

Local Market Update for January 2018

A Research Tool Provided by the Colorado Association of REALTORS®



DENVER METRO
ASSOCIATION OF REALTORS®

Denver

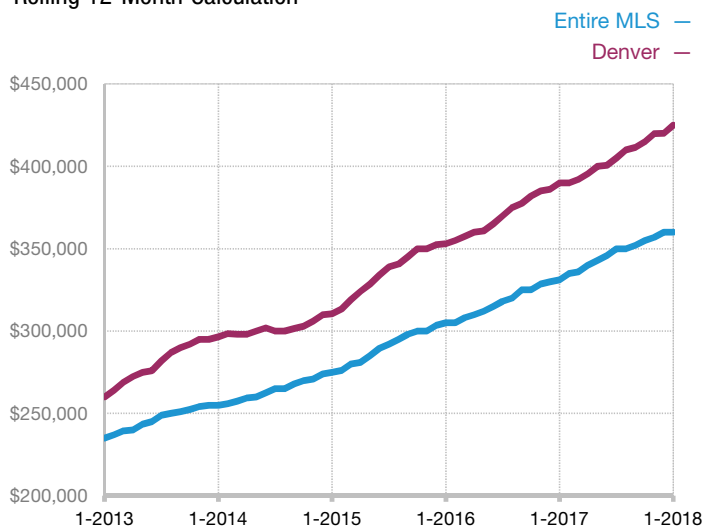
Single Family	January			Year to Date		
Key Metrics	2017	2018	Percent Change from Previous Year	Thru 01-2017	Thru 01-2018	Percent Change from Previous Year
Inventory of Active Listings	807	462	- 42.8%	--	--	--
Under Contract	517	564	+ 9.1%	517	564	+ 9.1%
New Listings	552	568	+ 2.9%	552	568	+ 2.9%
Sold Listings	476	414	- 13.0%	476	414	- 13.0%
Days on Market Until Sale	31	29	- 6.5%	31	29	- 6.5%
Median Sales Price*	\$365,000	\$425,000	+ 16.4%	\$365,000	\$425,000	+ 16.4%
Average Sales Price*	\$474,683	\$524,189	+ 10.4%	\$474,683	\$524,189	+ 10.4%
Percent of List Price Received*	99.0%	99.4%	+ 0.4%	99.0%	99.4%	+ 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	January			Year to Date		
Key Metrics	2017	2018	Percent Change from Previous Year	Thru 01-2017	Thru 01-2018	Percent Change from Previous Year
Inventory of Active Listings	887	536	- 39.6%	--	--	--
Under Contract	424	466	+ 9.9%	424	466	+ 9.9%
New Listings	488	486	- 0.4%	488	486	- 0.4%
Sold Listings	332	338	+ 1.8%	332	338	+ 1.8%
Days on Market Until Sale	33	43	+ 30.3%	33	43	+ 30.3%
Median Sales Price*	\$284,000	\$372,500	+ 31.2%	\$284,000	\$372,500	+ 31.2%
Average Sales Price*	\$356,611	\$446,437	+ 25.2%	\$356,611	\$446,437	+ 25.2%
Percent of List Price Received*	99.2%	99.2%	0.0%	99.2%	99.2%	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

