Local Market Update for January 2019

A Research Tool Provided by the Colorado Association of REALTORS®

Jefferson County

Contact the Denver Metro Association of REALTORS®, Mountain Metro Association of REALTORS®, South Metro Denver REALTOR® Association, or Boulder Area REALTOR® Association for more detailed local statistics or to find a REALTOR® in the area.
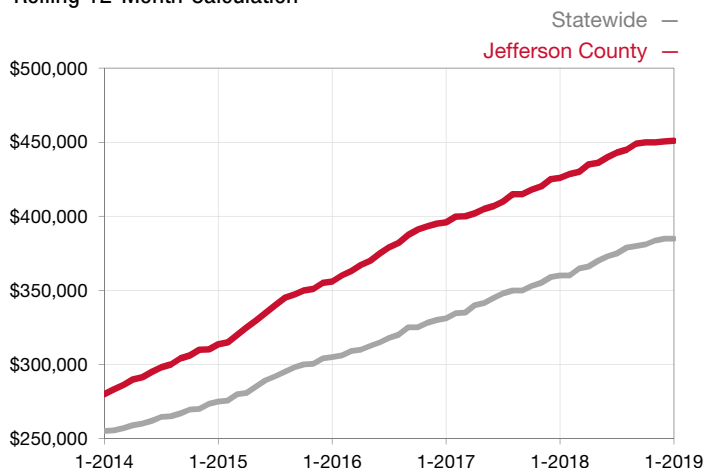
Single Family

Key Metrics	January			Year to Date		
	2018	2019	Percent Change from Previous Year	Thru 01-2018	Thru 01-2019	Percent Change from Previous Year
New Listings	498	535	+ 7.4%	498	535	+ 7.4%
Sold Listings	398	356	- 10.6%	398	356	- 10.6%
Median Sales Price*	$432,350	$437,500	+ 1.2%	$432,350	$437,500	+ 1.2%
Average Sales Price*	$497,859	$492,720	- 1.0%	$497,859	$492,720	- 1.0%
Percent of List Price Received*	99.1%	98.4%	- 0.7%	99.1%	98.4%	- 0.7%
Days on Market Until Sale	38	41	+ 7.9%	38	41	+ 7.9%
Inventory of Homes for Sale	691	574	- 16.9%	--	--	--
Months Supply of Inventory	1.1	0.9	- 18.2%	--	--	--

* 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

Key Metrics	January			Year to Date		
	2018	2019	Percent Change from Previous Year	Thru 01-2018	Thru 01-2019	Percent Change from Previous Year
New Listings	207	195	- 5.8%	207	195	- 5.8%
Sold Listings	158	133	- 15.8%	158	133	- 15.8%
Median Sales Price*	$260,000	$295,000	+ 13.5%	$260,000	$295,000	+ 13.5%
Average Sales Price*	$292,489	$323,263	+ 10.5%	$292,489	$323,263	+ 10.5%
Percent of List Price Received*	100.2%	98.7%	- 1.5%	100.2%	98.7%	- 1.5%
Days on Market Until Sale	22	30	+ 36.4%	22	30	+ 36.4%
Inventory of Homes for Sale	174	194	+ 11.5%	--	--	--
Months Supply of Inventory	0.8	0.9	+ 12.5%	--	--	--

* 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

Statewide —
Jefferson County —

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

Statewide —
Jefferson County —