

Local Market Update for November 2018

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.

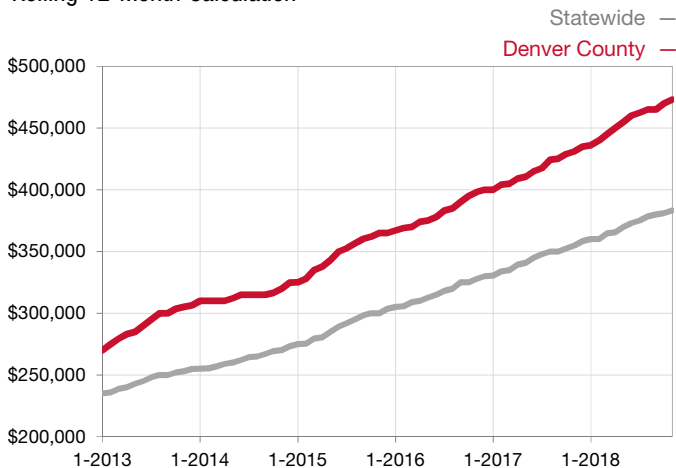
Single Family	November			Year to Date		
	2017	2018	Percent Change from Previous Year	Thru 11-2017	Thru 11-2018	Percent Change from Previous Year
Key Metrics						
New Listings	529	496	- 6.2%	8,274	8,465	+ 2.3%
Sold Listings	655	509	- 22.3%	6,963	6,778	- 2.7%
Median Sales Price*	\$435,000	\$465,588	+ 7.0%	\$435,000	\$475,000	+ 9.2%
Average Sales Price*	\$535,550	\$554,991	+ 3.6%	\$529,833	\$580,208	+ 9.5%
Percent of List Price Received*	99.2%	98.3%	- 0.9%	100.1%	100.0%	- 0.1%
Days on Market Until Sale	27	26	- 3.7%	21	20	- 4.8%
Inventory of Homes for Sale	950	903	- 4.9%	--	--	--
Months Supply of Inventory	1.5	1.5	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.

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						
New Listings	409	421	+ 2.9%	6,538	6,612	+ 1.1%
Sold Listings	475	370	- 22.1%	5,249	5,213	- 0.7%
Median Sales Price*	\$325,000	\$385,000	+ 18.5%	\$333,500	\$380,000	+ 13.9%
Average Sales Price*	\$406,570	\$462,419	+ 13.7%	\$396,626	\$435,096	+ 9.7%
Percent of List Price Received*	99.2%	98.6%	- 0.6%	99.8%	99.6%	- 0.2%
Days on Market Until Sale	34	36	+ 5.9%	28	30	+ 7.1%
Inventory of Homes for Sale	982	980	- 0.2%	--	--	--
Months Supply of Inventory	2.1	2.1	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

