

Local Market Update for October 2019

A Research Tool Provided by the Colorado Association of REALTORS®

Make Sure Your Agent is a REALTOR®

Not all agents are the same!



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.

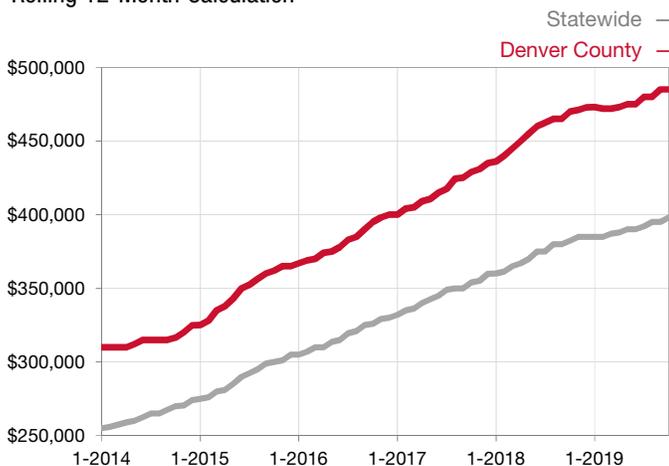
Single Family	October			Year to Date		
	2018	2019	Percent Change from Previous Year	Thru 10-2018	Thru 10-2019	Percent Change from Previous Year
Key Metrics						
New Listings	713	702	- 1.5%	7,962	8,247	+ 3.6%
Sold Listings	594	621	+ 4.5%	6,265	6,344	+ 1.3%
Median Sales Price*	\$485,000	\$480,000	- 1.0%	\$475,000	\$490,000	+ 3.2%
Average Sales Price*	\$618,147	\$588,447	- 4.8%	\$581,940	\$599,223	+ 3.0%
Percent of List Price Received*	98.6%	99.0%	+ 0.4%	100.2%	99.2%	- 1.0%
Days on Market Until Sale	25	31	+ 24.0%	20	26	+ 30.0%
Inventory of Homes for Sale	1,270	988	- 22.2%	--	--	--
Months Supply of Inventory	2.0	1.6	- 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
Key Metrics						
New Listings	565	569	+ 0.7%	6,197	6,927	+ 11.8%
Sold Listings	428	480	+ 12.1%	4,854	4,996	+ 2.9%
Median Sales Price*	\$359,950	\$373,000	+ 3.6%	\$380,000	\$375,000	- 1.3%
Average Sales Price*	\$417,135	\$445,883	+ 6.9%	\$433,053	\$452,894	+ 4.6%
Percent of List Price Received*	98.9%	98.5%	- 0.4%	99.7%	98.8%	- 0.9%
Days on Market Until Sale	30	41	+ 36.7%	29	36	+ 24.1%
Inventory of Homes for Sale	1,270	1,246	- 1.9%	--	--	--
Months Supply of Inventory	2.6	2.6	0.0%	--	--	--

* 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

