

# Local Market Update for January 2019

A Research Tool Provided by the Colorado Association of REALTORS®



**DENVER METRO**  
ASSOCIATION OF REALTORS®

## Denver

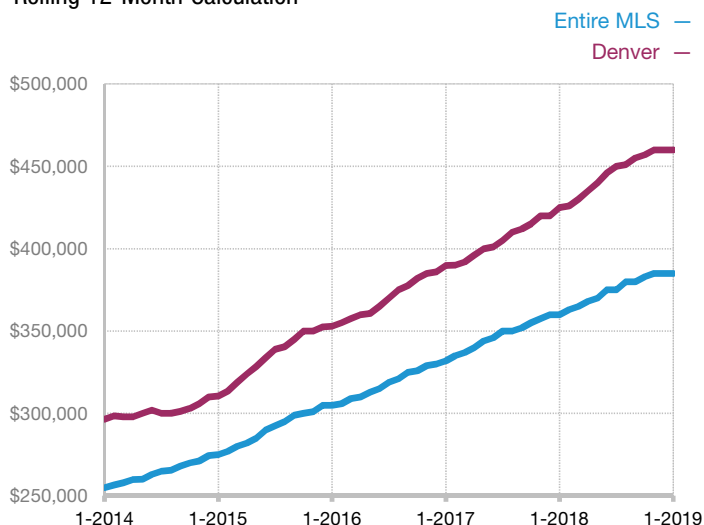
Single Family	January			Year to Date		
Key Metrics	2018	2019	Percent Change from Previous Year	Thru 01-2018	Thru 01-2019	Percent Change from Previous Year
Inventory of Active Listings	704	784	+ 11.4%	--	--	--
Under Contract	541	597	+ 10.4%	541	597	+ 10.4%
New Listings	566	713	+ 26.0%	566	713	+ 26.0%
Sold Listings	432	395	- 8.6%	432	395	- 8.6%
Days on Market Until Sale	30	41	+ 36.7%	30	41	+ 36.7%
Median Sales Price*	\$423,500	\$413,500	- 2.4%	\$423,500	\$413,500	- 2.4%
Average Sales Price*	\$521,873	\$528,317	+ 1.2%	\$521,873	\$528,317	+ 1.2%
Percent of List Price Received*	99.3%	98.3%	- 1.0%	99.3%	98.3%	- 1.0%

\* 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	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	758	911	+ 20.2%	--	--	--
Under Contract	445	433	- 2.7%	445	433	- 2.7%
New Listings	484	598	+ 23.6%	484	598	+ 23.6%
Sold Listings	353	286	- 19.0%	353	286	- 19.0%
Days on Market Until Sale	44	47	+ 6.8%	44	47	+ 6.8%
Median Sales Price*	\$368,000	\$325,000	- 11.7%	\$368,000	\$325,000	- 11.7%
Average Sales Price*	\$441,693	\$451,575	+ 2.2%	\$441,693	\$451,575	+ 2.2%
Percent of List Price Received*	99.2%	98.1%	- 1.1%	99.2%	98.1%	- 1.1%

\* Does not account for seller concessions and/or down payment assistance. | Activity for one month can sometimes look extreme due to small sample size.

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



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

