

# Local Market Update for May 2018

A Research Tool Provided by the Colorado Association of REALTORS®



**DENVER METRO**  
ASSOCIATION OF REALTORS®

## Golden

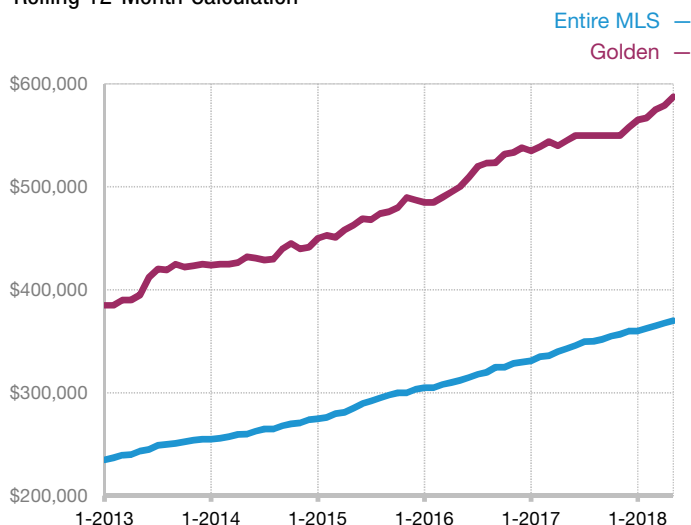
| Single Family                   | May       |           |                                   | Year to Date |              |                                   |
|---------------------------------|-----------|-----------|-----------------------------------|--------------|--------------|-----------------------------------|
| Key Metrics                     | 2017      | 2018      | Percent Change from Previous Year | Thru 05-2017 | Thru 05-2018 | Percent Change from Previous Year |
| Inventory of Active Listings    | 138       | 108       | - 21.7%                           | --           | --           | --                                |
| Under Contract                  | 70        | 56        | - 20.0%                           | 280          | 254          | - 9.3%                            |
| New Listings                    | 99        | 88        | - 11.1%                           | 344          | 316          | - 8.1%                            |
| Sold Listings                   | 73        | 61        | - 16.4%                           | 242          | 235          | - 2.9%                            |
| Days on Market Until Sale       | 26        | 33        | + 26.9%                           | 40           | 42           | + 5.0%                            |
| Median Sales Price*             | \$599,999 | \$629,000 | + 4.8%                            | \$572,112    | \$629,000    | + 9.9%                            |
| Average Sales Price*            | \$659,029 | \$690,873 | + 4.8%                            | \$612,499    | \$667,552    | + 9.0%                            |
| Percent of List Price Received* | 99.7%     | 100.1%    | + 0.4%                            | 99.1%        | 99.3%        | + 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                 | May       |           |                                   | Year to Date |              |                                   |
|---------------------------------|-----------|-----------|-----------------------------------|--------------|--------------|-----------------------------------|
| Key Metrics                     | 2017      | 2018      | Percent Change from Previous Year | Thru 05-2017 | Thru 05-2018 | Percent Change from Previous Year |
| Inventory of Active Listings    | 15        | 16        | + 6.7%                            | --           | --           | --                                |
| Under Contract                  | 8         | 10        | + 25.0%                           | 52           | 59           | + 13.5%                           |
| New Listings                    | 18        | 18        | 0.0%                              | 62           | 67           | + 8.1%                            |
| Sold Listings                   | 16        | 17        | + 6.3%                            | 54           | 51           | - 5.6%                            |
| Days on Market Until Sale       | 7         | 15        | + 114.3%                          | 28           | 42           | + 50.0%                           |
| Median Sales Price*             | \$297,500 | \$521,000 | + 75.1%                           | \$288,500    | \$380,000    | + 31.7%                           |
| Average Sales Price*            | \$403,138 | \$523,677 | + 29.9%                           | \$348,877    | \$461,694    | + 32.3%                           |
| Percent of List Price Received* | 102.0%    | 101.2%    | - 0.8%                            | 100.5%       | 101.0%       | + 0.5%                            |

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**Median Sales Price – Single Family**  
Rolling 12-Month Calculation



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

