

# Local Market Update for October 2018

A Research Tool Provided by the Colorado Association of REALTORS®



**DENVER METRO**  
ASSOCIATION OF REALTORS®

## Centennial

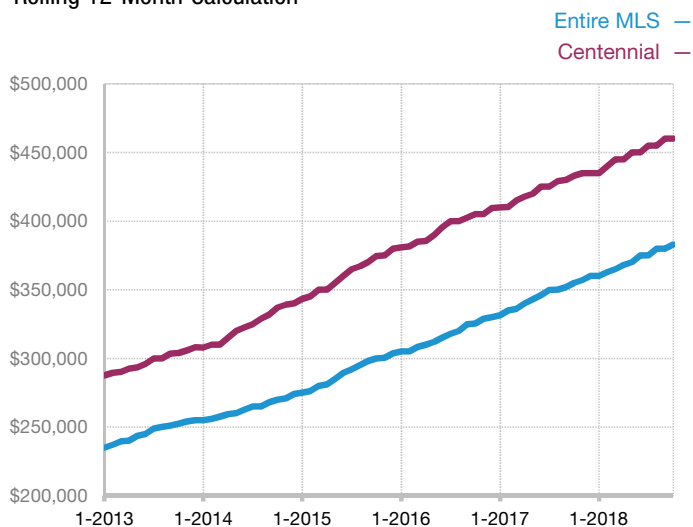
Single Family	October			Year to Date		
Key Metrics	2017	2018	Percent Change from Previous Year	Thru 10-2017	Thru 10-2018	Percent Change from Previous Year
Inventory of Active Listings	159	197	+ 23.9%	--	--	--
Under Contract	138	111	- 19.6%	1,492	1,290	- 13.5%
New Listings	101	116	+ 14.9%	1,648	1,598	- 3.0%
Sold Listings	126	99	- 21.4%	1,455	1,244	- 14.5%
Days on Market Until Sale	23	26	+ 13.0%	21	17	- 19.0%
Median Sales Price*	\$435,000	\$455,000	+ 4.6%	\$435,000	\$465,000	+ 6.9%
Average Sales Price*	\$475,240	\$502,685	+ 5.8%	\$476,354	\$505,906	+ 6.2%
Percent of List Price Received*	99.7%	99.3%	- 0.4%	99.9%	99.9%	0.0%

\* 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	26	48	+ 84.6%	--	--	--
Under Contract	37	44	+ 18.9%	385	377	- 2.1%
New Listings	30	41	+ 36.7%	415	436	+ 5.1%
Sold Listings	40	44	+ 10.0%	385	349	- 9.4%
Days on Market Until Sale	18	24	+ 33.3%	13	19	+ 46.2%
Median Sales Price*	\$278,250	\$290,000	+ 4.2%	\$275,000	\$305,000	+ 10.9%
Average Sales Price*	\$288,065	\$302,580	+ 5.0%	\$291,153	\$314,976	+ 8.2%
Percent of List Price Received*	99.9%	98.7%	- 1.2%	100.6%	100.3%	- 0.3%

\* 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

