

# Local Market Update for October 2019

A Research Tool Provided by the Colorado Association of REALTORS®

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## 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.

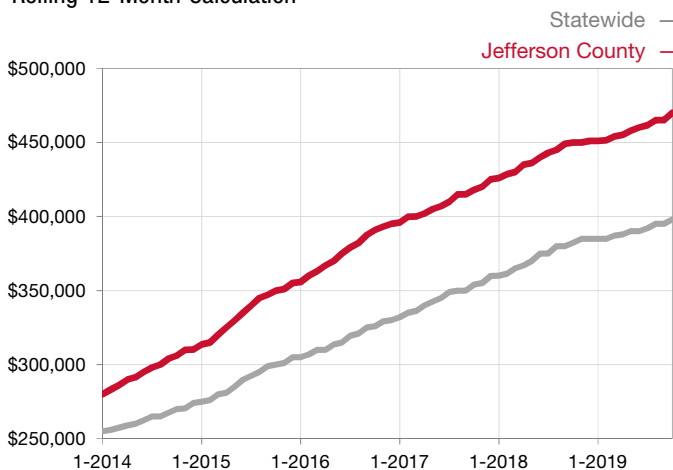
| Single Family                   | October   |                  |                                   | Year to Date |                  |                                   |
|---------------------------------|-----------|------------------|-----------------------------------|--------------|------------------|-----------------------------------|
|                                 | 2018      | 2019             | Percent Change from Previous Year | Thru 10-2018 | Thru 10-2019     | Percent Change from Previous Year |
| <b>Key Metrics</b>              |           |                  |                                   |              |                  |                                   |
| New Listings                    | 653       | <b>669</b>       | + 2.5%                            | 7,880        | <b>8,044</b>     | + 2.1%                            |
| Sold Listings                   | 613       | <b>697</b>       | + 13.7%                           | 6,381        | <b>6,456</b>     | + 1.2%                            |
| Median Sales Price*             | \$430,000 | <b>\$475,000</b> | + 10.5%                           | \$451,750    | <b>\$473,000</b> | + 4.7%                            |
| Average Sales Price*            | \$511,520 | <b>\$541,393</b> | + 5.8%                            | \$518,836    | <b>\$538,309</b> | + 3.8%                            |
| Percent of List Price Received* | 98.8%     | <b>99.0%</b>     | + 0.2%                            | 100.0%       | <b>99.4%</b>     | - 0.6%                            |
| Days on Market Until Sale       | 30        | <b>28</b>        | - 6.7%                            | 24           | <b>26</b>        | + 8.3%                            |
| Inventory of Homes for Sale     | 1,266     | <b>971</b>       | - 23.3%                           | --           | --               | --                                |
| Months Supply of Inventory      | 2.0       | <b>1.6</b>       | - 20.0%                           | --           | --               | --                                |

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

| Townhouse-Condo                 | October   |                  |                                   | Year to Date |                  |                                   |
|---------------------------------|-----------|------------------|-----------------------------------|--------------|------------------|-----------------------------------|
|                                 | 2018      | 2019             | Percent Change from Previous Year | Thru 10-2018 | Thru 10-2019     | Percent Change from Previous Year |
| <b>Key Metrics</b>              |           |                  |                                   |              |                  |                                   |
| New Listings                    | 245       | <b>248</b>       | + 1.2%                            | 2,679        | <b>2,850</b>     | + 6.4%                            |
| Sold Listings                   | 234       | <b>224</b>       | - 4.3%                            | 2,271        | <b>2,361</b>     | + 4.0%                            |
| Median Sales Price*             | \$285,750 | <b>\$290,000</b> | + 1.5%                            | \$282,000    | <b>\$295,000</b> | + 4.6%                            |
| Average Sales Price*            | \$303,613 | <b>\$325,158</b> | + 7.1%                            | \$308,159    | <b>\$320,583</b> | + 4.0%                            |
| Percent of List Price Received* | 99.6%     | <b>99.2%</b>     | - 0.4%                            | 101.0%       | <b>99.6%</b>     | - 1.4%                            |
| Days on Market Until Sale       | 19        | <b>25</b>        | + 31.6%                           | 16           | <b>22</b>        | + 37.5%                           |
| Inventory of Homes for Sale     | 374       | <b>319</b>       | - 14.7%                           | --           | --               | --                                |
| Months Supply of Inventory      | 1.7       | <b>1.4</b>       | - 17.6%                           | --           | --               | --                                |

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

**Median Sales Price – Single Family**  
Rolling 12-Month Calculation



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

