

# Local Market Update for September 2018

A Research Tool Provided by the Colorado Association of REALTORS®



**DENVER METRO**  
ASSOCIATION OF REALTORS®

## Denver

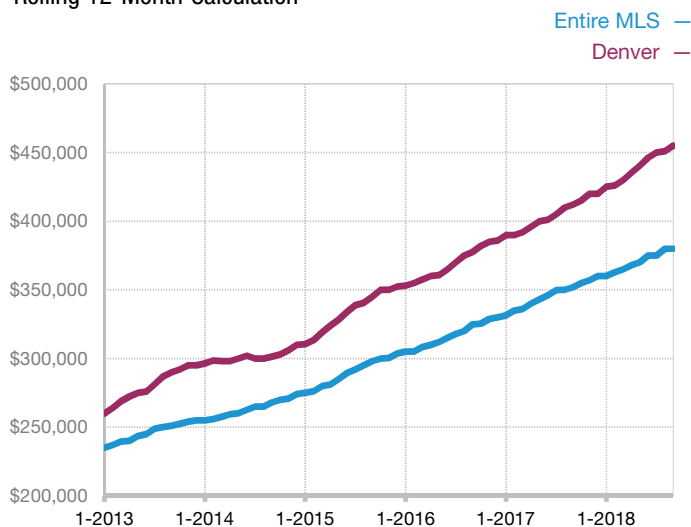
Single Family	September			Year to Date		
Key Metrics	2017	2018	Percent Change from Previous Year	Thru 09-2017	Thru 09-2018	Percent Change from Previous Year
Inventory of Active Listings	1,324	<b>1,120</b>	- 15.4%	--	--	--
Under Contract	622	<b>647</b>	+ 4.0%	6,342	<b>6,381</b>	+ 0.6%
New Listings	838	<b>849</b>	+ 1.3%	7,668	<b>7,862</b>	+ 2.5%
Sold Listings	654	<b>569</b>	- 13.0%	6,198	<b>6,112</b>	- 1.4%
Days on Market Until Sale	22	<b>23</b>	+ 4.5%	21	<b>19</b>	- 9.5%
Median Sales Price*	\$415,000	<b>\$440,000</b>	+ 6.0%	\$420,000	<b>\$465,000</b>	+ 10.7%
Average Sales Price*	\$496,884	<b>\$536,607</b>	+ 8.0%	\$512,862	<b>\$565,989</b>	+ 10.4%
Percent of List Price Received*	99.7%	<b>99.2%</b>	- 0.5%	100.3%	<b>100.4%</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	September			Year to Date		
Key Metrics	2017	2018	Percent Change from Previous Year	Thru 09-2017	Thru 09-2018	Percent Change from Previous Year
Inventory of Active Listings	1,276	<b>1,026</b>	- 19.6%	--	--	--
Under Contract	487	<b>447</b>	- 8.2%	4,753	<b>4,721</b>	- 0.7%
New Listings	686	<b>603</b>	- 12.1%	5,858	<b>5,875</b>	+ 0.3%
Sold Listings	473	<b>422</b>	- 10.8%	4,528	<b>4,587</b>	+ 1.3%
Days on Market Until Sale	28	<b>29</b>	+ 3.6%	27	<b>29</b>	+ 7.4%
Median Sales Price*	\$300,000	<b>\$395,625</b>	+ 31.9%	\$320,000	<b>\$373,000</b>	+ 16.6%
Average Sales Price*	\$372,543	<b>\$430,221</b>	+ 15.5%	\$384,076	<b>\$427,186</b>	+ 11.2%
Percent of List Price Received*	99.7%	<b>99.2%</b>	- 0.5%	100.0%	<b>99.8%</b>	- 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.

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



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

