

Local Market Update for August 2019

A Research Tool Provided by the Colorado Association of REALTORS®



DENVER METRO
ASSOCIATION OF REALTORS®

Centennial

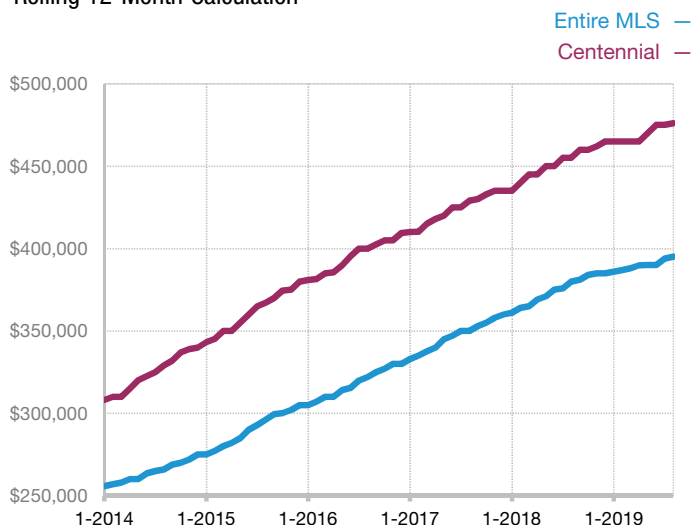
Single Family	August			Year to Date		
Key Metrics	2018	2019	Percent Change from Previous Year	Thru 08-2018	Thru 08-2019	Percent Change from Previous Year
Inventory of Active Listings	239	200	- 16.3%	--	--	--
Under Contract	110	144	+ 30.9%	1,076	1,112	+ 3.3%
New Listings	161	153	- 5.0%	1,328	1,347	+ 1.4%
Sold Listings	151	134	- 11.3%	1,045	1,052	+ 0.7%
Days on Market Until Sale	16	25	+ 56.3%	16	25	+ 56.3%
Median Sales Price*	\$460,000	\$490,000	+ 6.5%	\$470,000	\$486,375	+ 3.5%
Average Sales Price*	\$498,148	\$516,141	+ 3.6%	\$508,826	\$532,068	+ 4.6%
Percent of List Price Received*	99.3%	98.5%	- 0.8%	100.1%	99.2%	- 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	August			Year to Date		
Key Metrics	2018	2019	Percent Change from Previous Year	Thru 08-2018	Thru 08-2019	Percent Change from Previous Year
Inventory of Active Listings	68	54	- 20.6%	--	--	--
Under Contract	42	49	+ 16.7%	298	326	+ 9.4%
New Listings	60	41	- 31.7%	359	362	+ 0.8%
Sold Listings	37	42	+ 13.5%	273	308	+ 12.8%
Days on Market Until Sale	16	43	+ 168.8%	18	30	+ 66.7%
Median Sales Price*	\$320,000	\$361,750	+ 13.0%	\$298,000	\$340,000	+ 14.1%
Average Sales Price*	\$321,668	\$332,723	+ 3.4%	\$312,114	\$338,641	+ 8.5%
Percent of List Price Received*	100.3%	99.1%	- 1.2%	100.7%	99.2%	- 1.5%

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Median Sales Price – Single Family
Rolling 12-Month Calculation



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

