

Local Market Update for May 2018

A Research Tool Provided by the Colorado Association of REALTORS®



DENVER METRO
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Denver

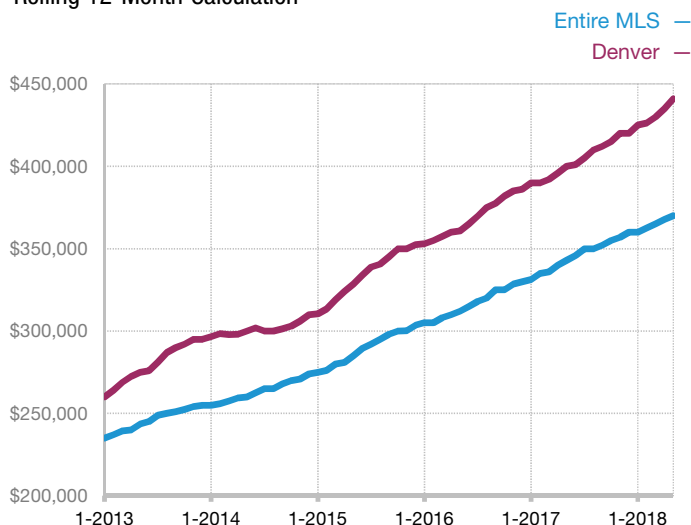
Single Family	May			Year to Date		
Key Metrics	2017	2018	Percent Change from Previous Year	Thru 05-2017	Thru 05-2018	Percent Change from Previous Year
Inventory of Active Listings	994	872	- 12.3%	--	--	--
Under Contract	832	868	+ 4.3%	3,526	3,566	+ 1.1%
New Listings	982	1,125	+ 14.6%	4,078	4,269	+ 4.7%
Sold Listings	792	847	+ 6.9%	3,145	3,127	- 0.6%
Days on Market Until Sale	16	16	0.0%	23	20	- 13.0%
Median Sales Price*	\$435,000	\$490,500	+ 12.8%	\$410,000	\$465,750	+ 13.6%
Average Sales Price*	\$528,130	\$580,569	+ 9.9%	\$503,183	\$566,430	+ 12.6%
Percent of List Price Received*	100.7%	101.0%	+ 0.3%	100.3%	100.7%	+ 0.4%

* 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	956	783	- 18.1%	--	--	--
Under Contract	595	621	+ 4.4%	2,683	2,720	+ 1.4%
New Listings	716	744	+ 3.9%	3,085	3,228	+ 4.6%
Sold Listings	570	563	- 1.2%	2,326	2,456	+ 5.6%
Days on Market Until Sale	25	23	- 8.0%	29	31	+ 6.9%
Median Sales Price*	\$320,000	\$397,500	+ 24.2%	\$315,000	\$380,000	+ 20.6%
Average Sales Price*	\$392,173	\$442,669	+ 12.9%	\$378,462	\$430,399	+ 13.7%
Percent of List Price Received*	100.4%	100.4%	0.0%	100.0%	100.0%	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

