

Local Market Update for February 2019

A Research Tool Provided by the Colorado Association of REALTORS®

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.

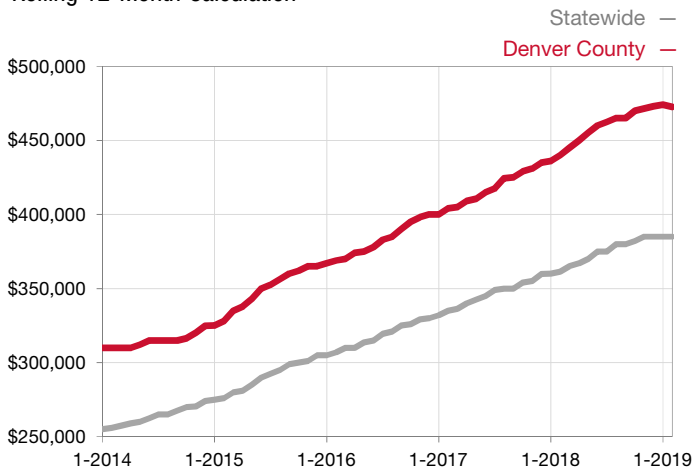
Single Family	February			Year to Date		
	2018	2019	Percent Change from Previous Year	Thru 02-2018	Thru 02-2019	Percent Change from Previous Year
Key Metrics						
New Listings	632	718	+ 13.6%	1,162	1,369	+ 17.8%
Sold Listings	462	464	+ 0.4%	860	832	- 3.3%
Median Sales Price*	\$455,500	\$448,347	- 1.6%	\$448,000	\$437,700	- 2.3%
Average Sales Price*	\$548,369	\$562,137	+ 2.5%	\$544,060	\$552,836	+ 1.6%
Percent of List Price Received*	100.1%	99.0%	- 1.1%	99.8%	98.6%	- 1.2%
Days on Market Until Sale	23	32	+ 39.1%	27	35	+ 29.6%
Inventory of Homes for Sale	668	753	+ 12.7%	--	--	--
Months Supply of Inventory	1.1	1.3	+ 18.2%	--	--	--

* 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	February			Year to Date		
	2018	2019	Percent Change from Previous Year	Thru 02-2018	Thru 02-2019	Percent Change from Previous Year
Key Metrics						
New Listings	535	586	+ 9.5%	996	1,148	+ 15.3%
Sold Listings	405	364	- 10.1%	744	637	- 14.4%
Median Sales Price*	\$398,500	\$368,560	- 7.5%	\$395,000	\$360,000	- 8.9%
Average Sales Price*	\$428,203	\$428,031	- 0.0%	\$437,813	\$445,922	+ 1.9%
Percent of List Price Received*	99.6%	98.4%	- 1.2%	99.4%	98.3%	- 1.1%
Days on Market Until Sale	40	42	+ 5.0%	42	44	+ 4.8%
Inventory of Homes for Sale	792	929	+ 17.3%	--	--	--
Months Supply of Inventory	1.6	2.0	+ 25.0%	--	--	--

* 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

