

Local Market Update for December 2018

A Research Tool Provided by the Colorado Association of REALTORS®



DENVER METRO
ASSOCIATION OF REALTORS®

Denver

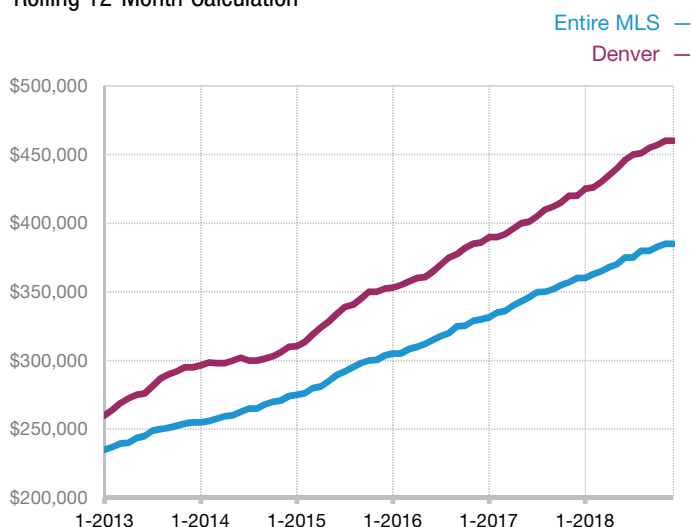
Single Family	December			Year to Date		
Key Metrics	2017	2018	Percent Change from Previous Year	Thru 12-2017	Thru 12-2018	Percent Change from Previous Year
Inventory of Active Listings	828	777	- 6.2%	--	--	--
Under Contract	424	428	+ 0.9%	8,078	7,824	- 3.1%
New Listings	338	318	- 5.9%	9,294	9,501	+ 2.2%
Sold Listings	630	465	- 26.2%	8,175	7,815	- 4.4%
Days on Market Until Sale	29	35	+ 20.7%	22	21	- 4.5%
Median Sales Price*	\$411,015	\$431,000	+ 4.9%	\$420,000	\$460,000	+ 9.5%
Average Sales Price*	\$505,060	\$508,541	+ 0.7%	\$515,232	\$563,297	+ 9.3%
Percent of List Price Received*	99.2%	98.3%	- 0.9%	100.0%	99.9%	- 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	December			Year to Date		
Key Metrics	2017	2018	Percent Change from Previous Year	Thru 12-2017	Thru 12-2018	Percent Change from Previous Year
Inventory of Active Listings	858	879	+ 2.4%	--	--	--
Under Contract	325	323	- 0.6%	6,096	5,807	- 4.7%
New Listings	252	275	+ 9.1%	7,067	7,196	+ 1.8%
Sold Listings	517	374	- 27.7%	6,020	5,854	- 2.8%
Days on Market Until Sale	40	37	- 7.5%	29	30	+ 3.4%
Median Sales Price*	\$351,000	\$350,000	- 0.3%	\$325,000	\$369,900	+ 13.8%
Average Sales Price*	\$415,580	\$408,229	- 1.8%	\$389,742	\$425,713	+ 9.2%
Percent of List Price Received*	99.3%	98.7%	- 0.6%	99.8%	99.6%	- 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

