

Local Market Update for October 2019

A Research Tool Provided by the Colorado Association of REALTORS®



DENVER METRO
ASSOCIATION OF REALTORS®

Jefferson County

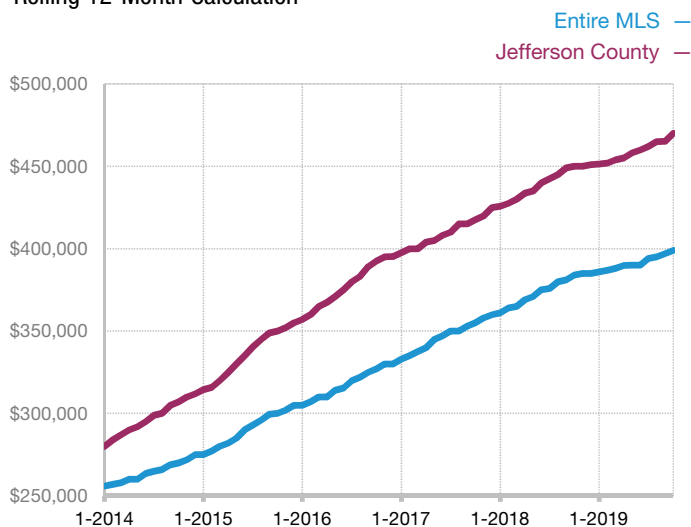
Single Family	October			Year to Date		
Key Metrics	2018	2019	Percent Change from Previous Year	Thru 10-2018	Thru 10-2019	Percent Change from Previous Year
Inventory of Active Listings	1,252	962	- 23.2%	--	--	--
Under Contract	554	666	+ 20.2%	6,480	6,723	+ 3.8%
New Listings	651	666	+ 2.3%	7,822	7,979	+ 2.0%
Sold Listings	606	690	+ 13.9%	6,335	6,397	+ 1.0%
Days on Market Until Sale	30	28	- 6.7%	23	26	+ 13.0%
Median Sales Price*	\$432,250	\$475,000	+ 9.9%	\$452,000	\$473,000	+ 4.6%
Average Sales Price*	\$512,228	\$541,491	+ 5.7%	\$518,675	\$538,122	+ 3.7%
Percent of List Price Received*	98.8%	99.0%	+ 0.2%	100.0%	99.4%	- 0.6%

* Does not account for seller concessions and/or down payment assistance. | Activity for one month can sometimes look extreme due to small sample size.

Townhouse-Condo	October			Year to Date		
Key Metrics	2018	2019	Percent Change from Previous Year	Thru 10-2018	Thru 10-2019	Percent Change from Previous Year
Inventory of Active Listings	366	317	- 13.4%	--	--	--
Under Contract	194	211	+ 8.8%	2,307	2,434	+ 5.5%
New Listings	239	246	+ 2.9%	2,655	2,836	+ 6.8%
Sold Listings	234	223	- 4.7%	2,256	2,347	+ 4.0%
Days on Market Until Sale	19	24	+ 26.3%	15	22	+ 46.7%
Median Sales Price*	\$285,750	\$290,000	+ 1.5%	\$282,000	\$295,000	+ 4.6%
Average Sales Price*	\$303,613	\$325,517	+ 7.2%	\$308,019	\$320,378	+ 4.0%
Percent of List Price Received*	99.6%	99.2%	- 0.4%	101.0%	99.6%	- 1.4%

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Median Sales Price – Single Family
Rolling 12-Month Calculation



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

