

Local Market Update for October 2018

A Research Tool Provided by the Colorado Association of REALTORS®

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are the same!



Jefferson County

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

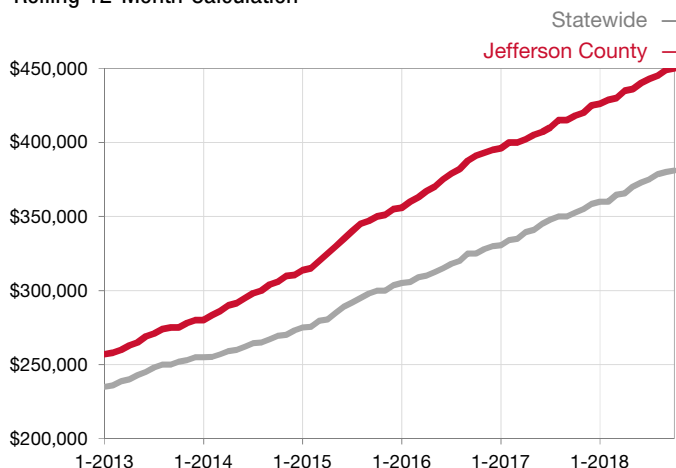
Single Family	October			Year to Date		
Key Metrics	2017	2018	Percent Change from Previous Year	Thru 10-2017	Thru 10-2018	Percent Change from Previous Year
New Listings	641	652	+ 1.7%	8,086	7,890	- 2.4%
Sold Listings	686	599	- 12.7%	6,736	6,357	- 5.6%
Median Sales Price*	\$425,000	\$430,000	+ 1.2%	\$425,000	\$451,000	+ 6.1%
Average Sales Price*	\$483,209	\$509,075	+ 5.4%	\$480,505	\$518,523	+ 7.9%
Percent of List Price Received*	99.1%	98.8%	- 0.3%	99.9%	100.0%	+ 0.1%
Days on Market Until Sale	28	30	+ 7.1%	26	24	- 7.7%
Inventory of Homes for Sale	1,173	1,029	- 12.3%	--	--	--
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	231	245	+ 6.1%	2,660	2,667	+ 0.3%
Sold Listings	264	218	- 17.4%	2,319	2,241	- 3.4%
Median Sales Price*	\$256,004	\$285,000	+ 11.3%	\$255,000	\$281,450	+ 10.4%
Average Sales Price*	\$275,547	\$298,888	+ 8.5%	\$272,220	\$307,154	+ 12.8%
Percent of List Price Received*	100.4%	99.6%	- 0.8%	101.2%	101.0%	- 0.2%
Days on Market Until Sale	13	19	+ 46.2%	13	15	+ 15.4%
Inventory of Homes for Sale	239	294	+ 23.0%	--	--	--
Months Supply of Inventory	1.0	1.3	+ 30.0%	--	--	--

* 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

