

Local Market Update for August 2019

A Research Tool Provided by the Colorado Association of REALTORS®



DENVER METRO
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Denver

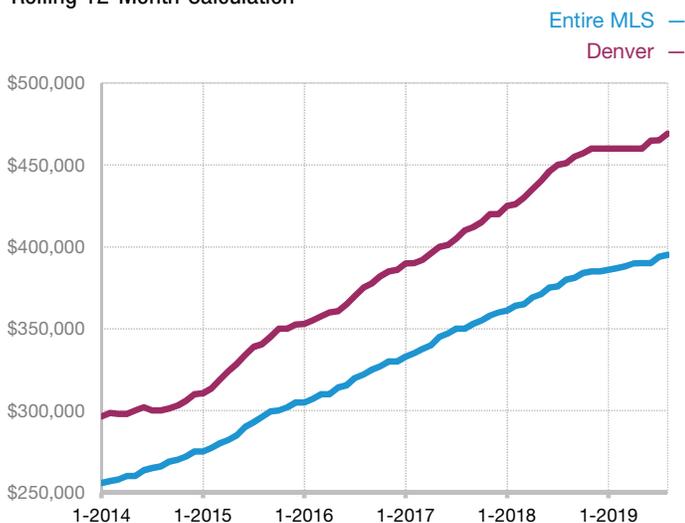
Single Family	August			Year to Date		
	2018	2019	Percent Change from Previous Year	Thru 08-2018	Thru 08-2019	Percent Change from Previous Year
Key Metrics						
Inventory of Active Listings	1,273	1,154	- 9.3%	--	--	--
Under Contract	706	793	+ 12.3%	5,706	5,946	+ 4.2%
New Listings	925	885	- 4.3%	7,006	7,257	+ 3.6%
Sold Listings	810	719	- 11.2%	5,543	5,509	- 0.6%
Days on Market Until Sale	22	27	+ 22.7%	19	25	+ 31.6%
Median Sales Price*	\$452,000	\$475,000	+ 5.1%	\$465,500	\$476,000	+ 2.3%
Average Sales Price*	\$571,370	\$566,749	- 0.8%	\$569,459	\$586,497	+ 3.0%
Percent of List Price Received*	99.6%	98.9%	- 0.7%	100.5%	99.3%	- 1.2%

* 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	August			Year to Date		
	2018	2019	Percent Change from Previous Year	Thru 08-2018	Thru 08-2019	Percent Change from Previous Year
Key Metrics						
Inventory of Active Listings	1,210	1,260	+ 4.1%	--	--	--
Under Contract	506	597	+ 18.0%	4,248	4,502	+ 6.0%
New Listings	717	790	+ 10.2%	5,281	5,927	+ 12.2%
Sold Listings	562	599	+ 6.6%	4,178	4,214	+ 0.9%
Days on Market Until Sale	27	36	+ 33.3%	28	36	+ 28.6%
Median Sales Price*	\$355,900	\$375,000	+ 5.4%	\$370,000	\$363,000	- 1.9%
Average Sales Price*	\$414,856	\$461,186	+ 11.2%	\$426,787	\$447,314	+ 4.8%
Percent of List Price Received*	99.3%	98.8%	- 0.5%	99.9%	98.9%	- 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.

Median Sales Price – Single Family
Rolling 12-Month Calculation



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

