

Local Market Update for May 2018

A Research Tool Provided by the Colorado Association of REALTORS®



DENVER METRO
ASSOCIATION OF REALTORS®

Jefferson County

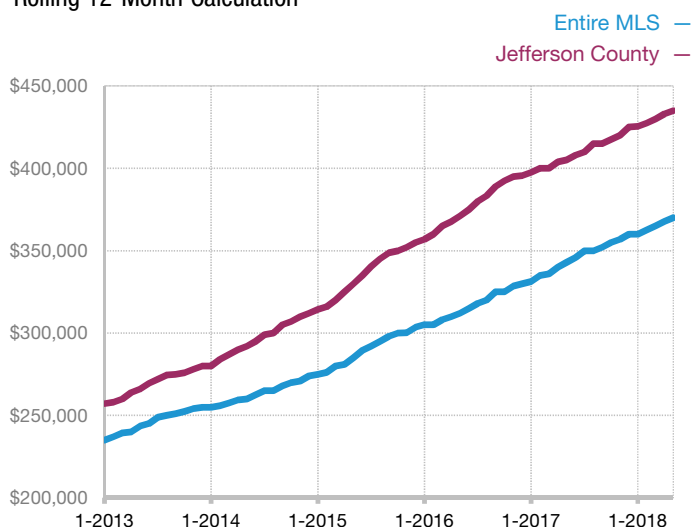
Single Family	May			Year to Date		
Key Metrics	2017	2018	Percent Change from Previous Year	Thru 05-2017	Thru 05-2018	Percent Change from Previous Year
Inventory of Active Listings	1,018	803	- 21.1%	--	--	--
Under Contract	810	808	- 0.2%	3,304	3,311	+ 0.2%
New Listings	977	1,055	+ 8.0%	3,775	3,835	+ 1.6%
Sold Listings	802	760	- 5.2%	2,922	2,843	- 2.7%
Days on Market Until Sale	19	18	- 5.3%	28	26	- 7.1%
Median Sales Price*	\$425,000	\$458,200	+ 7.8%	\$418,363	\$450,000	+ 7.6%
Average Sales Price*	\$490,048	\$531,930	+ 8.5%	\$473,988	\$516,265	+ 8.9%
Percent of List Price Received*	100.7%	100.9%	+ 0.2%	100.2%	100.4%	+ 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	180	163	- 9.4%	--	--	--
Under Contract	244	267	+ 9.4%	1,116	1,130	+ 1.3%
New Listings	291	303	+ 4.1%	1,225	1,227	+ 0.2%
Sold Listings	283	239	- 15.5%	1,003	992	- 1.1%
Days on Market Until Sale	9	13	+ 44.4%	13	16	+ 23.1%
Median Sales Price*	\$251,000	\$286,000	+ 13.9%	\$249,000	\$275,000	+ 10.4%
Average Sales Price*	\$269,984	\$315,091	+ 16.7%	\$268,143	\$300,193	+ 12.0%
Percent of List Price Received*	102.2%	101.9%	- 0.3%	101.5%	101.5%	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

