

# Local Market Update for July 2018

A Research Tool Provided by the Colorado Association of REALTORS®



**DENVER METRO**  
ASSOCIATION OF REALTORS®

## Denver

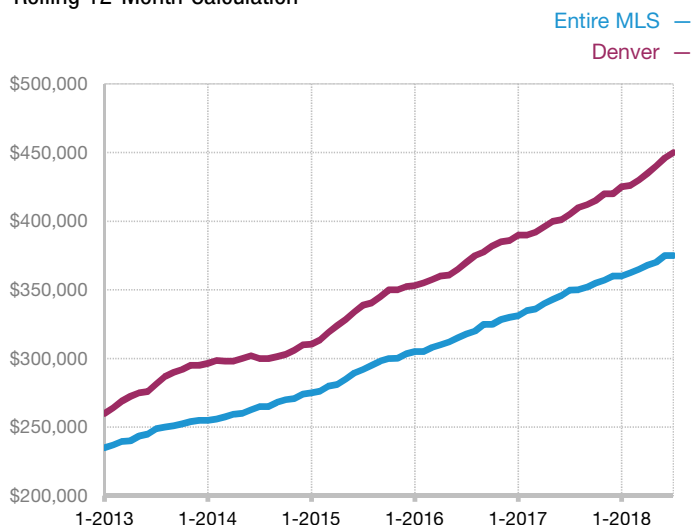
Single Family	July			Year to Date		
Key Metrics	2017	2018	Percent Change from Previous Year	Thru 07-2017	Thru 07-2018	Percent Change from Previous Year
Inventory of Active Listings	1,228	956	- 22.1%	--	--	--
Under Contract	686	788	+ 14.9%	5,014	5,087	+ 1.5%
New Listings	868	877	+ 1.0%	5,998	6,094	+ 1.6%
Sold Listings	774	688	- 11.1%	4,793	4,708	- 1.8%
Days on Market Until Sale	21	16	- 23.8%	21	18	- 14.3%
Median Sales Price*	\$436,603	\$469,500	+ 7.5%	\$420,000	\$468,500	+ 11.5%
Average Sales Price*	\$533,370	\$579,732	+ 8.7%	\$515,380	\$569,406	+ 10.5%
Percent of List Price Received*	100.2%	100.3%	+ 0.1%	100.4%	100.6%	+ 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	July			Year to Date		
Key Metrics	2017	2018	Percent Change from Previous Year	Thru 07-2017	Thru 07-2018	Percent Change from Previous Year
Inventory of Active Listings	1,158	860	- 25.7%	--	--	--
Under Contract	566	551	- 2.7%	3,787	3,803	+ 0.4%
New Listings	700	636	- 9.1%	4,552	4,559	+ 0.2%
Sold Listings	515	514	- 0.2%	3,441	3,584	+ 4.2%
Days on Market Until Sale	23	23	0.0%	26	29	+ 11.5%
Median Sales Price*	\$325,000	\$344,500	+ 6.0%	\$320,000	\$372,500	+ 16.4%
Average Sales Price*	\$394,680	\$410,962	+ 4.1%	\$386,773	\$428,911	+ 10.9%
Percent of List Price Received*	100.2%	99.7%	- 0.5%	100.1%	100.0%	- 0.1%

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



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

