

# Local Market Update for August 2018

A Research Tool Provided by the Colorado Association of REALTORS®



**DENVER METRO**  
ASSOCIATION OF REALTORS®

## Denver

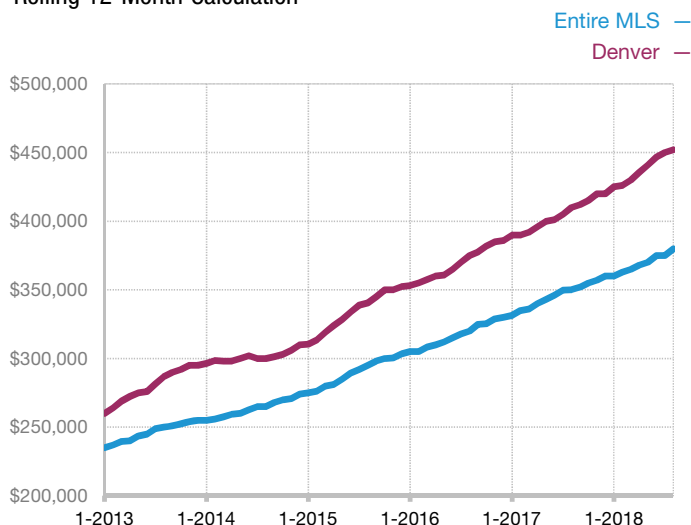
Single Family	August			Year to Date		
Key Metrics	2017	2018	Percent Change from Previous Year	Thru 08-2017	Thru 08-2018	Percent Change from Previous Year
Inventory of Active Listings	1,234	<b>1,050</b>	- 14.9%	--	--	--
Under Contract	706	<b>747</b>	+ 5.8%	5,720	<b>5,768</b>	+ 0.8%
New Listings	832	<b>936</b>	+ 12.5%	6,830	<b>7,022</b>	+ 2.8%
Sold Listings	751	<b>786</b>	+ 4.7%	5,544	<b>5,517</b>	- 0.5%
Days on Market Until Sale	19	<b>22</b>	+ 15.8%	21	<b>19</b>	- 9.5%
Median Sales Price*	\$423,000	<b>\$459,000</b>	+ 8.5%	\$420,000	<b>\$467,000</b>	+ 11.2%
Average Sales Price*	\$510,718	<b>\$575,461</b>	+ 12.7%	\$514,748	<b>\$569,928</b>	+ 10.7%
Percent of List Price Received*	100.3%	<b>99.6%</b>	- 0.7%	100.4%	<b>100.5%</b>	+ 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.

Townhouse-Condo	August			Year to Date		
Key Metrics	2017	2018	Percent Change from Previous Year	Thru 08-2017	Thru 08-2018	Percent Change from Previous Year
Inventory of Active Listings	1,203	<b>950</b>	- 21.0%	--	--	--
Under Contract	482	<b>544</b>	+ 12.9%	4,267	<b>4,314</b>	+ 1.1%
New Listings	620	<b>718</b>	+ 15.8%	5,172	<b>5,271</b>	+ 1.9%
Sold Listings	614	<b>536</b>	- 12.7%	4,055	<b>4,141</b>	+ 2.1%
Days on Market Until Sale	26	<b>27</b>	+ 3.8%	26	<b>29</b>	+ 11.5%
Median Sales Price*	\$325,000	<b>\$362,000</b>	+ 11.4%	\$320,000	<b>\$370,000</b>	+ 15.6%
Average Sales Price*	\$377,841	<b>\$415,987</b>	+ 10.1%	\$385,421	<b>\$427,260</b>	+ 10.9%
Percent of List Price Received*	99.6%	<b>99.4%</b>	- 0.2%	100.0%	<b>99.9%</b>	- 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

