

Local Market Update for May 2019

A Research Tool Provided by the Colorado Association of REALTORS®



DENVER METRO
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Denver

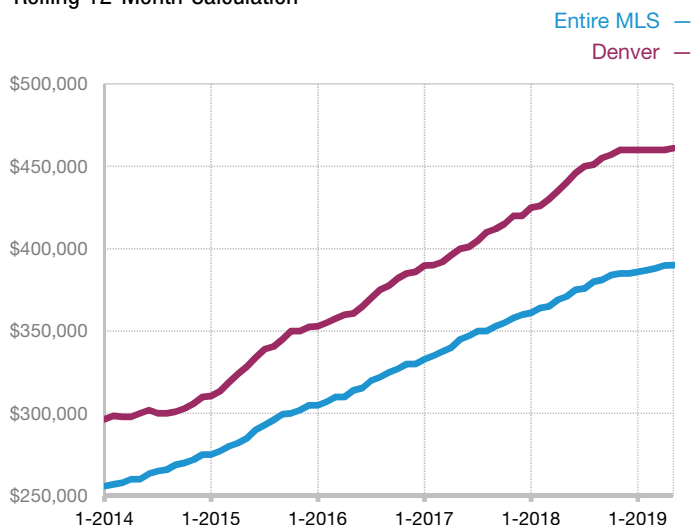
Single Family	May			Year to Date		
Key Metrics	2018	2019	Percent Change from Previous Year	Thru 05-2018	Thru 05-2019	Percent Change from Previous Year
Inventory of Active Listings	1,069	1,163	+ 8.8%	--	--	--
Under Contract	823	955	+ 16.0%	3,509	3,717	+ 5.9%
New Listings	1,118	1,233	+ 10.3%	4,261	4,559	+ 7.0%
Sold Listings	871	838	- 3.8%	3,164	3,145	- 0.6%
Days on Market Until Sale	17	21	+ 23.5%	20	27	+ 35.0%
Median Sales Price*	\$490,000	\$496,750	+ 1.4%	\$465,000	\$470,000	+ 1.1%
Average Sales Price*	\$573,683	\$625,502	+ 9.0%	\$565,311	\$588,076	+ 4.0%
Percent of List Price Received*	101.0%	99.5%	- 1.5%	100.7%	99.2%	- 1.5%

* 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	988	1,216	+ 23.1%	--	--	--
Under Contract	590	614	+ 4.1%	2,679	2,750	+ 2.7%
New Listings	742	871	+ 17.4%	3,229	3,648	+ 13.0%
Sold Listings	588	669	+ 13.8%	2,487	2,430	- 2.3%
Days on Market Until Sale	24	34	+ 41.7%	31	37	+ 19.4%
Median Sales Price*	\$398,000	\$379,900	- 4.5%	\$380,000	\$352,750	- 7.2%
Average Sales Price*	\$440,838	\$459,676	+ 4.3%	\$430,103	\$445,588	+ 3.6%
Percent of List Price Received*	100.3%	99.0%	- 1.3%	100.0%	98.9%	- 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

