

Local Market Update for May 2019

A Research Tool Provided by the Colorado Association of REALTORS®



DENVER METRO
ASSOCIATION OF REALTORS®

Jefferson County

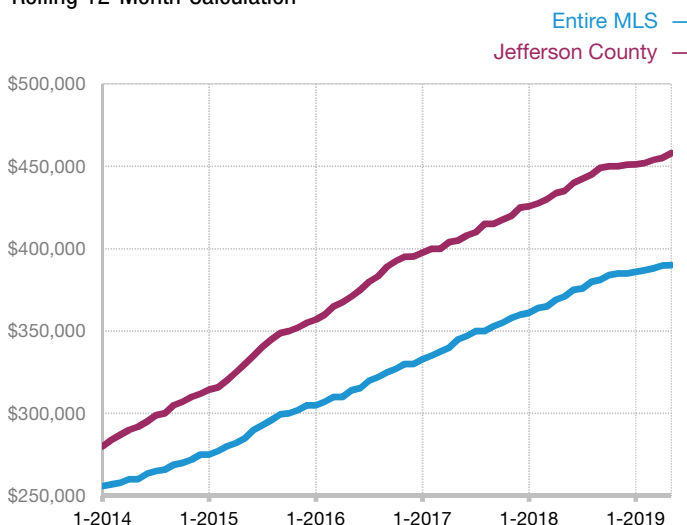
Single Family	May			Year to Date		
Key Metrics	2018	2019	Percent Change from Previous Year	Thru 05-2018	Thru 05-2019	Percent Change from Previous Year
Inventory of Active Listings	973	1,010	+ 3.8%	--	--	--
Under Contract	767	837	+ 9.1%	3,254	3,221	- 1.0%
New Listings	1,049	1,167	+ 11.2%	3,822	3,911	+ 2.3%
Sold Listings	789	766	- 2.9%	2,876	2,748	- 4.5%
Days on Market Until Sale	17	19	+ 11.8%	26	28	+ 7.7%
Median Sales Price*	\$457,000	\$478,000	+ 4.6%	\$450,000	\$465,000	+ 3.3%
Average Sales Price*	\$530,844	\$544,853	+ 2.6%	\$516,057	\$531,317	+ 3.0%
Percent of List Price Received*	100.9%	100.0%	- 0.9%	100.4%	99.5%	- 0.9%

* 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	May			Year to Date		
Key Metrics	2018	2019	Percent Change from Previous Year	Thru 05-2018	Thru 05-2019	Percent Change from Previous Year
Inventory of Active Listings	215	290	+ 34.9%	--	--	--
Under Contract	257	271	+ 5.4%	1,122	1,188	+ 5.9%
New Listings	303	370	+ 22.1%	1,231	1,373	+ 11.5%
Sold Listings	251	281	+ 12.0%	1,006	1,050	+ 4.4%
Days on Market Until Sale	13	16	+ 23.1%	16	21	+ 31.3%
Median Sales Price*	\$287,000	\$295,000	+ 2.8%	\$275,000	\$290,500	+ 5.6%
Average Sales Price*	\$316,655	\$320,852	+ 1.3%	\$300,895	\$315,886	+ 5.0%
Percent of List Price Received*	101.9%	100.3%	- 1.6%	101.5%	99.8%	- 1.7%

* 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

