

Local Market Update for October 2016

A Research Tool Provided by the Colorado Association of REALTORS®



DENVER METRO
ASSOCIATION OF REALTORS®

Jefferson County

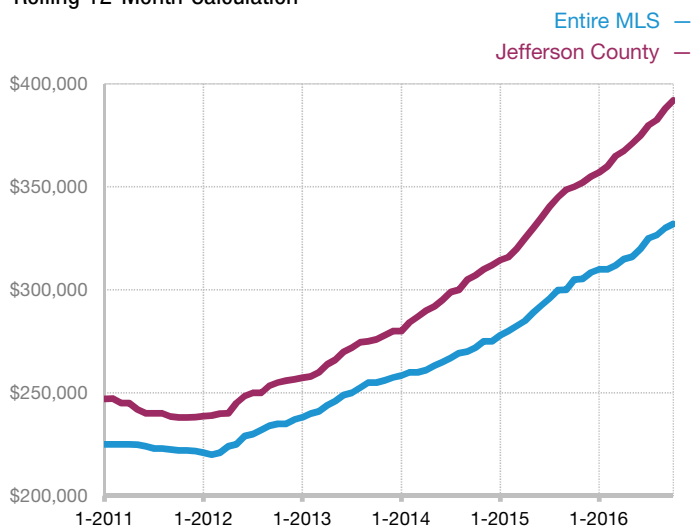
Single Family	October			Year to Date		
Key Metrics	2015	2016	Percent Change from Previous Year	Thru 10-2015	Thru 10-2016	Percent Change from Previous Year
Inventory of Active Listings	1,502	1,037	- 31.0%	--	--	--
Under Contract	646	762	+ 18.0%	6,874	7,099	+ 3.3%
New Listings	741	694	- 6.3%	8,335	8,231	- 1.2%
Sold Listings	644	701	+ 8.9%	6,533	6,588	+ 0.8%
Days on Market Until Sale	28	28	0.0%	25	27	+ 8.0%
Median Sales Price*	\$355,000	\$399,990	+ 12.7%	\$355,000	\$397,100	+ 11.9%
Average Sales Price*	\$395,089	\$447,748	+ 13.3%	\$405,230	\$449,355	+ 10.9%
Percent of List Price Received*	99.3%	99.3%	0.0%	100.3%	100.1%	- 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	October			Year to Date		
Key Metrics	2015	2016	Percent Change from Previous Year	Thru 10-2015	Thru 10-2016	Percent Change from Previous Year
Inventory of Active Listings	226	150	- 33.6%	--	--	--
Under Contract	241	230	- 4.6%	2,535	2,351	- 7.3%
New Listings	259	210	- 18.9%	2,767	2,497	- 9.8%
Sold Listings	263	211	- 19.8%	2,376	2,194	- 7.7%
Days on Market Until Sale	15	14	- 6.7%	11	13	+ 18.2%
Median Sales Price*	\$203,500	\$230,000	+ 13.0%	\$194,000	\$230,355	+ 18.7%
Average Sales Price*	\$215,539	\$253,139	+ 17.4%	\$211,256	\$252,115	+ 19.3%
Percent of List Price Received*	100.7%	100.4%	- 0.3%	101.4%	101.8%	+ 0.4%

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Median Sales Price – Single Family
Rolling 12-Month Calculation



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

