

# Local Market Update for September 2019

A Research Tool Provided by the Colorado Association of REALTORS®



**DENVER METRO**  
ASSOCIATION OF REALTORS®

## Denver

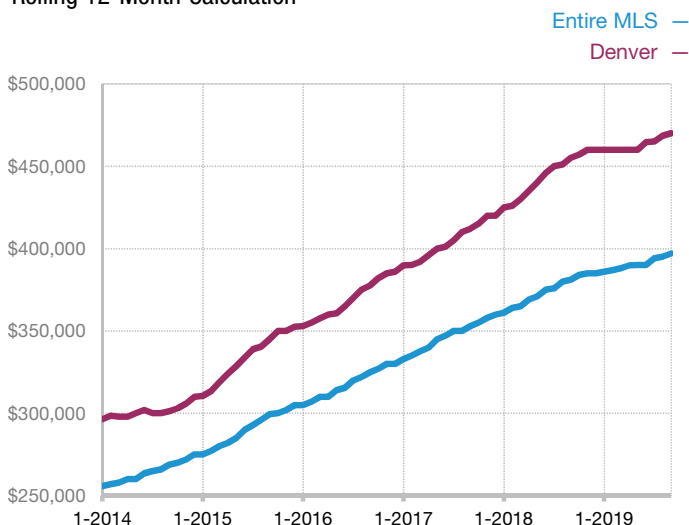
Single Family	September			Year to Date		
Key Metrics	2018	2019	Percent Change from Previous Year	Thru 09-2018	Thru 09-2019	Percent Change from Previous Year
Inventory of Active Listings	1,390	<b>1,192</b>	- 14.2%	--	--	--
Under Contract	588	<b>735</b>	+ 25.0%	6,294	<b>6,618</b>	+ 5.1%
New Listings	835	<b>889</b>	+ 6.5%	7,841	<b>8,141</b>	+ 3.8%
Sold Listings	581	<b>639</b>	+ 10.0%	6,124	<b>6,167</b>	+ 0.7%
Days on Market Until Sale	24	<b>31</b>	+ 29.2%	19	<b>26</b>	+ 36.8%
Median Sales Price*	\$435,000	<b>\$470,000</b>	+ 8.0%	\$464,000	<b>\$475,000</b>	+ 2.4%
Average Sales Price*	\$534,480	<b>\$582,235</b>	+ 8.9%	\$566,140	<b>\$585,912</b>	+ 3.5%
Percent of List Price Received*	99.2%	<b>98.8%</b>	- 0.4%	100.3%	<b>99.2%</b>	- 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.

Townhouse-Condo	September			Year to Date		
Key Metrics	2018	2019	Percent Change from Previous Year	Thru 09-2018	Thru 09-2019	Percent Change from Previous Year
Inventory of Active Listings	1,264	<b>1,309</b>	+ 3.6%	--	--	--
Under Contract	405	<b>524</b>	+ 29.4%	4,652	<b>4,980</b>	+ 7.1%
New Listings	600	<b>682</b>	+ 13.7%	5,881	<b>6,605</b>	+ 12.3%
Sold Listings	444	<b>458</b>	+ 3.2%	4,622	<b>4,684</b>	+ 1.3%
Days on Market Until Sale	30	<b>37</b>	+ 23.3%	29	<b>36</b>	+ 24.1%
Median Sales Price*	\$395,000	<b>\$369,000</b>	- 6.6%	\$372,500	<b>\$363,438</b>	- 2.4%
Average Sales Price*	\$427,697	<b>\$429,176</b>	+ 0.3%	\$426,874	<b>\$445,482</b>	+ 4.4%
Percent of List Price Received*	99.2%	<b>98.7%</b>	- 0.5%	99.8%	<b>98.9%</b>	- 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.

**Median Sales Price – Single Family**  
Rolling 12-Month Calculation



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

