

Local Market Update for April 2018

A Research Tool Provided by the Colorado Association of REALTORS®



DENVER METRO
ASSOCIATION OF REALTORS®

Jefferson County

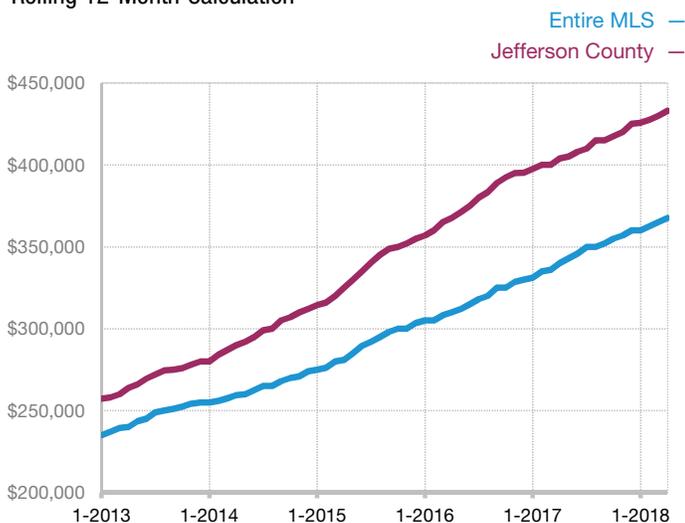
Single Family	April			Year to Date		
	2017	2018	Percent Change from Previous Year	Thru 04-2017	Thru 04-2018	Percent Change from Previous Year
Key Metrics						
Inventory of Active Listings	915	586	- 36.0%	--	--	--
Under Contract	782	824	+ 5.4%	2,494	2,565	+ 2.8%
New Listings	887	894	+ 0.8%	2,798	2,790	- 0.3%
Sold Listings	637	628	- 1.4%	2,120	2,064	- 2.6%
Days on Market Until Sale	20	21	+ 5.0%	31	29	- 6.5%
Median Sales Price*	\$426,000	\$468,750	+ 10.0%	\$415,000	\$447,000	+ 7.7%
Average Sales Price*	\$483,885	\$530,687	+ 9.7%	\$467,913	\$510,408	+ 9.1%
Percent of List Price Received*	100.6%	100.8%	+ 0.2%	100.0%	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	April			Year to Date		
	2017	2018	Percent Change from Previous Year	Thru 04-2017	Thru 04-2018	Percent Change from Previous Year
Key Metrics						
Inventory of Active Listings	140	123	- 12.1%	--	--	--
Under Contract	280	248	- 11.4%	872	876	+ 0.5%
New Listings	286	264	- 7.7%	934	922	- 1.3%
Sold Listings	215	210	- 2.3%	720	744	+ 3.3%
Days on Market Until Sale	11	13	+ 18.2%	15	16	+ 6.7%
Median Sales Price*	\$260,000	\$273,500	+ 5.2%	\$245,000	\$270,000	+ 10.2%
Average Sales Price*	\$283,150	\$290,744	+ 2.7%	\$267,419	\$295,840	+ 10.6%
Percent of List Price Received*	102.0%	102.0%	0.0%	101.3%	101.4%	+ 0.1%

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Median Sales Price – Single Family
Rolling 12-Month Calculation



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

