

Local Market Update for October 2019

A Research Tool Provided by the Colorado Association of REALTORS®

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Second Congressional District

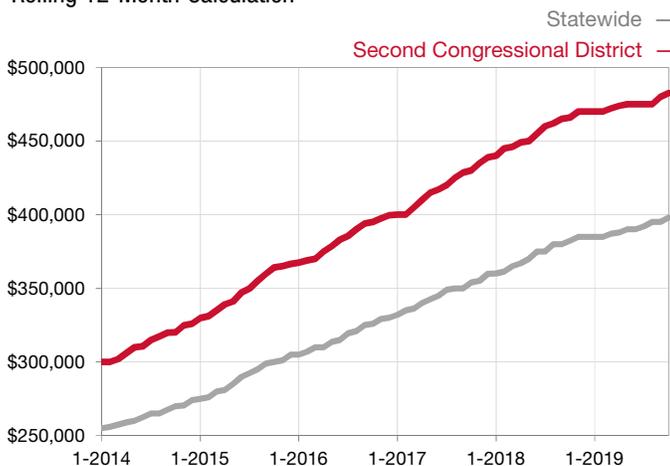
Single Family	October			Year to Date		
	2018	2019	Percent Change from Previous Year	Thru 10-2018	Thru 10-2019	Percent Change from Previous Year
Key Metrics						
New Listings	1,126	1,145	+ 1.7%	13,015	13,860	+ 6.5%
Sold Listings	1,000	1,098	+ 9.8%	9,892	10,177	+ 2.9%
Median Sales Price*	\$471,800	\$500,000	+ 6.0%	\$472,500	\$485,275	+ 2.7%
Average Sales Price*	\$674,257	\$653,554	- 3.1%	\$641,132	\$658,891	+ 2.8%
Percent of List Price Received*	98.2%	98.4%	+ 0.2%	99.4%	98.9%	- 0.5%
Days on Market Until Sale	51	48	- 5.9%	44	45	+ 2.3%
Inventory of Homes for Sale	3,031	2,586	- 14.7%	--	--	--
Months Supply of Inventory	3.1	2.6	- 16.1%	--	--	--

* 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
Key Metrics						
New Listings	594	535	- 9.9%	6,187	6,860	+ 10.9%
Sold Listings	516	544	+ 5.4%	4,755	4,797	+ 0.9%
Median Sales Price*	\$395,000	\$375,000	- 5.1%	\$360,000	\$365,000	+ 1.4%
Average Sales Price*	\$495,562	\$561,240	+ 13.3%	\$482,326	\$494,560	+ 2.5%
Percent of List Price Received*	98.7%	98.2%	- 0.5%	99.4%	98.6%	- 0.8%
Days on Market Until Sale	59	58	- 1.7%	47	54	+ 14.9%
Inventory of Homes for Sale	1,522	1,573	+ 3.4%	--	--	--
Months Supply of Inventory	3.2	3.4	+ 6.3%	--	--	--

* 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

