

Local Market Update for November 2018

A Research Tool Provided by the Colorado Association of REALTORS®



DENVER METRO
ASSOCIATION OF REALTORS®

Denver

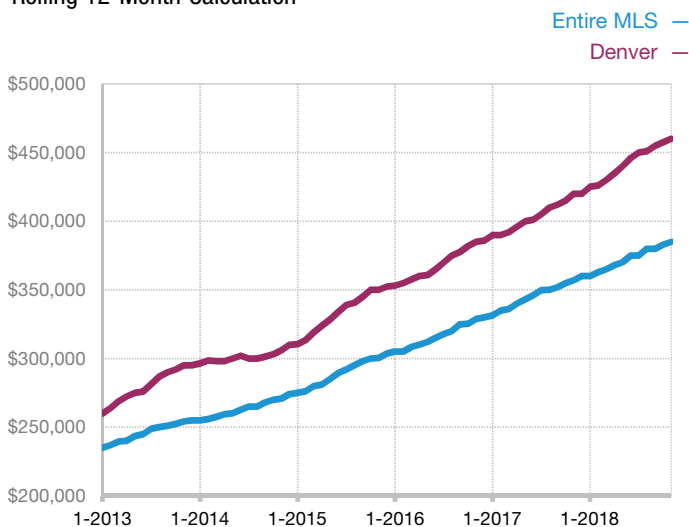
Single Family	November			Year to Date		
	2017	2018	Percent Change from Previous Year	Thru 11-2017	Thru 11-2018	Percent Change from Previous Year
Key Metrics						
Inventory of Active Listings	1,038	992	- 4.4%	--	--	--
Under Contract	575	504	- 12.3%	7,654	7,439	- 2.8%
New Listings	570	533	- 6.5%	8,956	9,182	+ 2.5%
Sold Listings	701	553	- 21.1%	7,545	7,339	- 2.7%
Days on Market Until Sale	27	25	- 7.4%	22	20	- 9.1%
Median Sales Price*	\$425,000	\$455,000	+ 7.1%	\$421,250	\$464,500	+ 10.3%
Average Sales Price*	\$523,547	\$544,835	+ 4.1%	\$516,082	\$567,262	+ 9.9%
Percent of List Price Received*	99.1%	98.4%	- 0.7%	100.1%	100.0%	- 0.1%

* 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	November			Year to Date		
	2017	2018	Percent Change from Previous Year	Thru 11-2017	Thru 11-2018	Percent Change from Previous Year
Key Metrics						
Inventory of Active Listings	1,010	1,016	+ 0.6%	--	--	--
Under Contract	478	385	- 19.5%	5,772	5,505	- 4.6%
New Listings	424	457	+ 7.8%	6,815	6,927	+ 1.6%
Sold Listings	500	393	- 21.4%	5,503	5,462	- 0.7%
Days on Market Until Sale	34	35	+ 2.9%	28	29	+ 3.6%
Median Sales Price*	\$315,000	\$360,000	+ 14.3%	\$322,000	\$370,000	+ 14.9%
Average Sales Price*	\$398,329	\$449,252	+ 12.8%	\$387,315	\$427,033	+ 10.3%
Percent of List Price Received*	99.2%	98.7%	- 0.5%	99.8%	99.7%	- 0.1%

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

Median Sales Price – Single Family
Rolling 12-Month Calculation



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

