

Local Market Update for July 2019

A Research Tool Provided by the Colorado Association of REALTORS®



DENVER METRO
ASSOCIATION OF REALTORS®

Jefferson County

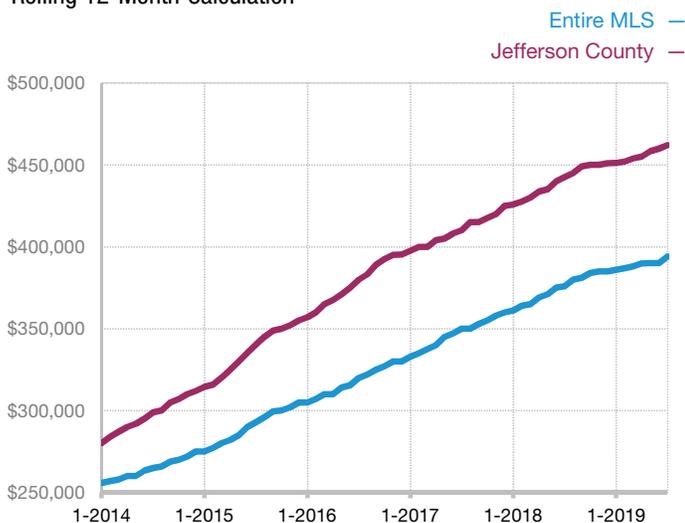
Single Family	July			Year to Date		
	2018	2019	Percent Change from Previous Year	Thru 07-2018	Thru 07-2019	Percent Change from Previous Year
Key Metrics						
Inventory of Active Listings	1,124	1,107	- 1.5%	--	--	--
Under Contract	729	767	+ 5.2%	4,756	4,755	- 0.0%
New Listings	806	841	+ 4.3%	5,615	5,748	+ 2.4%
Sold Listings	771	781	+ 1.3%	4,437	4,296	- 3.2%
Days on Market Until Sale	18	21	+ 16.7%	23	25	+ 8.7%
Median Sales Price*	\$470,000	\$490,000	+ 4.3%	\$455,000	\$474,950	+ 4.4%
Average Sales Price*	\$540,235	\$554,927	+ 2.7%	\$522,366	\$540,387	+ 3.4%
Percent of List Price Received*	99.9%	99.5%	- 0.4%	100.4%	99.6%	- 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	July			Year to Date		
	2018	2019	Percent Change from Previous Year	Thru 07-2018	Thru 07-2019	Percent Change from Previous Year
Key Metrics						
Inventory of Active Listings	269	305	+ 13.4%	--	--	--
Under Contract	267	294	+ 10.1%	1,643	1,750	+ 6.5%
New Listings	272	299	+ 9.9%	1,827	2,018	+ 10.5%
Sold Listings	248	274	+ 10.5%	1,514	1,585	+ 4.7%
Days on Market Until Sale	11	22	+ 100.0%	14	21	+ 50.0%
Median Sales Price*	\$289,450	\$287,750	- 0.6%	\$280,000	\$292,500	+ 4.5%
Average Sales Price*	\$321,397	\$312,161	- 2.9%	\$307,834	\$317,448	+ 3.1%
Percent of List Price Received*	101.2%	99.3%	- 1.9%	101.5%	99.7%	- 1.8%

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

Median Sales Price – Single Family
Rolling 12-Month Calculation



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

