

Local Market Update for August 2019

A Research Tool Provided by the Colorado Association of REALTORS®



DENVER METRO
ASSOCIATION OF REALTORS®

Jefferson County

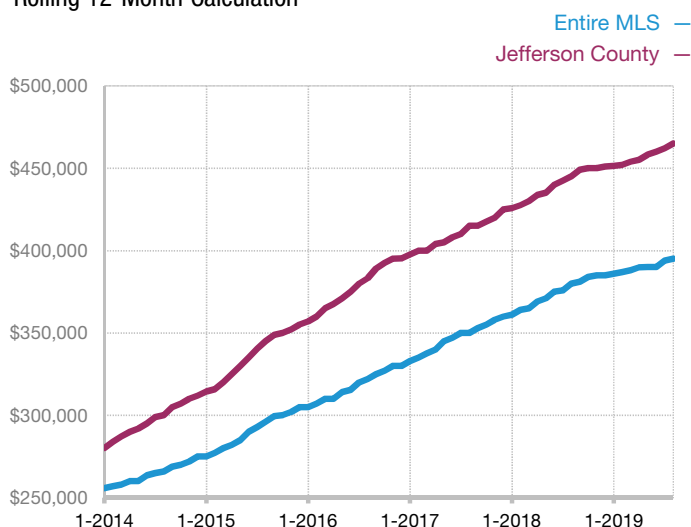
Single Family	August			Year to Date		
Key Metrics	2018	2019	Percent Change from Previous Year	Thru 08-2018	Thru 08-2019	Percent Change from Previous Year
Inventory of Active Listings	1,190	1,085	- 8.8%	--	--	--
Under Contract	630	738	+ 17.1%	5,385	5,446	+ 1.1%
New Listings	796	819	+ 2.9%	6,410	6,559	+ 2.3%
Sold Listings	757	751	- 0.8%	5,193	5,066	- 2.4%
Days on Market Until Sale	20	26	+ 30.0%	23	25	+ 8.7%
Median Sales Price*	\$452,750	\$476,900	+ 5.3%	\$455,000	\$475,000	+ 4.4%
Average Sales Price*	\$510,735	\$538,950	+ 5.5%	\$520,709	\$539,908	+ 3.7%
Percent of List Price Received*	99.6%	99.2%	- 0.4%	100.3%	99.5%	- 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	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	303	314	+ 3.6%	--	--	--
Under Contract	246	282	+ 14.6%	1,890	2,017	+ 6.7%
New Listings	304	321	+ 5.6%	2,132	2,340	+ 9.8%
Sold Listings	271	275	+ 1.5%	1,786	1,870	+ 4.7%
Days on Market Until Sale	16	23	+ 43.8%	15	21	+ 40.0%
Median Sales Price*	\$298,000	\$292,950	- 1.7%	\$281,000	\$293,225	+ 4.4%
Average Sales Price*	\$319,801	\$323,621	+ 1.2%	\$309,663	\$318,646	+ 2.9%
Percent of List Price Received*	100.3%	99.4%	- 0.9%	101.3%	99.7%	- 1.6%

* 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

