

Local Market Update for January 2019

A Research Tool Provided by the Colorado Association of REALTORS®



DENVER METRO
ASSOCIATION OF REALTORS®

Jefferson County

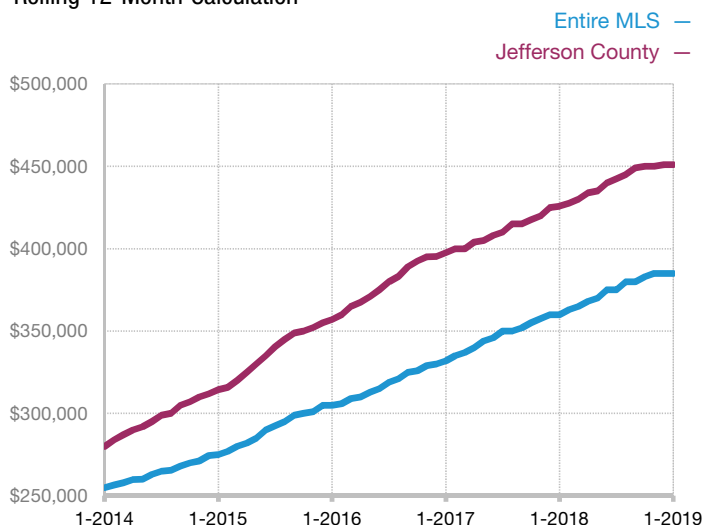
Single Family	January			Year to Date		
Key Metrics	2018	2019	Percent Change from Previous Year	Thru 01-2018	Thru 01-2019	Percent Change from Previous Year
Inventory of Active Listings	683	560	- 18.0%	--	--	--
Under Contract	494	530	+ 7.3%	494	530	+ 7.3%
New Listings	494	532	+ 7.7%	494	532	+ 7.7%
Sold Listings	396	353	- 10.9%	396	353	- 10.9%
Days on Market Until Sale	37	41	+ 10.8%	37	41	+ 10.8%
Median Sales Price*	\$432,350	\$440,000	+ 1.8%	\$432,350	\$440,000	+ 1.8%
Average Sales Price*	\$496,220	\$491,545	- 0.9%	\$496,220	\$491,545	- 0.9%
Percent of List Price Received*	99.2%	98.4%	- 0.8%	99.2%	98.4%	- 0.8%

* 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	January			Year to Date		
Key Metrics	2018	2019	Percent Change from Previous Year	Thru 01-2018	Thru 01-2019	Percent Change from Previous Year
Inventory of Active Listings	163	192	+ 17.8%	--	--	--
Under Contract	193	188	- 2.6%	193	188	- 2.6%
New Listings	204	194	- 4.9%	204	194	- 4.9%
Sold Listings	157	131	- 16.6%	157	131	- 16.6%
Days on Market Until Sale	22	30	+ 36.4%	22	30	+ 36.4%
Median Sales Price*	\$260,000	\$295,000	+ 13.5%	\$260,000	\$295,000	+ 13.5%
Average Sales Price*	\$291,805	\$322,926	+ 10.7%	\$291,805	\$322,926	+ 10.7%
Percent of List Price Received*	100.2%	98.8%	- 1.4%	100.2%	98.8%	- 1.4%

* 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

