

# Local Market Update for December 2015

A Research Tool Provided by the Colorado Association of REALTORS®



**DENVER METRO**  
ASSOCIATION OF REALTORS®

## Jefferson County

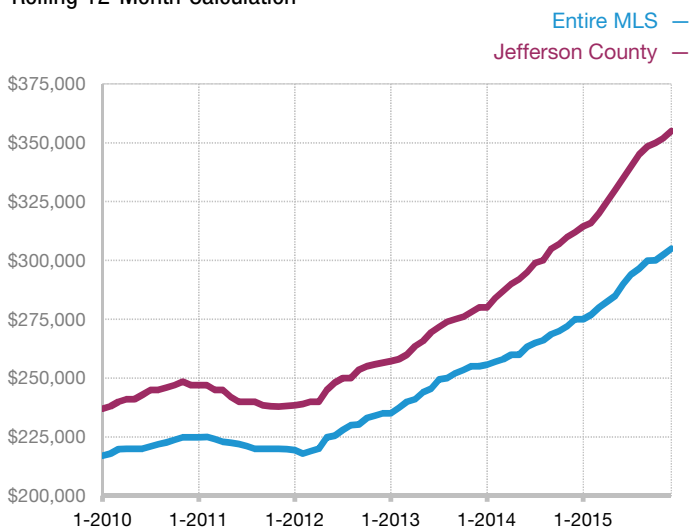
Single Family	December			Year to Date		
	2014	2015	Percent Change from Previous Year	Thru 12-2014	Thru 12-2015	Percent Change from Previous Year
<b>Key Metrics</b>						
Inventory of Active Listings	1,089	<b>799</b>	- 26.6%	--	--	--
Under Contract	365	<b>382</b>	+ 4.7%	7,522	<b>7,837</b>	+ 4.2%
New Listings	314	<b>273</b>	- 13.1%	8,656	<b>9,044</b>	+ 4.5%
Sold Listings	579	<b>647</b>	+ 11.7%	7,540	<b>7,680</b>	+ 1.9%
Days on Market Until Sale	39	<b>36</b>	- 7.7%	35	<b>27</b>	- 22.9%
Median Sales Price*	\$323,500	<b>\$365,000</b>	+ 12.8%	\$312,000	<b>\$355,000</b>	+ 13.8%
Average Sales Price*	\$377,515	<b>\$422,249</b>	+ 11.8%	\$362,168	<b>\$406,432</b>	+ 12.2%
Percent of List Price Received*	98.9%	<b>98.8%</b>	- 0.1%	99.1%	<b>100.1%</b>	+ 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.

Townhouse-Condo	December			Year to Date		
	2014	2015	Percent Change from Previous Year	Thru 12-2014	Thru 12-2015	Percent Change from Previous Year
<b>Key Metrics</b>						
Inventory of Active Listings	139	<b>118</b>	- 15.1%	--	--	--
Under Contract	110	<b>107</b>	- 2.7%	2,637	<b>2,851</b>	+ 8.1%
New Listings	98	<b>90</b>	- 8.2%	2,756	<b>3,027</b>	+ 9.8%
Sold Listings	207	<b>219</b>	+ 5.8%	2,646	<b>2,783</b>	+ 5.2%
Days on Market Until Sale	24	<b>19</b>	- 20.8%	21	<b>12</b>	- 42.9%
Median Sales Price*	\$175,000	<b>\$215,000</b>	+ 22.9%	\$165,000	<b>\$197,000</b>	+ 19.4%
Average Sales Price*	\$185,669	<b>\$238,832</b>	+ 28.6%	\$182,162	<b>\$214,825</b>	+ 17.9%
Percent of List Price Received*	99.1%	<b>100.2%</b>	+ 1.1%	99.3%	<b>101.3%</b>	+ 2.0%

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



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

