

# Local Market Update for October 2018

A Research Tool Provided by the Colorado Association of REALTORS®



**DENVER METRO**  
ASSOCIATION OF REALTORS®

## Elbert County

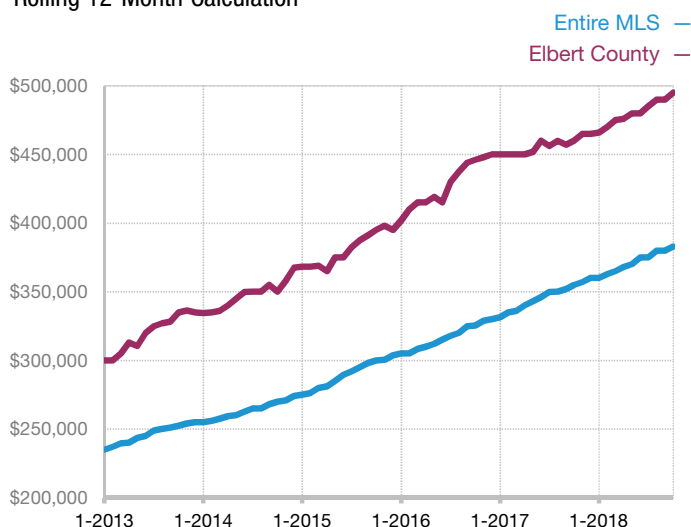
Single Family	October			Year to Date		
Key Metrics	2017	2018	Percent Change from Previous Year	Thru 10-2017	Thru 10-2018	Percent Change from Previous Year
Inventory of Active Listings	138	139	+ 0.7%	--	--	--
Under Contract	43	59	+ 37.2%	491	507	+ 3.3%
New Listings	31	52	+ 67.7%	610	649	+ 6.4%
Sold Listings	49	37	- 24.5%	494	468	- 5.3%
Days on Market Until Sale	38	36	- 5.3%	42	42	0.0%
Median Sales Price*	\$515,000	\$520,000	+ 1.0%	\$463,950	\$500,000	+ 7.8%
Average Sales Price*	\$508,636	\$512,968	+ 0.9%	\$480,987	\$520,959	+ 8.3%
Percent of List Price Received*	98.4%	98.7%	+ 0.3%	99.0%	99.1%	+ 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	1	0	- 100.0%	--	--	--
Under Contract	1	1	0.0%	6	9	+ 50.0%
New Listings	1	0	- 100.0%	7	9	+ 28.6%
Sold Listings	1	1	0.0%	8	9	+ 12.5%
Days on Market Until Sale	0	19	--	13	6	- 53.8%
Median Sales Price*	\$170,000	\$220,000	+ 29.4%	\$179,450	\$208,000	+ 15.9%
Average Sales Price*	\$170,000	\$220,000	+ 29.4%	\$196,550	\$248,500	+ 26.4%
Percent of List Price Received*	97.1%	92.4%	- 4.8%	98.3%	98.8%	+ 0.5%

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



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

