

Local Market Update for October 2018

A Research Tool Provided by the Colorado Association of REALTORS®

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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.

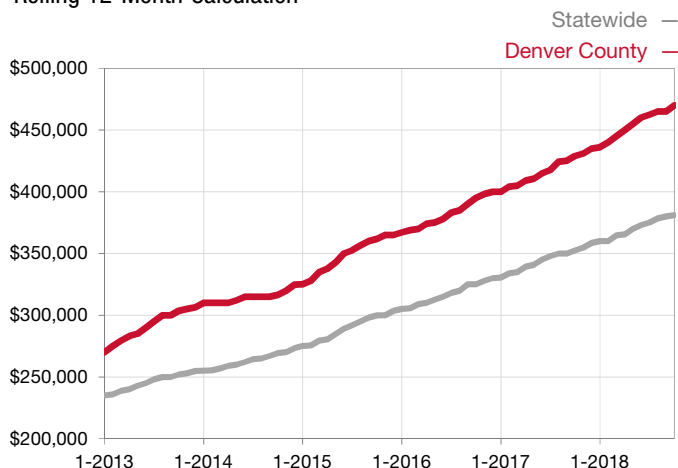
Single Family	October			Year to Date		
Key Metrics	2017	2018	Percent Change from Previous Year	Thru 10-2017	Thru 10-2018	Percent Change from Previous Year
New Listings	659	716	+ 8.6%	7,745	7,972	+ 2.9%
Sold Listings	599	580	- 3.2%	6,308	6,256	- 0.8%
Median Sales Price*	\$446,900	\$488,000	+ 9.2%	\$435,000	\$476,390	+ 9.5%
Average Sales Price*	\$554,501	\$623,127	+ 12.4%	\$529,239	\$582,538	+ 10.1%
Percent of List Price Received*	99.4%	98.6%	- 0.8%	100.2%	100.2%	0.0%
Days on Market Until Sale	23	25	+ 8.7%	21	20	- 4.8%
Inventory of Homes for Sale	1,074	1,004	- 6.5%	--	--	--
Months Supply of Inventory	1.7	1.6	- 5.9%	--	--	--

* 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	516	571	+ 10.7%	6,129	6,190	+ 1.0%
Sold Listings	459	414	- 9.8%	4,774	4,827	+ 1.1%
Median Sales Price*	\$365,000	\$359,950	- 1.4%	\$335,000	\$380,000	+ 13.4%
Average Sales Price*	\$413,961	\$417,665	+ 0.9%	\$395,637	\$433,153	+ 9.5%
Percent of List Price Received*	99.2%	98.7%	- 0.5%	99.9%	99.7%	- 0.2%
Days on Market Until Sale	31	30	- 3.2%	28	29	+ 3.6%
Inventory of Homes for Sale	1,134	1,038	- 8.5%	--	--	--
Months Supply of Inventory	2.4	2.1	- 12.5%	--	--	--

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

Median Sales Price – Single Family
Rolling 12-Month Calculation



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

