

# Local Market Update for April 2018

A Research Tool Provided by the Colorado Association of REALTORS®



**DENVER METRO**  
ASSOCIATION OF REALTORS®

## Elbert County

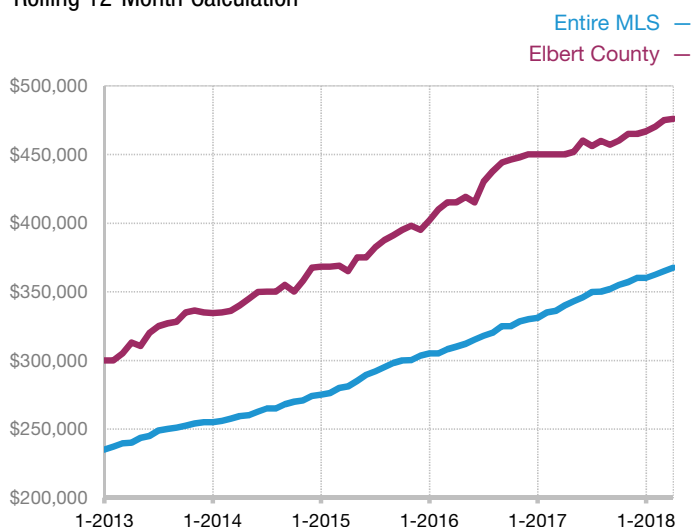
| Single Family                   | April     |           |                                   | Year to Date |              |                                   |
|---------------------------------|-----------|-----------|-----------------------------------|--------------|--------------|-----------------------------------|
| Key Metrics                     | 2017      | 2018      | Percent Change from Previous Year | Thru 04-2017 | Thru 04-2018 | Percent Change from Previous Year |
| Inventory of Active Listings    | 106       | 88        | - 17.0%                           | --           | --           | --                                |
| Under Contract                  | 40        | 71        | + 77.5%                           | 192          | 215          | + 12.0%                           |
| New Listings                    | 55        | 66        | + 20.0%                           | 219          | 239          | + 9.1%                            |
| Sold Listings                   | 46        | 47        | + 2.2%                            | 179          | 164          | - 8.4%                            |
| Days on Market Until Sale       | 42        | 31        | - 26.2%                           | 58           | 51           | - 12.1%                           |
| Median Sales Price*             | \$461,450 | \$499,000 | + 8.1%                            | \$455,000    | \$499,950    | + 9.9%                            |
| Average Sales Price*            | \$488,609 | \$510,420 | + 4.5%                            | \$467,122    | \$519,421    | + 11.2%                           |
| Percent of List Price Received* | 98.9%     | 98.8%     | - 0.1%                            | 98.6%        | 99.1%        | + 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 |              |                                   |
|---------------------------------|-------|-----------|-----------------------------------|--------------|--------------|-----------------------------------|
| Key Metrics                     | 2017  | 2018      | Percent Change from Previous Year | Thru 04-2017 | Thru 04-2018 | Percent Change from Previous Year |
| Inventory of Active Listings    | 0     | 0         | --                                | --           | --           | --                                |
| Under Contract                  | 0     | 1         | --                                | 0            | 4            | --                                |
| New Listings                    | 0     | 1         | --                                | 0            | 4            | --                                |
| Sold Listings                   | 0     | 1         | --                                | 2            | 3            | + 50.0%                           |
| Days on Market Until Sale       | 0     | 0         | --                                | 24           | 0            | - 100.0%                          |
| Median Sales Price*             | \$0   | \$208,000 | --                                | \$177,450    | \$208,000    | + 17.2%                           |
| Average Sales Price*            | \$0   | \$208,000 | --                                | \$177,450    | \$323,333    | + 82.2%                           |
| Percent of List Price Received* | 0.0%  | 100.0%    | --                                | 98.6%        | 99.5%        | + 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.

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



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

