

Local Market Update for April 2019

A Research Tool Provided by the Colorado Association of REALTORS®

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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.

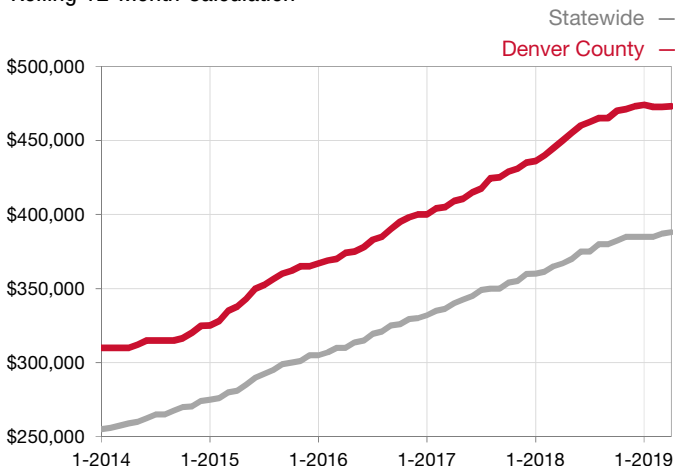
| Single Family | April | | | Year to Date | | |
|---------------------------------|-----------|------------------|-----------------------------------|--------------|------------------|-----------------------------------|
| | 2018 | 2019 | Percent Change from Previous Year | Thru 04-2018 | Thru 04-2019 | Percent Change from Previous Year |
| Key Metrics | | | | | | |
| New Listings | 923 | 986 | + 6.8% | 2,910 | 3,104 | + 6.7% |
| Sold Listings | 676 | 653 | - 3.4% | 2,127 | 2,099 | - 1.3% |
| Median Sales Price* | \$512,000 | \$505,250 | - 1.3% | \$470,000 | \$470,300 | + 0.1% |
| Average Sales Price* | \$613,451 | \$639,572 | + 4.3% | \$574,507 | \$589,655 | + 2.6% |
| Percent of List Price Received* | 101.0% | 99.6% | - 1.4% | 100.6% | 99.0% | - 1.6% |
| Days on Market Until Sale | 17 | 24 | + 41.2% | 21 | 30 | + 42.9% |
| Inventory of Homes for Sale | 787 | 886 | + 12.6% | -- | -- | -- |
| Months Supply of Inventory | 1.3 | 1.5 | + 15.4% | -- | -- | -- |

* 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 | April | | | Year to Date | | |
|---------------------------------|-----------|------------------|-----------------------------------|--------------|------------------|-----------------------------------|
| | 2018 | 2019 | Percent Change from Previous Year | Thru 04-2018 | Thru 04-2019 | Percent Change from Previous Year |
| Key Metrics | | | | | | |
| New Listings | 703 | 796 | + 13.2% | 2,381 | 2,691 | + 13.0% |
| Sold Listings | 539 | 562 | + 4.3% | 1,802 | 1,669 | - 7.4% |
| Median Sales Price* | \$395,000 | \$348,375 | - 11.8% | \$388,225 | \$358,000 | - 7.8% |
| Average Sales Price* | \$447,688 | \$451,858 | + 0.9% | \$435,747 | \$448,743 | + 3.0% |
| Percent of List Price Received* | 100.5% | 99.3% | - 1.2% | 99.9% | 98.8% | - 1.1% |
| Days on Market Until Sale | 23 | 34 | + 47.8% | 35 | 39 | + 11.4% |
| Inventory of Homes for Sale | 931 | 1,034 | + 11.1% | -- | -- | -- |
| Months Supply of Inventory | 1.9 | 2.3 | + 21.1% | -- | -- | -- |

* 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

