

Local Market Update for November 2018

A Research Tool Provided by the Colorado Association of REALTORS®



DENVER METRO
ASSOCIATION OF REALTORS®

Jefferson County

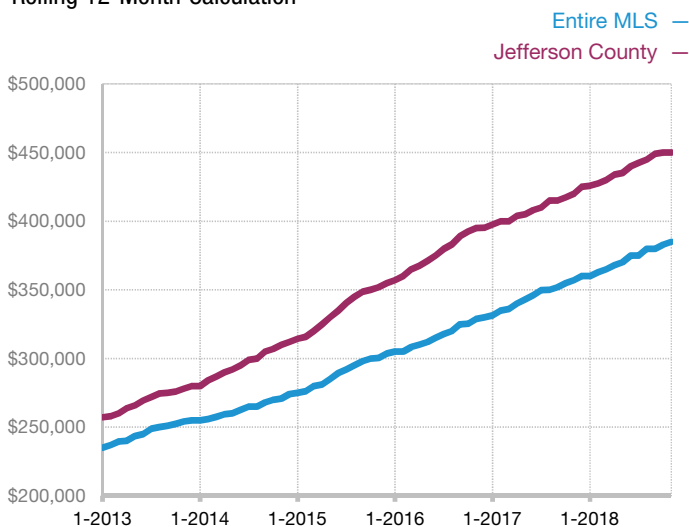
Single Family	November			Year to Date		
Key Metrics	2017	2018	Percent Change from Previous Year	Thru 11-2017	Thru 11-2018	Percent Change from Previous Year
Inventory of Active Listings	993	883	- 11.1%	--	--	--
Under Contract	500	504	+ 0.8%	7,370	7,005	- 5.0%
New Listings	448	486	+ 8.5%	8,437	8,319	- 1.4%
Sold Listings	633	504	- 20.4%	7,307	6,837	- 6.4%
Days on Market Until Sale	30	27	- 10.0%	25	24	- 4.0%
Median Sales Price*	\$420,000	\$442,500	+ 5.4%	\$425,000	\$450,475	+ 6.0%
Average Sales Price*	\$478,397	\$509,239	+ 6.4%	\$480,277	\$517,798	+ 7.8%
Percent of List Price Received*	99.1%	98.8%	- 0.3%	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	November			Year to Date		
Key Metrics	2017	2018	Percent Change from Previous Year	Thru 11-2017	Thru 11-2018	Percent Change from Previous Year
Inventory of Active Listings	213	245	+ 15.0%	--	--	--
Under Contract	170	199	+ 17.1%	2,582	2,505	- 3.0%
New Listings	151	203	+ 34.4%	2,803	2,850	+ 1.7%
Sold Listings	232	195	- 15.9%	2,538	2,435	- 4.1%
Days on Market Until Sale	20	22	+ 10.0%	13	16	+ 23.1%
Median Sales Price*	\$266,500	\$265,000	- 0.6%	\$255,000	\$280,000	+ 9.8%
Average Sales Price*	\$288,583	\$304,113	+ 5.4%	\$273,704	\$307,077	+ 12.2%
Percent of List Price Received*	99.7%	99.5%	- 0.2%	101.1%	100.9%	- 0.2%

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Median Sales Price – Single Family
Rolling 12-Month Calculation



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

