

Local Market Update for July 2019

A Research Tool Provided by the Colorado Association of REALTORS®

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Second Congressional District

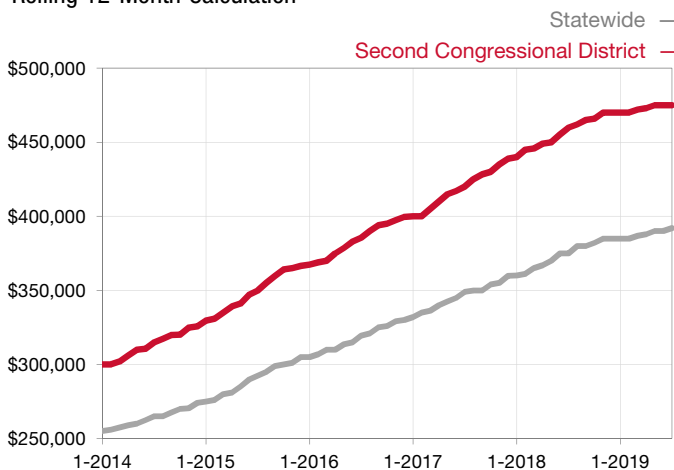
Single Family	July			Year to Date		
	2018	2019	Percent Change from Previous Year	Thru 07-2018	Thru 07-2019	Percent Change from Previous Year
Key Metrics						
New Listings	1,359	1,580	+ 16.3%	9,306	10,060	+ 8.1%
Sold Listings	1,096	1,201	+ 9.6%	6,760	6,711	- 0.7%
Median Sales Price*	\$475,000	\$490,000	+ 3.2%	\$474,900	\$481,000	+ 1.3%
Average Sales Price*	\$663,483	\$639,487	- 3.6%	\$641,896	\$646,379	+ 0.7%
Percent of List Price Received*	99.5%	99.1%	- 0.4%	99.7%	99.1%	- 0.6%
Days on Market Until Sale	36	41	+ 13.9%	43	44	+ 2.3%
Inventory of Homes for Sale	2,991	3,051	+ 2.0%	--	--	--
Months Supply of Inventory	3.0	3.2	+ 6.7%	--	--	--

* 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	July			Year to Date		
	2018	2019	Percent Change from Previous Year	Thru 07-2018	Thru 07-2019	Percent Change from Previous Year
Key Metrics						
New Listings	671	819	+ 22.1%	4,352	4,948	+ 13.7%
Sold Listings	550	527	- 4.2%	3,172	3,081	- 2.9%
Median Sales Price*	\$366,750	\$385,000	+ 5.0%	\$355,000	\$363,000	+ 2.3%
Average Sales Price*	\$458,942	\$483,798	+ 5.4%	\$485,062	\$483,394	- 0.3%
Percent of List Price Received*	99.4%	99.0%	- 0.4%	99.6%	98.7%	- 0.9%
Days on Market Until Sale	42	56	+ 33.3%	46	53	+ 15.2%
Inventory of Homes for Sale	1,572	1,749	+ 11.3%	--	--	--
Months Supply of Inventory	3.2	3.8	+ 18.8%	--	--	--

* 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

