

# Local Market Update for October 2018

A Research Tool Provided by the Colorado Association of REALTORS®



**DENVER METRO**  
ASSOCIATION OF REALTORS®

## Jefferson County

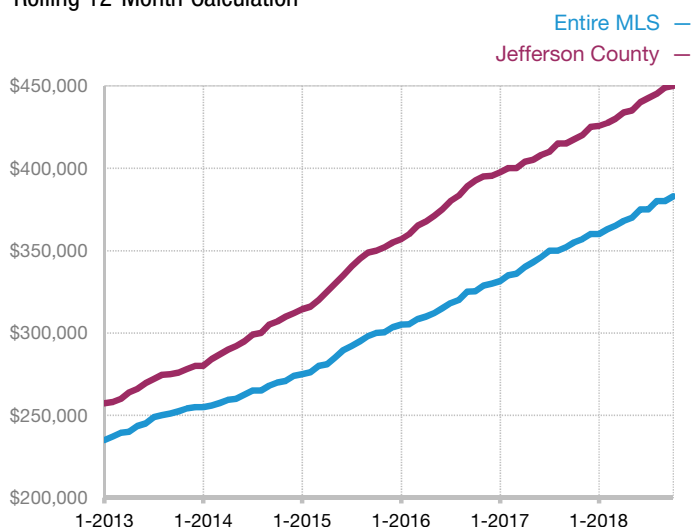
Single Family	October			Year to Date		
Key Metrics	2017	2018	Percent Change from Previous Year	Thru 10-2017	Thru 10-2018	Percent Change from Previous Year
Inventory of Active Listings	1,161	1,015	- 12.6%	--	--	--
Under Contract	681	583	- 14.4%	6,870	6,534	- 4.9%
New Listings	628	652	+ 3.8%	7,989	7,838	- 1.9%
Sold Listings	680	594	- 12.6%	6,674	6,317	- 5.3%
Days on Market Until Sale	28	30	+ 7.1%	25	23	- 8.0%
Median Sales Price*	\$425,000	\$430,000	+ 1.2%	\$425,000	\$451,406	+ 6.2%
Average Sales Price*	\$482,928	\$509,687	+ 5.5%	\$480,455	\$518,417	+ 7.9%
Percent of List Price Received*	99.1%	98.8%	- 0.3%	99.9%	100.0%	+ 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	October			Year to Date		
Key Metrics	2017	2018	Percent Change from Previous Year	Thru 10-2017	Thru 10-2018	Percent Change from Previous Year
Inventory of Active Listings	240	288	+ 20.0%	--	--	--
Under Contract	246	206	- 16.3%	2,412	2,313	- 4.1%
New Listings	232	240	+ 3.4%	2,652	2,645	- 0.3%
Sold Listings	264	218	- 17.4%	2,306	2,229	- 3.3%
Days on Market Until Sale	13	19	+ 46.2%	12	15	+ 25.0%
Median Sales Price*	\$256,004	\$285,000	+ 11.3%	\$255,000	\$281,000	+ 10.2%
Average Sales Price*	\$275,547	\$298,888	+ 8.5%	\$272,207	\$307,140	+ 12.8%
Percent of List Price Received*	100.4%	99.6%	- 0.8%	101.2%	101.0%	- 0.2%

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



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

