

Local Market Update for February 2018

A Research Tool Provided by the Colorado Association of REALTORS®



DENVER METRO
ASSOCIATION OF REALTORS®

Jefferson County

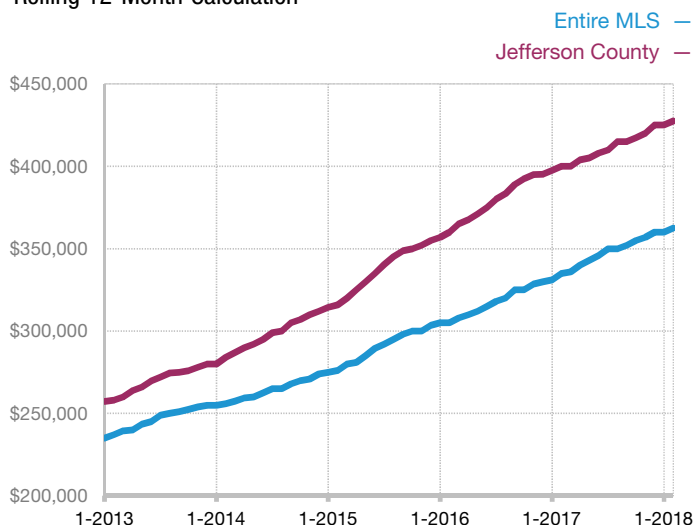
Single Family	February			Year to Date		
Key Metrics	2017	2018	Percent Change from Previous Year	Thru 02-2017	Thru 02-2018	Percent Change from Previous Year
Inventory of Active Listings	722	506	- 29.9%	--	--	--
Under Contract	564	575	+ 2.0%	1,026	1,074	+ 4.7%
New Listings	587	600	+ 2.2%	1,029	1,096	+ 6.5%
Sold Listings	406	409	+ 0.7%	859	802	- 6.6%
Days on Market Until Sale	42	34	- 19.0%	39	35	- 10.3%
Median Sales Price*	\$415,000	\$440,000	+ 6.0%	\$403,000	\$435,000	+ 7.9%
Average Sales Price*	\$455,455	\$498,594	+ 9.5%	\$456,593	\$497,402	+ 8.9%
Percent of List Price Received*	99.3%	99.9%	+ 0.6%	99.3%	99.5%	+ 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	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	100	118	+ 18.0%	--	--	--
Under Contract	183	196	+ 7.1%	357	391	+ 9.5%
New Listings	204	206	+ 1.0%	360	404	+ 12.2%
Sold Listings	158	152	- 3.8%	300	308	+ 2.7%
Days on Market Until Sale	23	13	- 43.5%	21	18	- 14.3%
Median Sales Price*	\$240,000	\$270,000	+ 12.5%	\$238,400	\$264,950	+ 11.1%
Average Sales Price*	\$258,888	\$291,191	+ 12.5%	\$258,009	\$291,540	+ 13.0%
Percent of List Price Received*	100.7%	101.3%	+ 0.6%	100.5%	100.8%	+ 0.3%

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Median Sales Price – Single Family
Rolling 12-Month Calculation



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

