

# Local Market Update for August 2016

A Research Tool Provided by the Colorado Association of REALTORS®



**DENVER METRO**  
ASSOCIATION OF REALTORS®

## Jefferson County

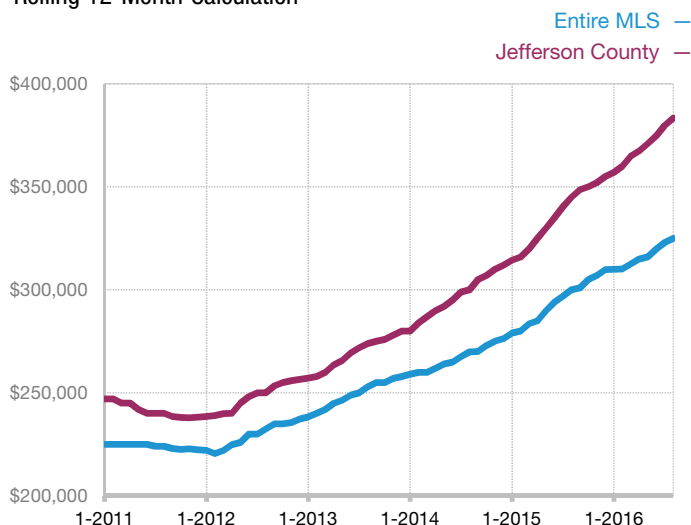
Single Family	August			Year to Date		
Key Metrics	2015	2016	Percent Change from Previous Year	Thru 08-2015	Thru 08-2016	Percent Change from Previous Year
Inventory of Active Listings	1,493	<b>1,166</b>	- 21.9%	--	--	--
Under Contract	776	<b>902</b>	+ 16.2%	5,587	<b>5,614</b>	+ 0.5%
New Listings	886	<b>979</b>	+ 10.5%	6,759	<b>6,587</b>	- 2.5%
Sold Listings	754	<b>806</b>	+ 6.9%	5,125	<b>5,006</b>	- 2.3%
Days on Market Until Sale	23	<b>22</b>	- 4.3%	25	<b>27</b>	+ 8.0%
Median Sales Price*	\$360,000	<b>\$399,000</b>	+ 10.8%	\$357,000	<b>\$399,000</b>	+ 11.8%
Average Sales Price*	\$419,732	<b>\$457,235</b>	+ 8.9%	\$408,558	<b>\$450,063</b>	+ 10.2%
Percent of List Price Received*	100.1%	<b>99.9%</b>	- 0.2%	100.5%	<b>100.3%</b>	- 0.2%

\* 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	2015	2016	Percent Change from Previous Year	Thru 08-2015	Thru 08-2016	Percent Change from Previous Year
Inventory of Active Listings	225	<b>163</b>	- 27.6%	--	--	--
Under Contract	278	<b>288</b>	+ 3.6%	2,039	<b>1,877</b>	- 7.9%
New Listings	255	<b>290</b>	+ 13.7%	2,226	<b>2,015</b>	- 9.5%
Sold Listings	290	<b>267</b>	- 7.9%	1,849	<b>1,693</b>	- 8.4%
Days on Market Until Sale	10	<b>9</b>	- 10.0%	11	<b>13</b>	+ 18.2%
Median Sales Price*	\$190,000	<b>\$235,000</b>	+ 23.7%	\$190,000	<b>\$230,000</b>	+ 21.1%
Average Sales Price*	\$214,716	<b>\$259,394</b>	+ 20.8%	\$210,573	<b>\$251,541</b>	+ 19.5%
Percent of List Price Received*	101.7%	<b>102.0%</b>	+ 0.3%	101.6%	<b>102.0%</b>	+ 0.4%

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



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

