

# Local Market Update for February 2018

A Research Tool Provided by the Colorado Association of REALTORS®



**DENVER METRO**  
ASSOCIATION OF REALTORS®

## Denver

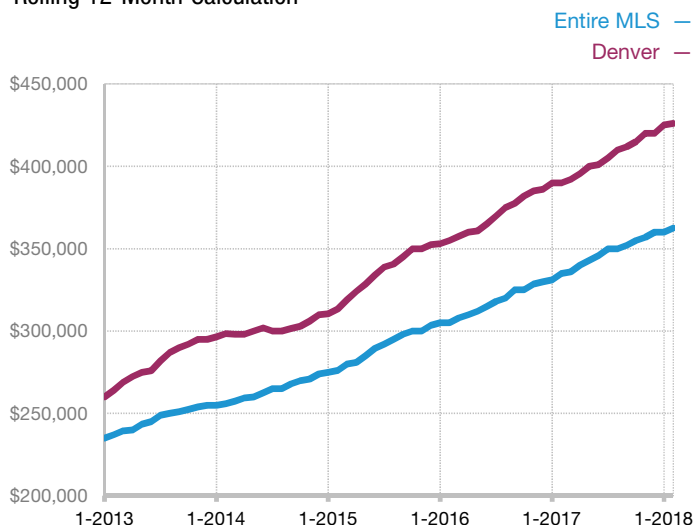
| Single Family                   | February  |           |                                   | Year to Date |              |                                   |
|---------------------------------|-----------|-----------|-----------------------------------|--------------|--------------|-----------------------------------|
| Key Metrics                     | 2017      | 2018      | Percent Change from Previous Year | Thru 02-2017 | Thru 02-2018 | Percent Change from Previous Year |
| Inventory of Active Listings    | 776       | 491       | - 36.7%                           | --           | --           | --                                |
| Under Contract                  | 609       | 614       | + 0.8%                            | 1,126        | 1,158        | + 2.8%                            |
| New Listings                    | 667       | 684       | + 2.5%                            | 1,219        | 1,250        | + 2.5%                            |
| Sold Listings                   | 457       | 471       | + 3.1%                            | 933          | 895          | - 4.1%                            |
| Days on Market Until Sale       | 30        | 23        | - 23.3%                           | 31           | 26           | - 16.1%                           |
| Median Sales Price*             | \$395,000 | \$447,000 | + 13.2%                           | \$380,000    | \$430,000    | + 13.2%                           |
| Average Sales Price*            | \$474,351 | \$539,190 | + 13.7%                           | \$474,520    | \$532,213    | + 12.2%                           |
| Percent of List Price Received* | 99.7%     | 100.1%    | + 0.4%                            | 99.3%        | 99.7%        | + 0.4%                            |

\* 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                 | February  |           |                                   | Year to Date |              |                                   |
|---------------------------------|-----------|-----------|-----------------------------------|--------------|--------------|-----------------------------------|
| Key Metrics                     | 2017      | 2018      | Percent Change from Previous Year | Thru 02-2017 | Thru 02-2018 | Percent Change from Previous Year |
| Inventory of Active Listings    | 844       | 575       | - 31.9%                           | --           | --           | --                                |
| Under Contract                  | 511       | 504       | - 1.4%                            | 936          | 955          | + 2.0%                            |
| New Listings                    | 524       | 566       | + 8.0%                            | 1,012        | 1,046        | + 3.4%                            |
| Sold Listings                   | 381       | 394       | + 3.4%                            | 713          | 746          | + 4.6%                            |
| Days on Market Until Sale       | 32        | 39        | + 21.9%                           | 33           | 41           | + 24.2%                           |
| Median Sales Price*             | \$290,000 | \$379,000 | + 30.7%                           | \$285,000    | \$377,700    | + 32.5%                           |
| Average Sales Price*            | \$352,318 | \$419,104 | + 19.0%                           | \$354,317    | \$430,714    | + 21.6%                           |
| Percent of List Price Received* | 99.8%     | 99.7%     | - 0.1%                            | 99.5%        | 99.5%        | 0.0%                              |

\* 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

