

# Local Market Update for July 2019

A Research Tool Provided by the Colorado Association of REALTORS®



**DENVER METRO**  
ASSOCIATION OF REALTORS®

## Denver

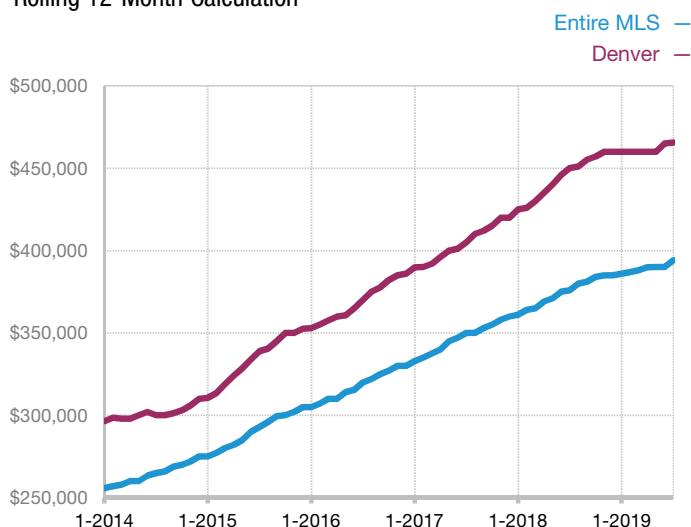
Single Family	July			Year to Date		
Key Metrics	2018	2019	Percent Change from Previous Year	Thru 07-2018	Thru 07-2019	Percent Change from Previous Year
Inventory of Active Listings	1,219	1,196	- 1.9%	--	--	--
Under Contract	727	763	+ 5.0%	5,000	5,205	+ 4.1%
New Listings	867	846	- 2.4%	6,081	6,375	+ 4.8%
Sold Listings	703	790	+ 12.4%	4,733	4,771	+ 0.8%
Days on Market Until Sale	16	22	+ 37.5%	19	25	+ 31.6%
Median Sales Price*	\$468,500	\$499,200	+ 6.6%	\$468,250	\$479,500	+ 2.4%
Average Sales Price*	\$577,249	\$596,058	+ 3.3%	\$569,132	\$590,105	+ 3.7%
Percent of List Price Received*	100.3%	99.4%	- 0.9%	100.6%	99.3%	- 1.3%

\* 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		
Key Metrics	2018	2019	Percent Change from Previous Year	Thru 07-2018	Thru 07-2019	Percent Change from Previous Year
Inventory of Active Listings	1,097	1,194	+ 8.8%	--	--	--
Under Contract	512	588	+ 14.8%	3,743	3,934	+ 5.1%
New Listings	638	685	+ 7.4%	4,564	5,138	+ 12.6%
Sold Listings	536	610	+ 13.8%	3,616	3,603	- 0.4%
Days on Market Until Sale	23	33	+ 43.5%	29	35	+ 20.7%
Median Sales Price*	\$345,500	\$368,750	+ 6.7%	\$372,250	\$360,000	- 3.3%
Average Sales Price*	\$409,934	\$434,683	+ 6.0%	\$428,641	\$445,399	+ 3.9%
Percent of List Price Received*	99.6%	98.7%	- 0.9%	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

