

Local Market Update for July 2018

A Research Tool Provided by the Colorado Association of REALTORS®



DENVER METRO
ASSOCIATION OF REALTORS®

Jefferson County

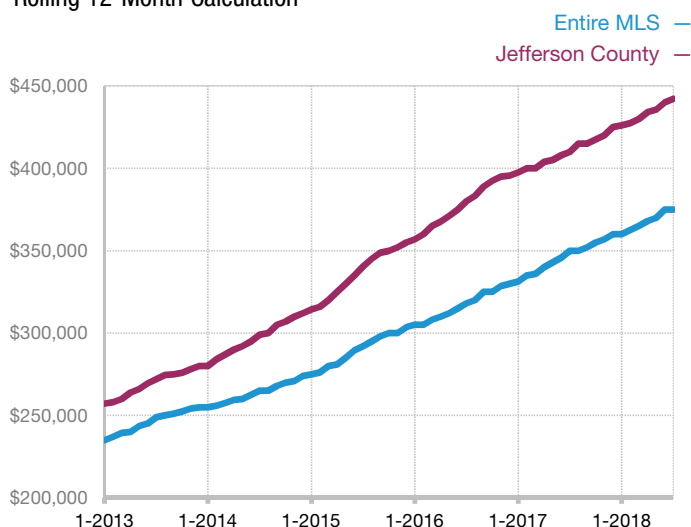
Single Family	July			Year to Date		
Key Metrics	2017	2018	Percent Change from Previous Year	Thru 07-2017	Thru 07-2018	Percent Change from Previous Year
Inventory of Active Listings	1,276	917	- 28.1%	--	--	--
Under Contract	698	773	+ 10.7%	4,797	4,812	+ 0.3%
New Listings	868	817	- 5.9%	5,695	5,629	- 1.2%
Sold Listings	755	751	- 0.5%	4,549	4,411	- 3.0%
Days on Market Until Sale	18	18	0.0%	25	23	- 8.0%
Median Sales Price*	\$432,000	\$467,500	+ 8.2%	\$425,000	\$455,000	+ 7.1%
Average Sales Price*	\$485,302	\$538,649	+ 11.0%	\$480,120	\$522,062	+ 8.7%
Percent of List Price Received*	100.1%	99.9%	- 0.2%	100.2%	100.4%	+ 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	206	209	+ 1.5%	--	--	--
Under Contract	253	275	+ 8.7%	1,651	1,653	+ 0.1%
New Listings	257	271	+ 5.4%	1,816	1,823	+ 0.4%
Sold Listings	267	240	- 10.1%	1,543	1,501	- 2.7%
Days on Market Until Sale	11	10	- 9.1%	12	14	+ 16.7%
Median Sales Price*	\$255,000	\$289,450	+ 13.5%	\$250,000	\$280,000	+ 12.0%
Average Sales Price*	\$272,332	\$324,057	+ 19.0%	\$268,994	\$308,036	+ 14.5%
Percent of List Price Received*	101.4%	101.3%	- 0.1%	101.6%	101.5%	- 0.1%

* 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

