

Local Market Update for July 2016

A Research Tool Provided by the Colorado Association of REALTORS®



DENVER METRO
ASSOCIATION OF REALTORS®

Jefferson County

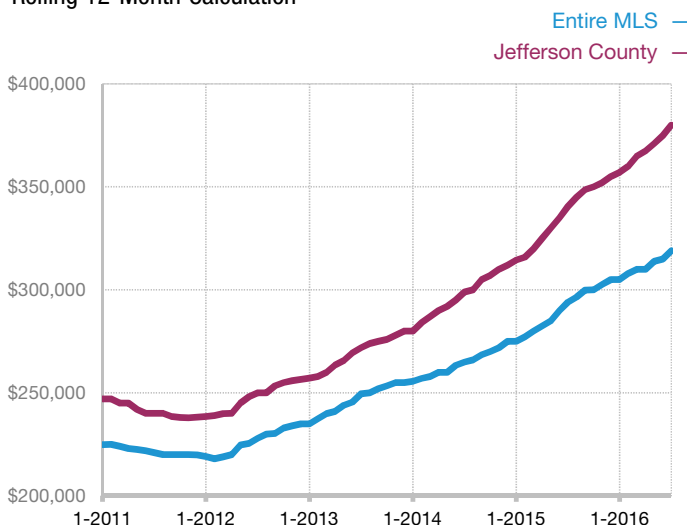
Single Family	July			Year to Date		
Key Metrics	2015	2016	Percent Change from Previous Year	Thru 07-2015	Thru 07-2016	Percent Change from Previous Year
Inventory of Active Listings	1,486	1,107	- 25.5%	--	--	--
Under Contract	777	864	+ 11.2%	4,811	4,799	- 0.2%
New Listings	1,048	963	- 8.1%	5,873	5,611	- 4.5%
Sold Listings	823	664	- 19.3%	4,371	4,182	- 4.3%
Days on Market Until Sale	18	20	+ 11.1%	26	28	+ 7.7%
Median Sales Price*	\$360,000	\$400,000	+ 11.1%	\$356,000	\$399,000	+ 12.1%
Average Sales Price*	\$404,515	\$469,814	+ 16.1%	\$406,631	\$448,986	+ 10.4%
Percent of List Price Received*	100.7%	100.4%	- 0.3%	100.6%	100.4%	- 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	July			Year to Date		
Key Metrics	2015	2016	Percent Change from Previous Year	Thru 07-2015	Thru 07-2016	Percent Change from Previous Year
Inventory of Active Listings	262	158	- 39.7%	--	--	--
Under Contract	269	280	+ 4.1%	1,762	1,606	- 8.9%
New Listings	340	301	- 11.5%	1,971	1,725	- 12.5%
Sold Listings	312	234	- 25.0%	1,559	1,415	- 9.2%
Days on Market Until Sale	10	11	+ 10.0%	11	14	+ 27.3%
Median Sales Price*	\$200,000	\$236,950	+ 18.5%	\$190,000	\$230,000	+ 21.1%
Average Sales Price*	\$217,632	\$251,283	+ 15.5%	\$209,802	\$250,023	+ 19.2%
Percent of List Price Received*	102.1%	102.4%	+ 0.3%	101.6%	102.0%	+ 0.4%

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Median Sales Price – Single Family
Rolling 12-Month Calculation



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

