

Local Market Update for October 2018

A Research Tool Provided by the Colorado Association of REALTORS®

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First 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	709	795	+ 12.1%	8,524	8,768	+ 2.9%
Sold Listings	658	627	- 4.7%	6,952	6,843	- 1.6%
Median Sales Price*	\$440,000	\$486,750	+ 10.6%	\$427,450	\$470,000	+ 10.0%
Average Sales Price*	\$564,259	\$639,775	+ 13.4%	\$542,056	\$595,989	+ 9.9%
Percent of List Price Received*	99.4%	98.5%	- 0.9%	100.1%	100.1%	0.0%
Days on Market Until Sale	23	26	+ 13.0%	22	21	- 4.5%
Inventory of Homes for Sale	1,213	1,151	- 5.1%	--	--	--
Months Supply of Inventory	1.8	1.7	- 5.6%	--	--	--

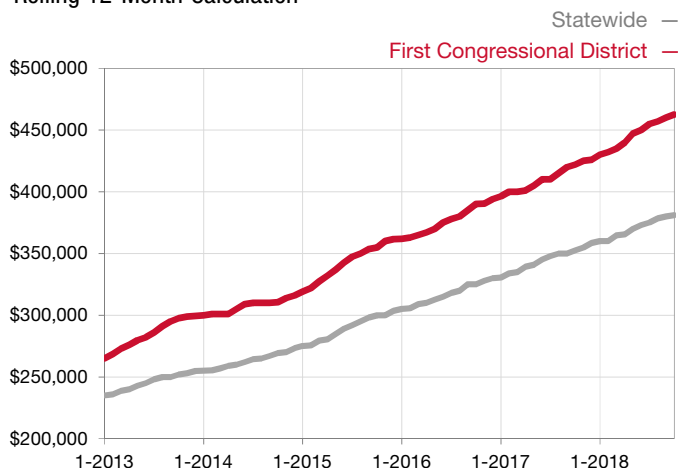
* Does not account for seller concessions and/or down payment assistance. | Activity for one month can sometimes look extreme due to small sample size.

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	540	605	+ 12.0%	6,356	6,455	+ 1.6%
Sold Listings	483	436	- 9.7%	4,957	5,000	+ 0.9%
Median Sales Price*	\$359,000	\$370,000	+ 3.1%	\$330,000	\$375,000	+ 13.6%
Average Sales Price*	\$409,573	\$418,144	+ 2.1%	\$391,527	\$429,798	+ 9.8%
Percent of List Price Received*	99.2%	98.8%	- 0.4%	99.9%	99.7%	- 0.2%
Days on Market Until Sale	30	30	0.0%	28	29	+ 3.6%
Inventory of Homes for Sale	1,163	1,092	- 6.1%	--	--	--
Months Supply of Inventory	2.4	2.2	- 8.3%	--	--	--

* 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

