

# Local Market Update for November 2019

A Research Tool Provided by the Colorado Association of REALTORS®



**DENVER METRO**  
ASSOCIATION OF REALTORS®

## Denver

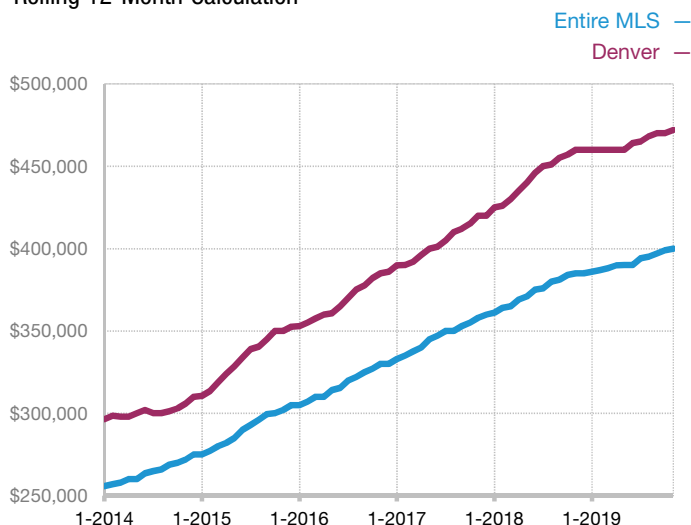
Single Family	November			Year to Date		
Key Metrics	2018	2019	Percent Change from Previous Year	Thru 11-2018	Thru 11-2019	Percent Change from Previous Year
Inventory of Active Listings	1,339	874	- 34.7%	--	--	--
Under Contract	459	616	+ 34.2%	7,373	7,846	+ 6.4%
New Listings	530	519	- 2.1%	9,173	9,428	+ 2.8%
Sold Listings	567	579	+ 2.1%	7,350	7,477	+ 1.7%
Days on Market Until Sale	26	30	+ 15.4%	21	27	+ 28.6%
Median Sales Price*	\$447,000	\$470,000	+ 5.1%	\$462,350	\$475,000	+ 2.7%
Average Sales Price*	\$539,455	\$587,495	+ 8.9%	\$566,514	\$583,695	+ 3.0%
Percent of List Price Received*	98.3%	99.0%	+ 0.7%	100.0%	99.2%	- 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	November			Year to Date		
Key Metrics	2018	2019	Percent Change from Previous Year	Thru 11-2018	Thru 11-2019	Percent Change from Previous Year
Inventory of Active Listings	1,308	1,113	- 14.9%	--	--	--
Under Contract	366	490	+ 33.9%	5,455	5,868	+ 7.6%
New Listings	454	445	- 2.0%	6,926	7,629	+ 10.2%
Sold Listings	414	416	+ 0.5%	5,496	5,631	+ 2.5%
Days on Market Until Sale	36	36	0.0%	29	36	+ 24.1%
Median Sales Price*	\$360,000	\$379,700	+ 5.5%	\$370,000	\$365,000	- 1.4%
Average Sales Price*	\$444,610	\$438,552	- 1.4%	\$426,740	\$443,752	+ 4.0%
Percent of List Price Received*	98.6%	98.4%	- 0.2%	99.7%	98.8%	- 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

