

Local Market Update for April 2018

A Research Tool Provided by the Colorado Association of REALTORS®



DENVER METRO
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Denver

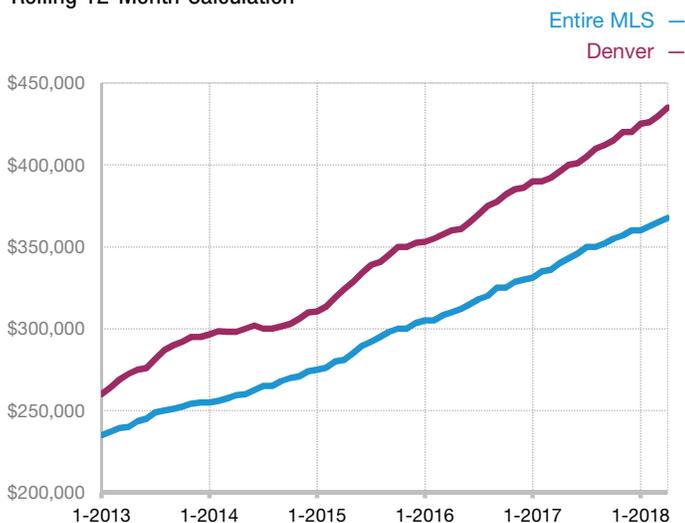
Single Family	April			Year to Date		
	2017	2018	Percent Change from Previous Year	Thru 04-2017	Thru 04-2018	Percent Change from Previous Year
Key Metrics						
Inventory of Active Listings	916	651	- 28.9%	--	--	--
Under Contract	796	877	+ 10.2%	2,694	2,756	+ 2.3%
New Listings	903	1,005	+ 11.3%	3,096	3,152	+ 1.8%
Sold Listings	731	686	- 6.2%	2,353	2,244	- 4.6%
Days on Market Until Sale	21	17	- 19.0%	25	21	- 16.0%
Median Sales Price*	\$425,000	\$500,000	+ 17.6%	\$402,250	\$459,000	+ 14.1%
Average Sales Price*	\$527,764	\$601,445	+ 14.0%	\$494,783	\$561,638	+ 13.5%
Percent of List Price Received*	100.7%	101.1%	+ 0.4%	100.1%	100.6%	+ 0.5%

* 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	892	698	- 21.7%	--	--	--
Under Contract	576	627	+ 8.9%	2,088	2,148	+ 2.9%
New Listings	671	717	+ 6.9%	2,369	2,481	+ 4.7%
Sold Listings	523	546	+ 4.4%	1,756	1,872	+ 6.6%
Days on Market Until Sale	26	22	- 15.4%	30	34	+ 13.3%
Median Sales Price*	\$346,000	\$375,000	+ 8.4%	\$310,000	\$375,000	+ 21.0%
Average Sales Price*	\$383,116	\$437,556	+ 14.2%	\$374,011	\$427,592	+ 14.3%
Percent of List Price Received*	100.3%	100.6%	+ 0.3%	99.9%	99.9%	0.0%

* 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

