

Local Market Update for October 2018

A Research Tool Provided by the Colorado Association of REALTORS®

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Sixth Congressional District

Single Family

	October			Year to Date		
Key Metrics	2017	2018	Percent Change from Previous Year	Thru 10-2017	Thru 10-2018	Percent Change from Previous Year
New Listings	1,149	1,242	+ 8.1%	16,558	16,562	+ 0.0%
Sold Listings	1,337	1,118	- 16.4%	13,739	12,785	- 6.9%
Median Sales Price*	\$449,000	\$469,500	+ 4.6%	\$449,000	\$479,900	+ 6.9%
Average Sales Price*	\$515,538	\$540,926	+ 4.9%	\$510,013	\$551,853	+ 8.2%
Percent of List Price Received*	99.1%	99.0%	- 0.1%	99.7%	99.7%	0.0%
Days on Market Until Sale	34	36	+ 5.9%	29	29	0.0%
Inventory of Homes for Sale	2,579	2,594	+ 0.6%	--	--	--
Months Supply of Inventory	1.9	2.1	+ 10.5%	--	--	--

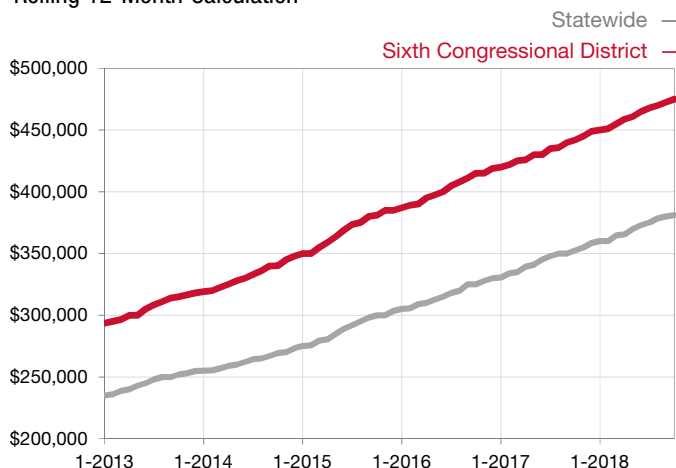
* Does not account for seller concessions and/or down payment assistance. | Activity for one month can sometimes look extreme due to small sample size.

Townhouse-Condo

	October			Year to Date		
Key Metrics	2017	2018	Percent Change from Previous Year	Thru 10-2017	Thru 10-2018	Percent Change from Previous Year
New Listings	346	339	- 2.0%	4,120	3,992	- 3.1%
Sold Listings	369	358	- 3.0%	3,557	3,367	- 5.3%
Median Sales Price*	\$285,000	\$295,000	+ 3.5%	\$276,749	\$305,000	+ 10.2%
Average Sales Price*	\$322,118	\$314,735	- 2.3%	\$299,817	\$323,297	+ 7.8%
Percent of List Price Received*	99.9%	99.6%	- 0.3%	100.7%	100.3%	- 0.4%
Days on Market Until Sale	18	25	+ 38.9%	17	20	+ 17.6%
Inventory of Homes for Sale	438	538	+ 22.8%	--	--	--
Months Supply of Inventory	1.3	1.6	+ 23.1%	--	--	--

* 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

