

# Local Market Update for October 2017

A Research Tool Provided by the Colorado Association of REALTORS®



**DENVER METRO**  
ASSOCIATION OF REALTORS®

## Elbert County

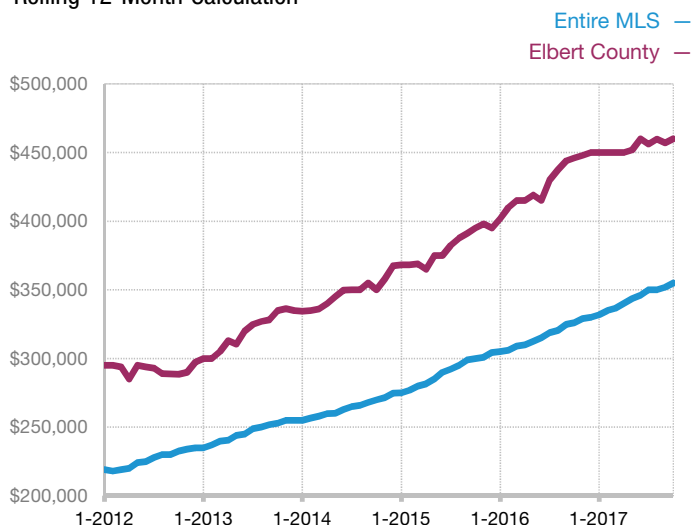
| Single Family                   | October   |           |                                   | Year to Date |              |                                   |
|---------------------------------|-----------|-----------|-----------------------------------|--------------|--------------|-----------------------------------|
| Key Metrics                     | 2016      | 2017      | Percent Change from Previous Year | Thru 10-2016 | Thru 10-2017 | Percent Change from Previous Year |
| Inventory of Active Listings    | 165       | 116       | - 29.7%                           | --           | --           | --                                |
| Under Contract                  | 46        | 49        | + 6.5%                            | 455          | 500          | + 9.9%                            |
| New Listings                    | 49        | 31        | - 36.7%                           | 611          | 610          | - 0.2%                            |
| Sold Listings                   | 51        | 47        | - 7.8%                            | 431          | 492          | + 14.2%                           |
| Days on Market Until Sale       | 50        | 39        | - 22.0%                           | 40           | 42           | + 5.0%                            |
| Median Sales Price*             | \$490,000 | \$525,000 | + 7.1%                            | \$450,000    | \$465,000    | + 3.3%                            |
| Average Sales Price*            | \$547,826 | \$517,621 | - 5.5%                            | \$475,892    | \$481,733    | + 1.2%                            |
| Percent of List Price Received* | 98.6%     | 98.6%     | 0.0%                              | 99.2%        | 99.0%        | - 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                     | 2016    | 2017      | Percent Change from Previous Year | Thru 10-2016 | Thru 10-2017 | Percent Change from Previous Year |
| Inventory of Active Listings    | 0       | 1         | --                                | --           | --           | --                                |
| Under Contract                  | 1       | 1         | 0.0%                              | 4            | 6            | + 50.0%                           |
| New Listings                    | 0       | 1         | --                                | 3            | 7            | + 133.3%                          |
| Sold Listings                   | 0       | 1         | --                                | 4            | 8            | + 100.0%                          |
| Days on Market Until Sale       | 0       | 0         | --                                | 16           | 13           | - 18.8%                           |
| Median Sales Price*             | \$0     | \$170,000 | --                                | \$163,950    | \$179,450    | + 9.5%                            |
| Average Sales Price*            | \$0     | \$170,000 | --                                | \$166,725    | \$196,550    | + 17.9%                           |
| Percent of List Price Received* | 0.0%    | 97.1%     | --                                | 99.3%        | 98.3%        | - 1.0%                            |

\* 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

