

Local Market Update for October 2019

A Research Tool Provided by the Colorado Association of REALTORS®



DENVER METRO
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Denver

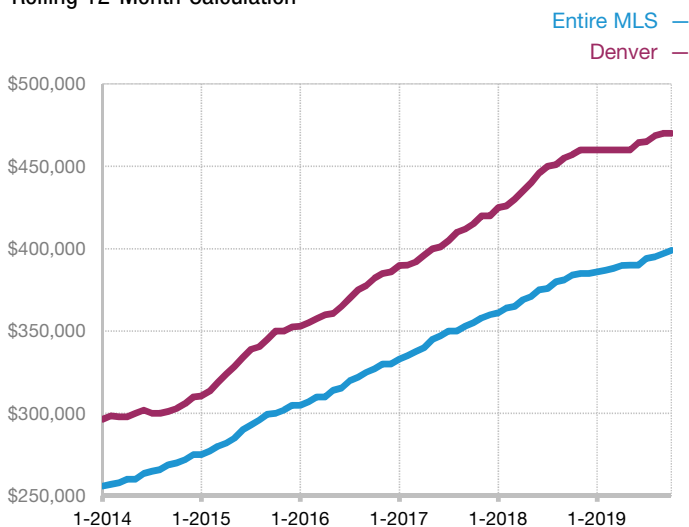
Single Family	October			Year to Date		
	2018	2019	Percent Change from Previous Year	Thru 10-2018	Thru 10-2019	Percent Change from Previous Year
Key Metrics						
Inventory of Active Listings	1,409	1,083	- 23.1%	--	--	--
Under Contract	620	723	+ 16.6%	6,914	7,273	+ 5.2%
New Listings	802	773	- 3.6%	8,643	8,909	+ 3.1%
Sold Listings	658	679	+ 3.2%	6,783	6,869	+ 1.3%
Days on Market Until Sale	25	31	+ 24.0%	20	26	+ 30.0%
Median Sales Price*	\$465,000	\$470,000	+ 1.1%	\$464,500	\$475,000	+ 2.3%
Average Sales Price*	\$593,749	\$572,002	- 3.7%	\$568,768	\$583,931	+ 2.7%
Percent of List Price Received*	98.6%	99.0%	+ 0.4%	100.2%	99.2%	- 1.0%

* 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						
Inventory of Active Listings	1,309	1,290	- 1.5%	--	--	--
Under Contract	440	489	+ 11.1%	5,090	5,423	+ 6.5%
New Listings	591	587	- 0.7%	6,472	7,187	+ 11.0%
Sold Listings	460	504	+ 9.6%	5,082	5,204	+ 2.4%
Days on Market Until Sale	29	41	+ 41.4%	29	36	+ 24.1%
Median Sales Price*	\$350,500	\$359,475	+ 2.6%	\$370,000	\$362,500	- 2.0%
Average Sales Price*	\$409,295	\$437,459	+ 6.9%	\$425,283	\$444,197	+ 4.4%
Percent of List Price Received*	98.9%	98.5%	- 0.4%	99.7%	98.9%	- 0.8%

* 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

