

# Local Market Update for February 2018

A Research Tool Provided by the Colorado Association of REALTORS®

**Make Sure  
Your Agent is a REALTOR®**

Not all agents  
are the same!



## Denver County

Contact the Denver Metro Association of REALTORS® or South Metro Denver REALTOR® Association for more detailed local statistics or to find a REALTOR® in the area.

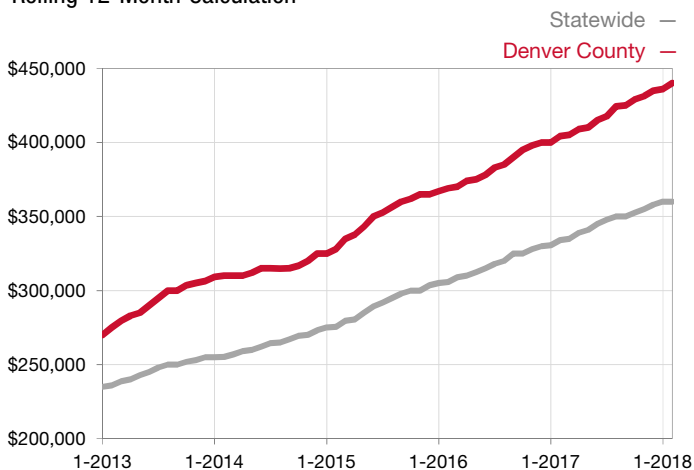
Single Family	February			Year to Date		
Key Metrics	2017	2018	Percent Change from Previous Year	Thru 02-2017	Thru 02-2018	Percent Change from Previous Year
New Listings	608	632	+ 3.9%	1,103	1,161	+ 5.3%
Sold Listings	420	442	+ 5.2%	851	835	- 1.9%
Median Sales Price*	\$408,250	<b>\$455,500</b>	+ 11.6%	\$397,000	<b>\$447,000</b>	+ 12.6%
Average Sales Price*	\$488,414	<b>\$546,667</b>	+ 11.9%	\$491,927	<b>\$543,888</b>	+ 10.6%
Percent of List Price Received*	99.7%	<b>100.1%</b>	+ 0.4%	99.3%	<b>99.8%</b>	+ 0.5%
Days on Market Until Sale	31	22	- 29.0%	32	26	- 18.8%
Inventory of Homes for Sale	699	447	- 36.1%	--	--	--
Months Supply of Inventory	1.1	0.7	- 36.4%	--	--	--

\* 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	February			Year to Date		
Key Metrics	2017	2018	Percent Change from Previous Year	Thru 02-2017	Thru 02-2018	Percent Change from Previous Year
New Listings	514	537	+ 4.5%	984	994	+ 1.0%
Sold Listings	364	378	+ 3.8%	688	714	+ 3.8%
Median Sales Price*	\$295,000	<b>\$390,068</b>	+ 32.2%	\$294,950	<b>\$394,000</b>	+ 33.6%
Average Sales Price*	\$358,847	<b>\$427,520</b>	+ 19.1%	\$362,933	<b>\$439,412</b>	+ 21.1%
Percent of List Price Received*	99.7%	<b>99.6%</b>	- 0.1%	99.5%	<b>99.4%</b>	- 0.1%
Days on Market Until Sale	33	40	+ 21.2%	34	42	+ 23.5%
Inventory of Homes for Sale	830	562	- 32.3%	--	--	--
Months Supply of Inventory	1.8	1.2	- 33.3%	--	--	--

\* 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

