

Local Market Update for January 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.

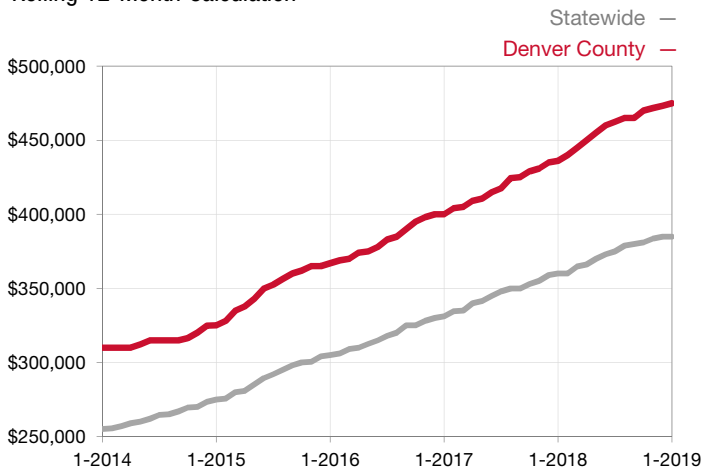
Single Family	January			Year to Date		
	2018	2019	Percent Change from Previous Year	Thru 01-2018	Thru 01-2019	Percent Change from Previous Year
Key Metrics						
New Listings	530	658	+ 24.2%	530	658	+ 24.2%
Sold Listings	398	357	- 10.3%	398	357	- 10.3%
Median Sales Price*	\$430,000	\$425,000	- 1.2%	\$430,000	\$425,000	- 1.2%
Average Sales Price*	\$539,058	\$545,045	+ 1.1%	\$539,058	\$545,045	+ 1.1%
Percent of List Price Received*	99.4%	98.2%	- 1.2%	99.4%	98.2%	- 1.2%
Days on Market Until Sale	31	40	+ 29.0%	31	40	+ 29.0%
Inventory of Homes for Sale	646	727	+ 12.5%	--	--	--
Months Supply of Inventory	1.0	1.2	+ 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	January			Year to Date		
	2018	2019	Percent Change from Previous Year	Thru 01-2018	Thru 01-2019	Percent Change from Previous Year
Key Metrics						
New Listings	461	567	+ 23.0%	461	567	+ 23.0%
Sold Listings	339	262	- 22.7%	339	262	- 22.7%
Median Sales Price*	\$389,900	\$340,000	- 12.8%	\$389,900	\$340,000	- 12.8%
Average Sales Price*	\$449,293	\$469,098	+ 4.4%	\$449,293	\$469,098	+ 4.4%
Percent of List Price Received*	99.2%	98.0%	- 1.2%	99.2%	98.0%	- 1.2%
Days on Market Until Sale	45	48	+ 6.7%	45	48	+ 6.7%
Inventory of Homes for Sale	737	882	+ 19.7%	--	--	--
Months Supply of Inventory	1.5	1.9	+ 26.7%	--	--	--

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

Median Sales Price – Single Family
Rolling 12-Month Calculation



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

