

Local Market Update for October 2018

A Research Tool Provided by the Colorado Association of REALTORS®



DENVER METRO
ASSOCIATION OF REALTORS®

Denver

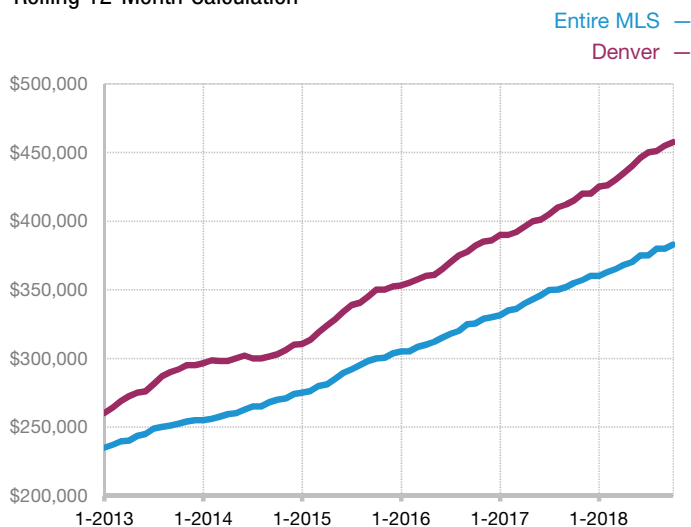
Single Family	October			Year to Date		
Key Metrics	2017	2018	Percent Change from Previous Year	Thru 10-2017	Thru 10-2018	Percent Change from Previous Year
Inventory of Active Listings	1,177	1,107	- 5.9%	--	--	--
Under Contract	737	663	- 10.0%	7,079	6,983	- 1.4%
New Listings	718	805	+ 12.1%	8,386	8,652	+ 3.2%
Sold Listings	646	640	- 0.9%	6,844	6,771	- 1.1%
Days on Market Until Sale	23	25	+ 8.7%	21	20	- 4.8%
Median Sales Price*	\$435,000	\$468,000	+ 7.6%	\$420,174	\$465,000	+ 10.7%
Average Sales Price*	\$538,861	\$598,422	+ 11.1%	\$515,317	\$569,318	+ 10.5%
Percent of List Price Received*	99.5%	98.6%	- 0.9%	100.2%	100.2%	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	1,156	1,073	- 7.2%	--	--	--
Under Contract	544	449	- 17.5%	5,296	5,127	- 3.2%
New Listings	533	598	+ 12.2%	6,391	6,470	+ 1.2%
Sold Listings	475	442	- 6.9%	5,003	5,050	+ 0.9%
Days on Market Until Sale	30	29	- 3.3%	27	29	+ 7.4%
Median Sales Price*	\$354,000	\$353,838	- 0.0%	\$322,500	\$371,500	+ 15.2%
Average Sales Price*	\$406,600	\$411,444	+ 1.2%	\$386,214	\$425,543	+ 10.2%
Percent of List Price Received*	99.3%	98.7%	- 0.6%	99.9%	99.7%	- 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

