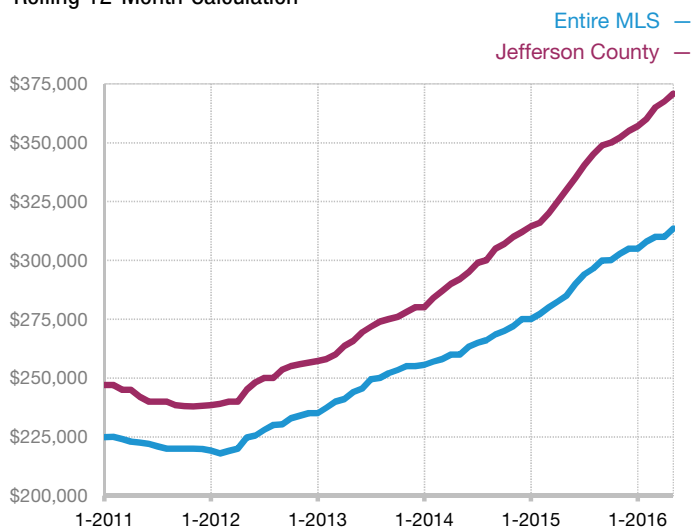
Single Family	May			Year to Date		
Key Metrics	2015	2016	Percent Change from Previous Year	Thru 05-2015	Thru 05-2016	Percent Change from Previous Year
Inventory of Active Listings	1,143	782	- 31.6%	--	--	--
Under Contract	781	860	+ 10.1%	3,248	3,242	- 0.2%
New Listings	993	904	- 9.0%	3,799	3,552	- 6.5%
Sold Listings	766	695	- 9.3%	2,734	2,711	- 0.8%
Days on Market Until Sale	20	26	+ 30.0%	30	33	+ 10.0%
Median Sales Price*	\$369,000	\$415,000	+ 12.5%	\$350,000	\$393,000	+ 12.3%
Average Sales Price*	\$423,196	\$462,325	+ 9.2%	\$401,511	\$440,163	+ 9.6%
Percent of List Price Received*	101.0%	101.2%	+ 0.2%	100.4%	100.2%	- 0.2%

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

Townhouse-Condo	May			Year to Date		
Key Metrics	2015	2016	Percent Change from Previous Year	Thru 05-2015	Thru 05-2016	Percent Change from Previous Year
Inventory of Active Listings	182	93	- 48.9%	--	--	--
Under Contract	328	291	- 11.3%	1,192	1,093	- 8.3%
New Listings	330	263	- 20.3%	1,296	1,110	- 14.4%
Sold Listings	258	232	- 10.1%	962	925	- 3.8%
Days on Market Until Sale	7	10	+ 42.9%	12	16	+ 33.3%
Median Sales Price*	\$193,000	\$234,950	+ 21.7%	\$184,950	\$226,000	+ 22.2%
Average Sales Price*	\$206,538	\$259,404	+ 25.6%	\$204,454	\$248,483	+ 21.5%
Percent of List Price Received*	102.3%	102.4%	+ 0.1%	101.3%	101.7%	+ 0.4%

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

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



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

