

# Local Market Update for October 2018

A Research Tool Provided by the Colorado Association of REALTORS®

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## Third 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	1,244	1,209	- 2.8%	15,740	15,851	+ 0.7%
Sold Listings	1,151	1,123	- 2.4%	10,850	10,968	+ 1.1%
Median Sales Price*	\$237,000	\$251,000	+ 5.9%	\$229,000	\$247,000	+ 7.9%
Average Sales Price*	\$416,330	\$421,354	+ 1.2%	\$375,339	\$375,066	- 0.1%
Percent of List Price Received*	97.0%	96.6%	- 0.4%	97.3%	97.5%	+ 0.2%
Days on Market Until Sale	109	106	- 2.8%	109	97	- 11.0%
Inventory of Homes for Sale	5,931	5,380	- 9.3%	--	--	--
Months Supply of Inventory	5.6	5.0	- 10.7%	--	--	--

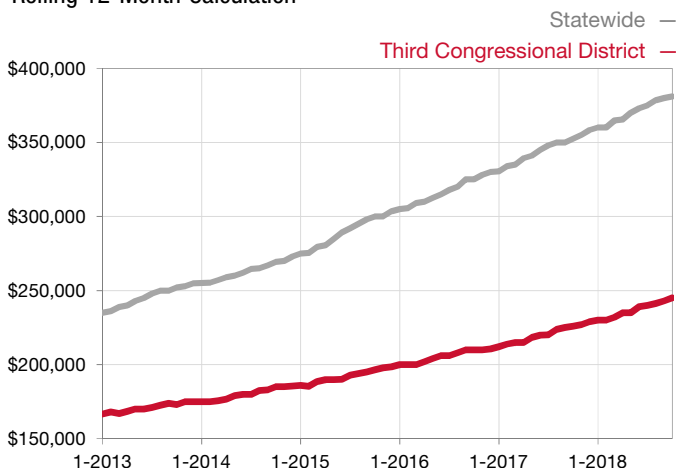
\* Does not account for seller concessions and/or down payment assistance. | Activity for one month can sometimes look extreme due to small sample size.

### 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	233	225	- 3.4%	2,840	3,021	+ 6.4%
Sold Listings	254	261	+ 2.8%	2,330	2,284	- 2.0%
Median Sales Price*	\$274,000	\$276,163	+ 0.8%	\$280,000	\$280,000	0.0%
Average Sales Price*	\$503,796	\$482,846	- 4.2%	\$520,042	\$494,022	- 5.0%
Percent of List Price Received*	96.8%	97.3%	+ 0.5%	97.0%	97.4%	+ 0.4%
Days on Market Until Sale	131	103	- 21.4%	128	103	- 19.5%
Inventory of Homes for Sale	1,137	1,004	- 11.7%	--	--	--
Months Supply of Inventory	5.0	4.5	- 10.0%	--	--	--

\* 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

