

Local Market Update for August 2019

A Research Tool Provided by the Colorado Association of REALTORS®



DENVER METRO
ASSOCIATION OF REALTORS®

Denver

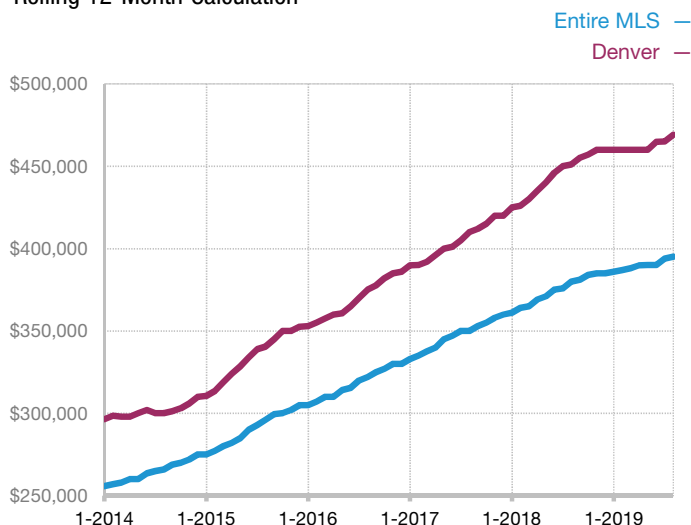
| Single Family | August | | | Year to Date | | |
|---------------------------------|-----------|-----------|-----------------------------------|--------------|--------------|-----------------------------------|
| Key Metrics | 2018 | 2019 | Percent Change from Previous Year | Thru 08-2018 | Thru 08-2019 | Percent Change from Previous Year |
| Inventory of Active Listings | 1,273 | 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 | | |
|---------------------------------|-----------|-----------|-----------------------------------|--------------|--------------|-----------------------------------|
| Key Metrics | 2018 | 2019 | Percent Change from Previous Year | Thru 08-2018 | Thru 08-2019 | Percent Change from Previous Year |
| Inventory of Active Listings | 1,210 | 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

