

# Monthly Indicators



## December 2018

A RESEARCH TOOL PROVIDED BY RECOLORADO®  
RESIDENTIAL LISTINGS – SINGLE FAMILY DETACHED AND ATTACHED

## Quick Facts

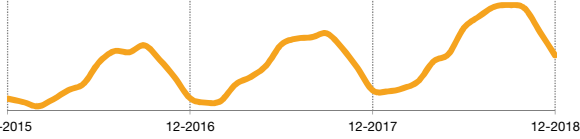
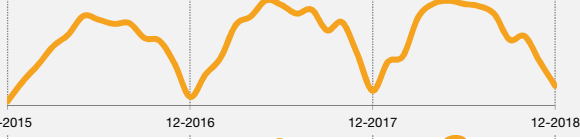
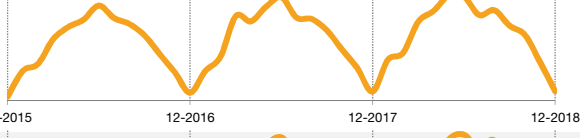
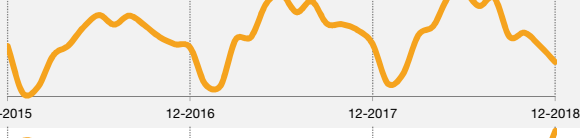
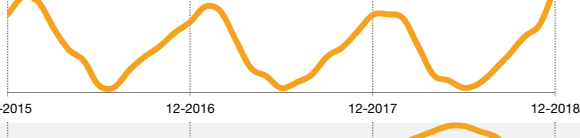
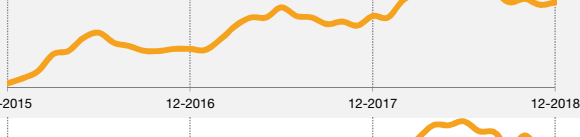
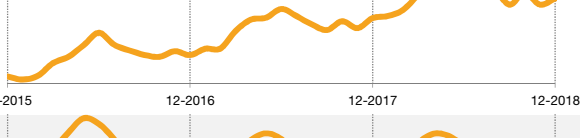

<b>+ 0.7%</b>	<b>- 13.0%</b>	<b>+ 3.6%</b>
Change in <b>New Listings</b>	Change in <b>Sold Listings</b>	Change in <b>Median Sold Price</b>

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# Market Overview

Key market metrics for the current month and year-to-date. Residential Listings – Single Family Detached and Attached.

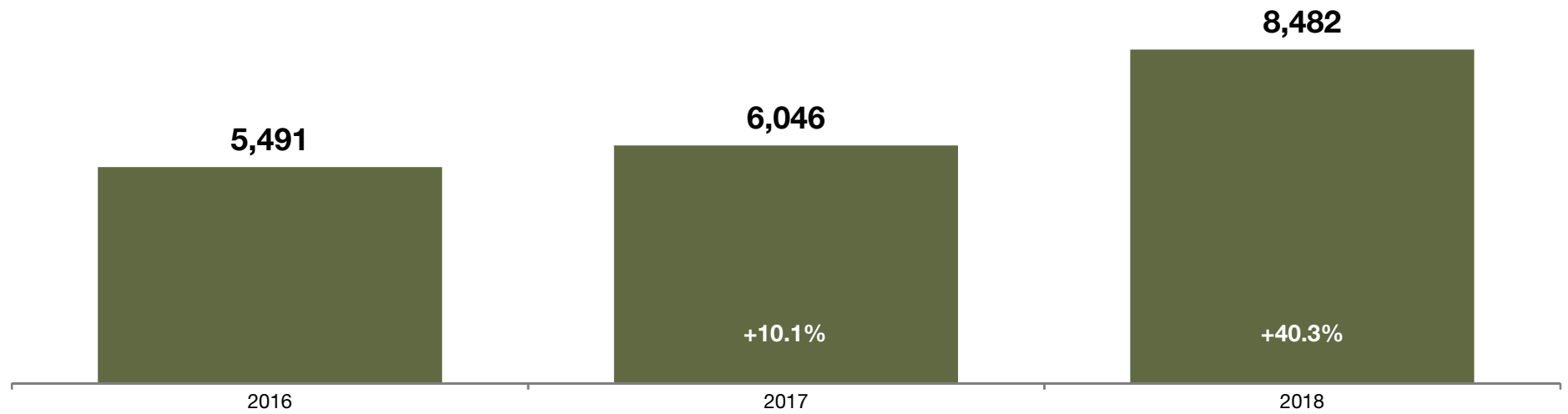
Key Metrics	Historical Sparklines	12-2017	12-2018	+ / -	Last Year YTD	This Year YTD	+ / -
<b>Active Listings</b>		6,046	<b>8,482</b>	+ 40.3%	--	--	--
<b>Under Contract Listings</b>		4,181	<b>4,395</b>	+ 5.1%	79,488	<b>80,042</b>	+ 0.7%
<b>New Listings</b>		2,985	<b>3,006</b>	+ 0.7%	78,054	<b>82,559</b>	+ 5.8%
<b>Sold Listings</b>		5,184	<b>4,511</b>	- 13.0%	67,801	<b>67,491</b>	- 0.5%
<b>Total Days on Market</b>		37	<b>43</b>	+ 16.2%	29	<b>29</b>	0.0%
<b>Median Sold Price*</b>		\$376,500	<b>\$390,000</b>	+ 3.6%	\$371,000	<b>\$399,900</b>	+ 7.8%
<b>Average Sold Price*</b>		\$433,447	<b>\$455,052</b>	+ 5.0%	\$426,803	<b>\$461,031</b>	+ 8.0%
<b>Percent of Sold Price to List Price*</b>		99.0%	<b>98.6%</b>	- 0.4%	99.8%	<b>99.7%</b>	- 0.1%

\* Does not account for seller concessions and/or down payment assistance.

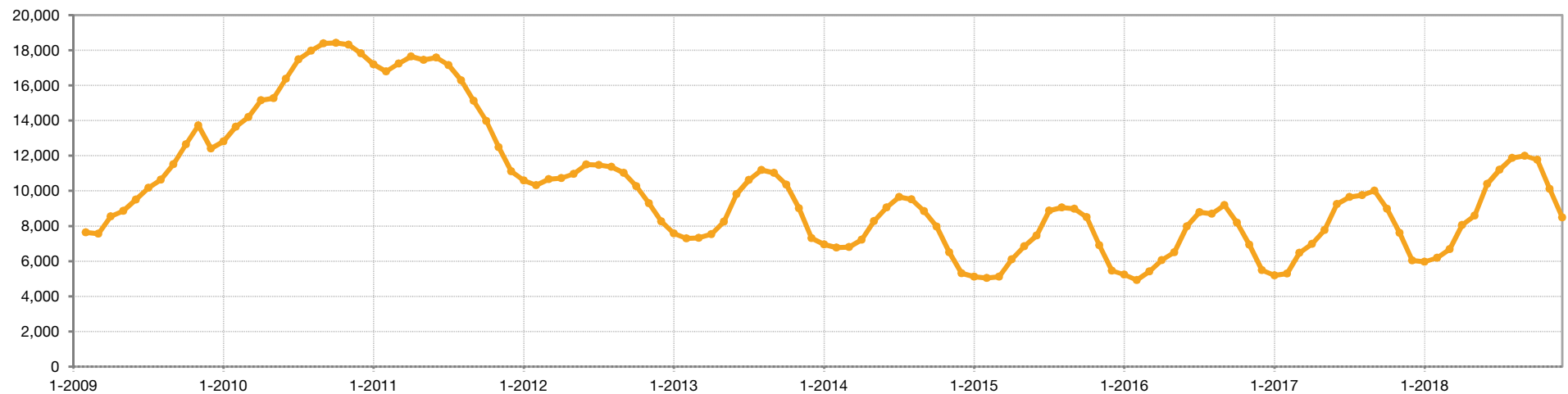
# Active Listings

The number of homes that were in "active" status at the end of the month.

## December



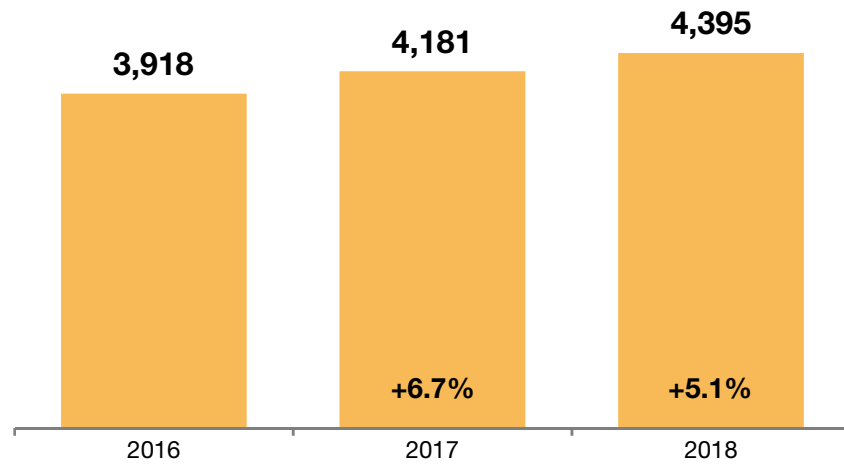
## Historical Active Listing Count



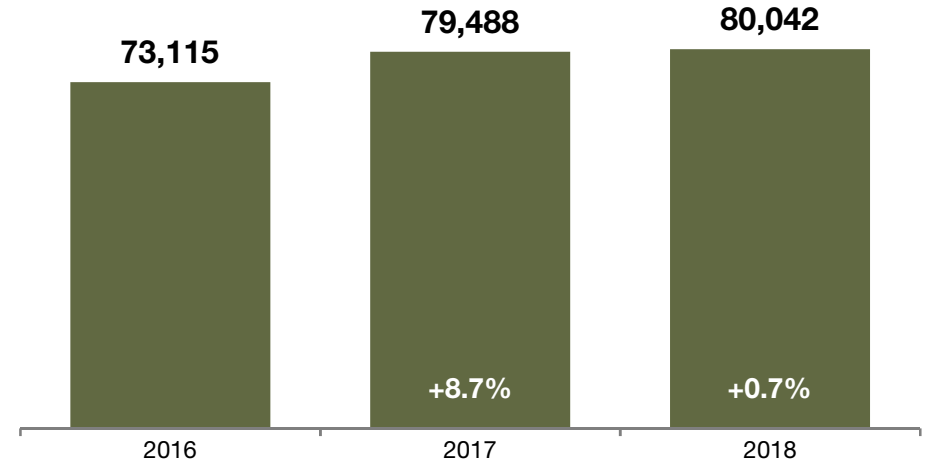
# Under Contract Listings

A count of the properties on which offers have been accepted in a given month.

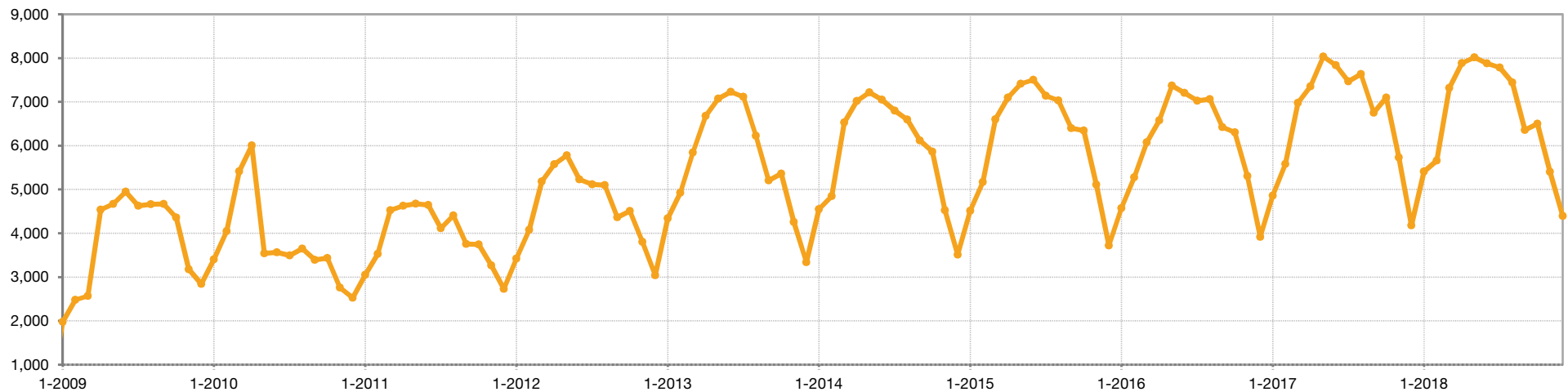
## December



## Year To Date (YTD)



## Historical Under Contract Count



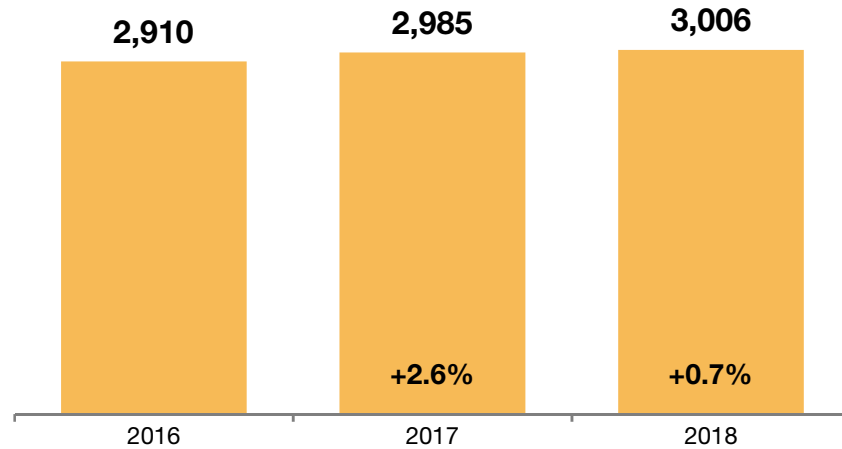
Note: The method used to calculate the "Under Contract" metric was updated in August 2012 so comparisons to previously reported figures may differ.

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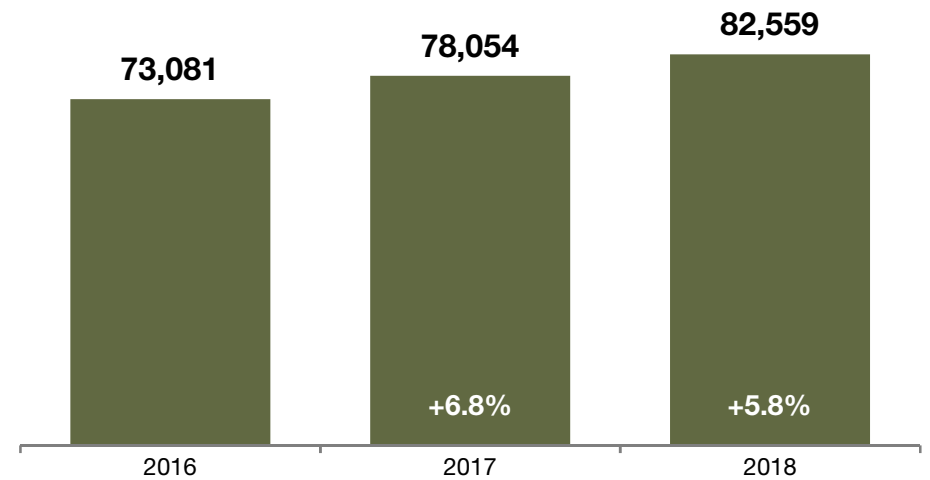
# New Listings

A count of the properties that have been newly listed on the market in a given month.

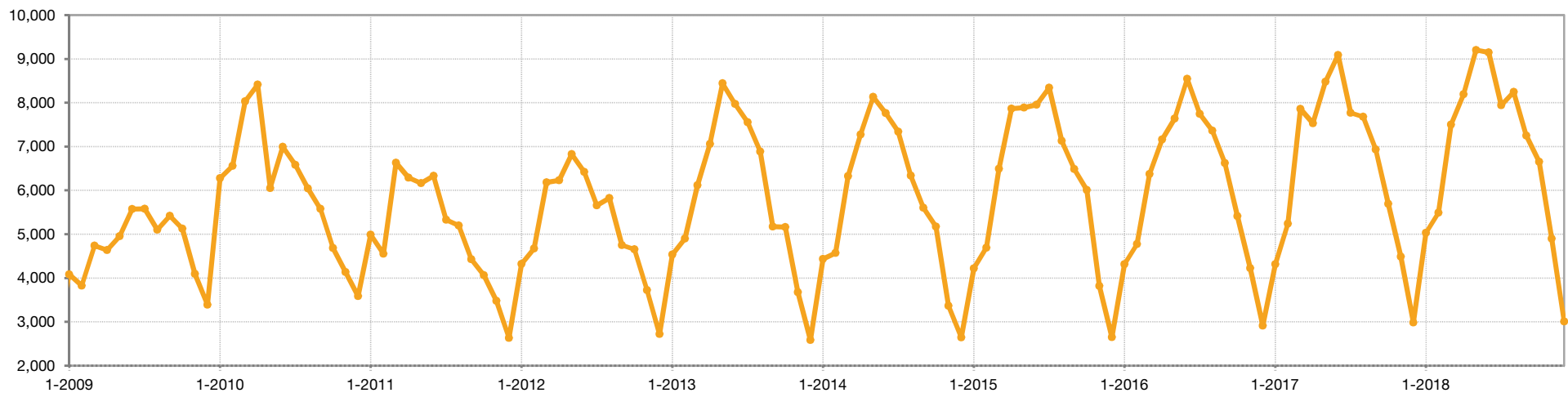
## December



## Year To Date (YTD)



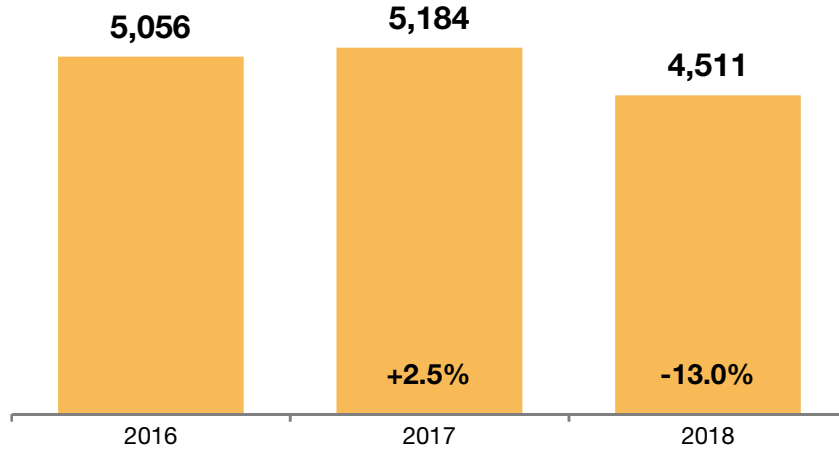
## Historical New Listing Activity



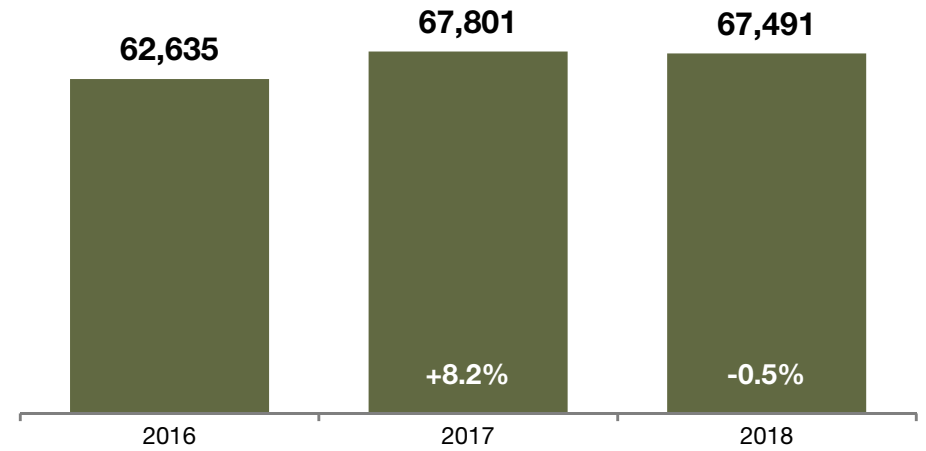
# Sold Listings

A count of the properties that have sold in a given month.

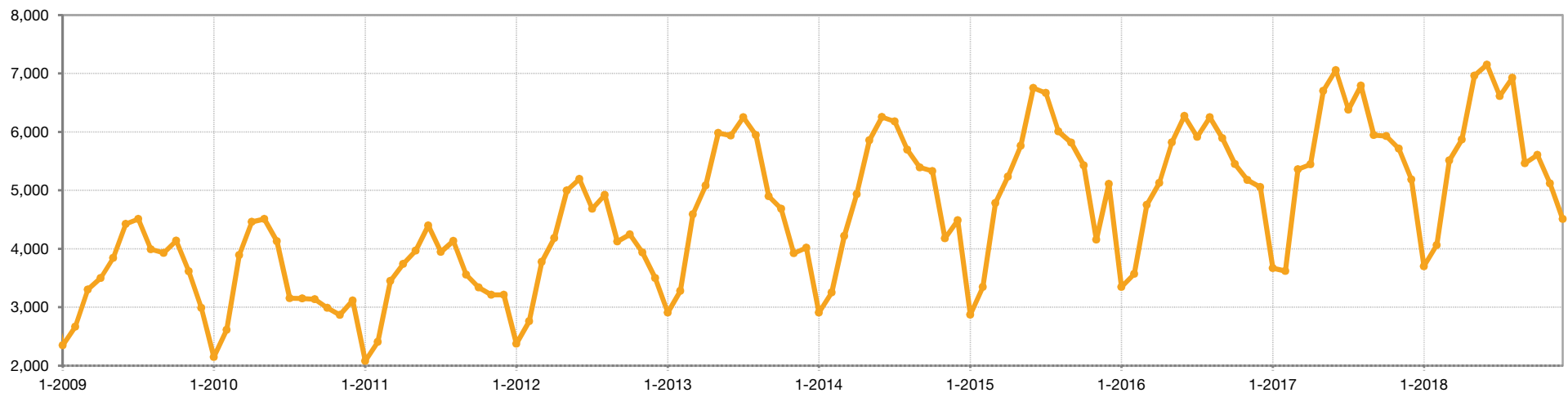
## December



## Year To Date (YTD)



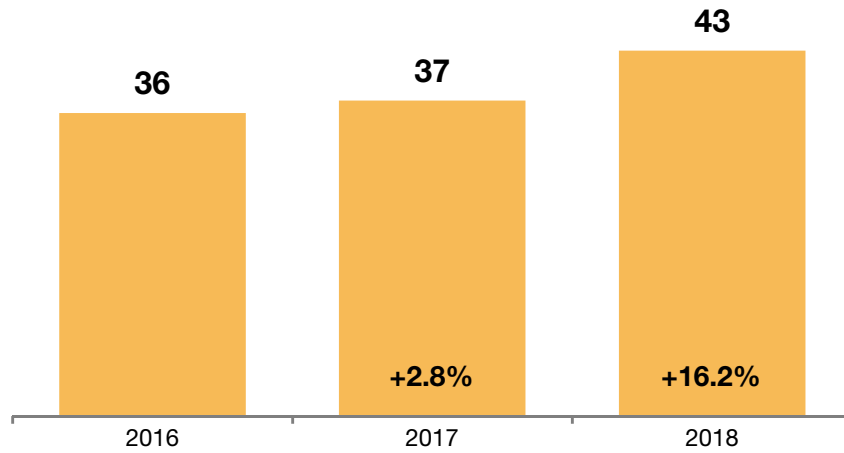
## Historical Sold Listing Activity



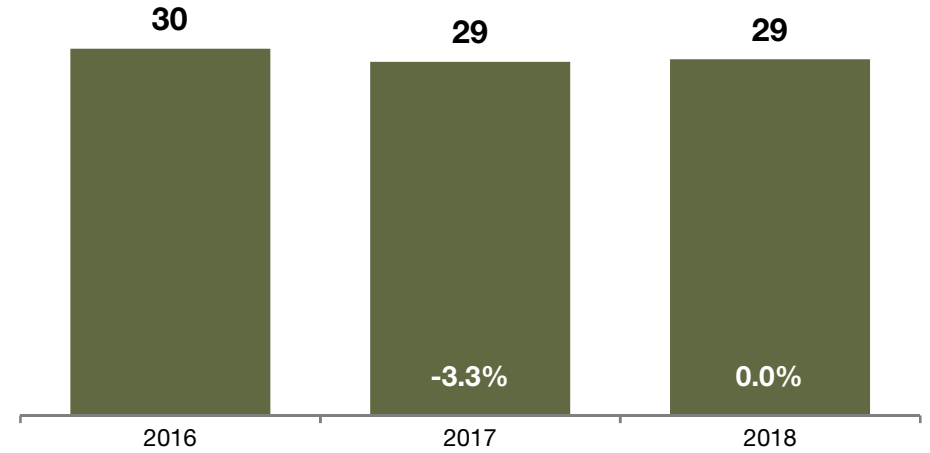
# Total Days on Market

The average number of days between when a property is first listed and when an offer is accepted. Sold listings only.

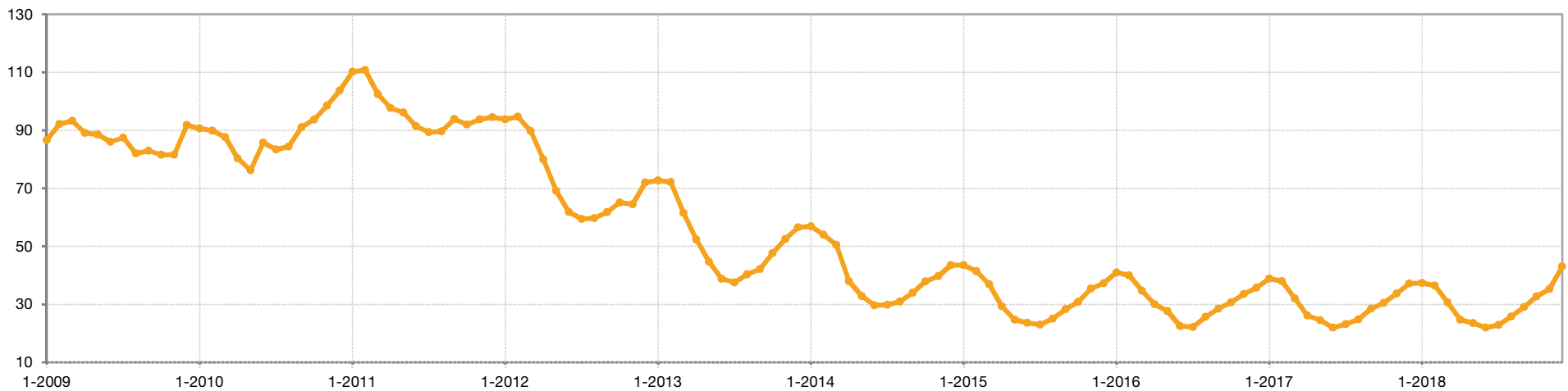
## December



## Year To Date (YTD)



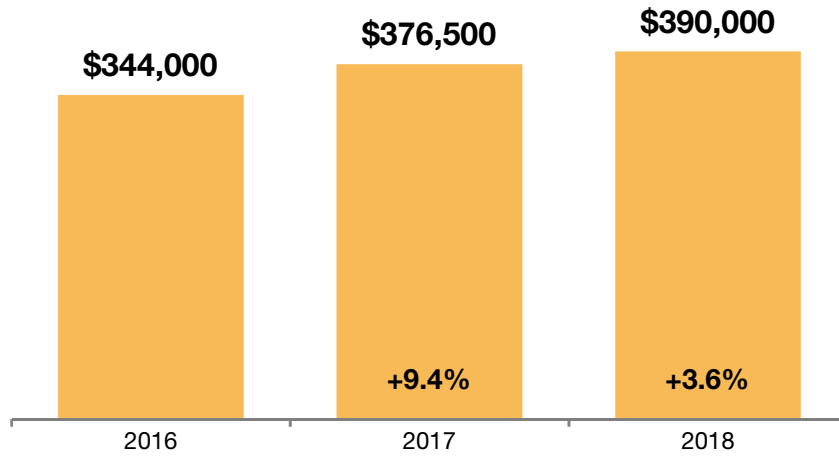
## Historical Total Days on Market



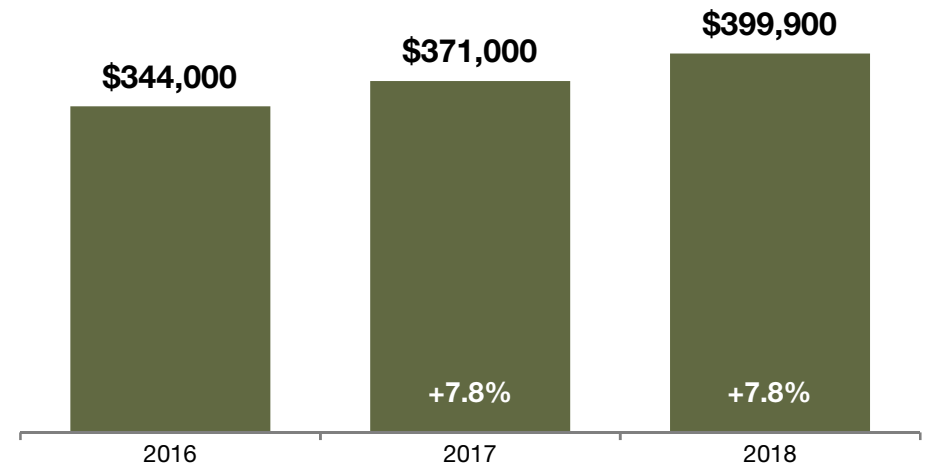
# Median Sold Price

The median sold price for all sold listings in a given month. Does not account for seller concessions and/or down payment assistance.

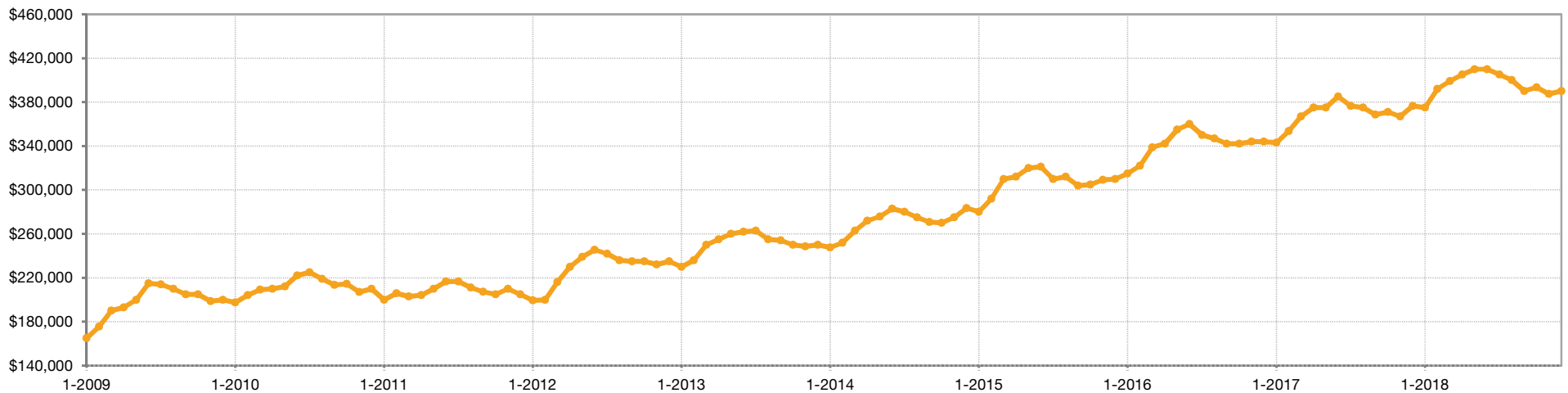
## December



## Year To Date (YTD)



## Historical Median Sold Price

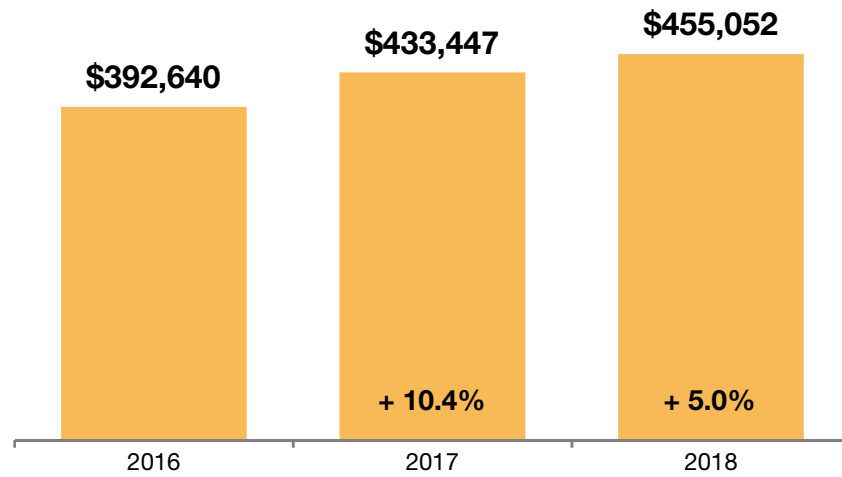




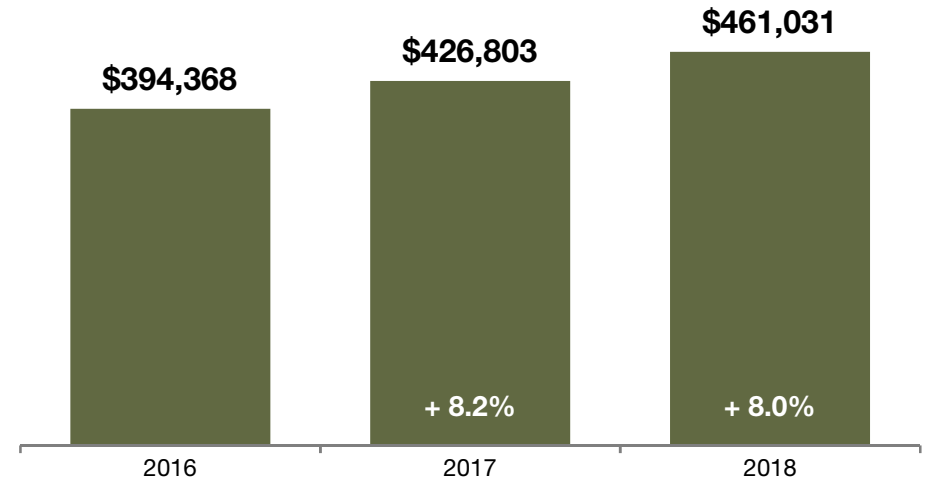
# Average Sold Price

The average sold price for all sold listings in a given month. Does not account for seller concessions and/or down payment assistance.

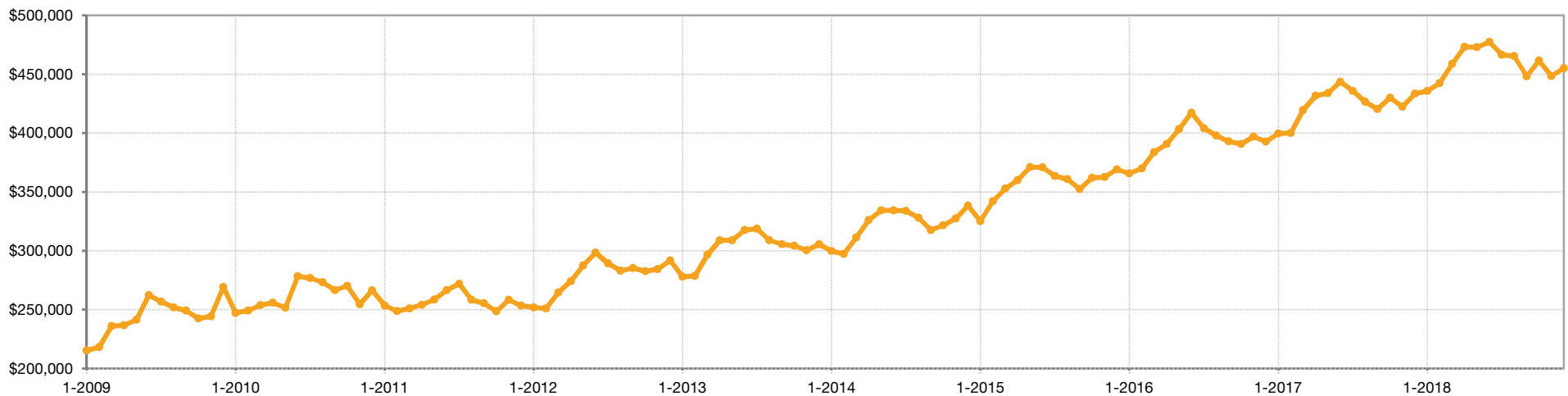
## December



## Year To Date (YTD)



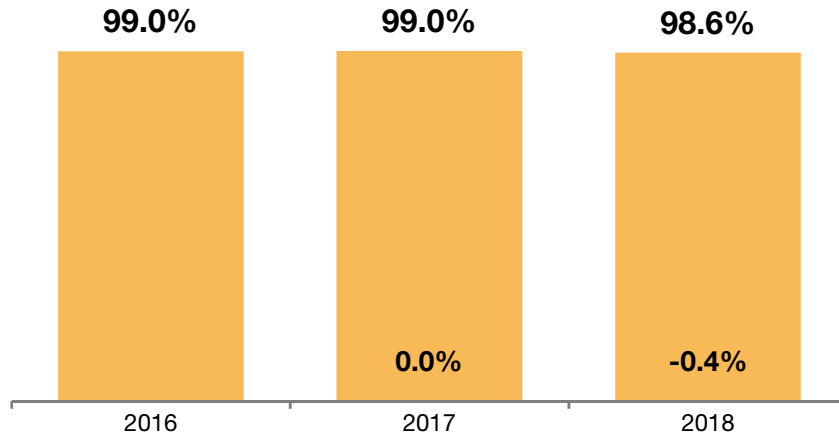
## Historical Average Sold Price



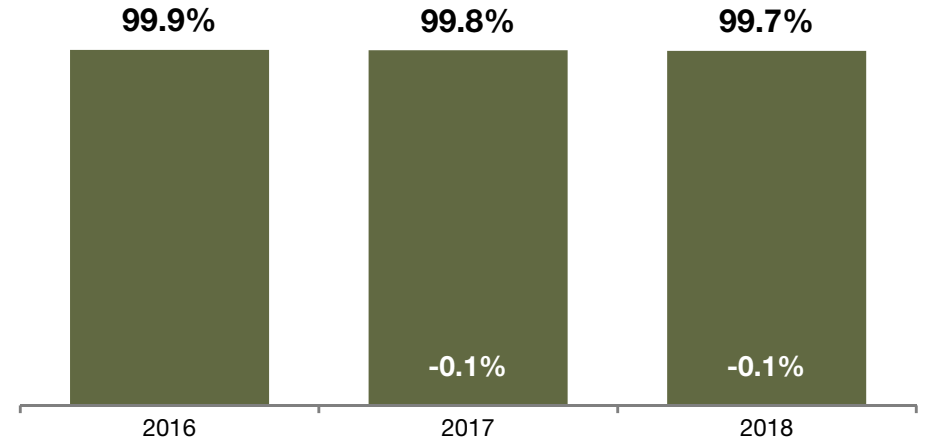
# Percent of Sold Price to List Price

Calculated by comparing final sold price to list price for sold listings. Does not account for seller concessions and/or down payment assistance.

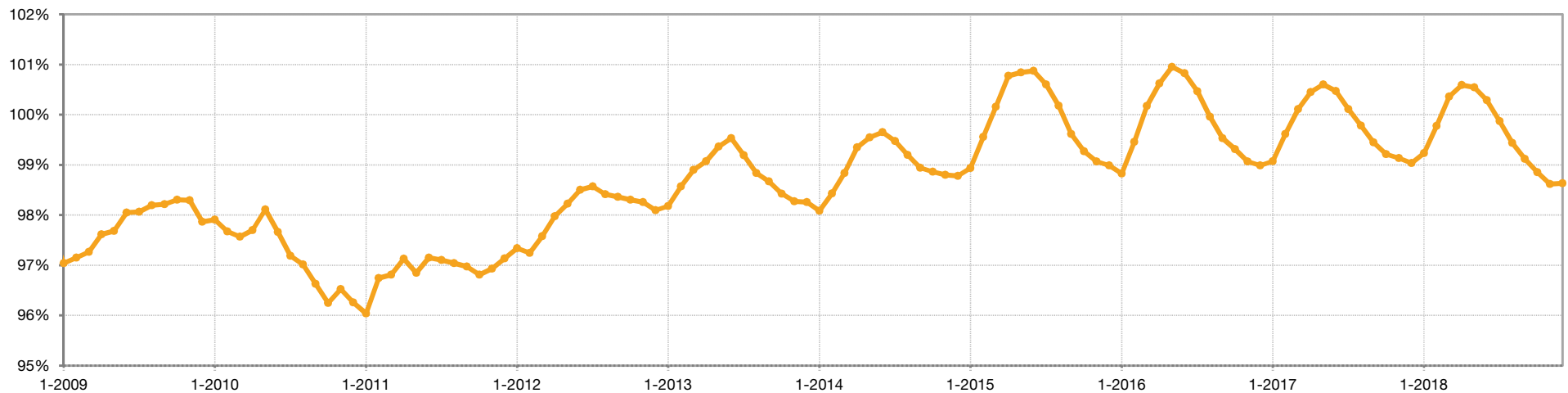
## December



## Year To Date (YTD)

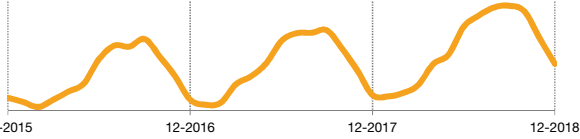
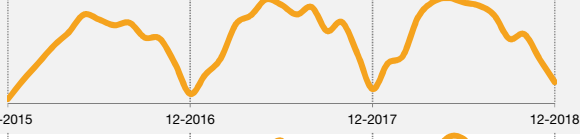
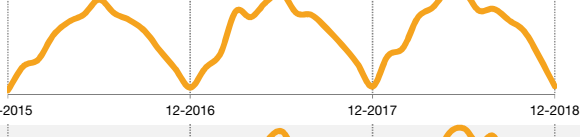
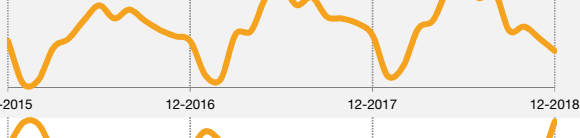
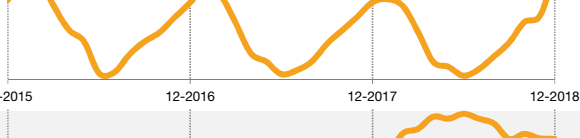
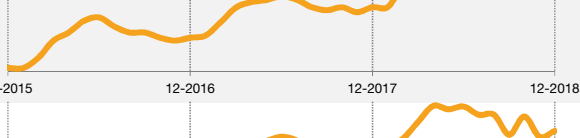
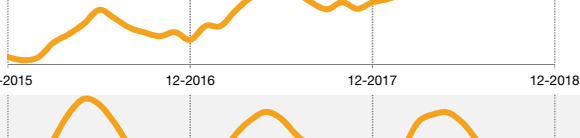



## Historical Percent of Sold Price to List Price



# Single Family Detached Market Overview

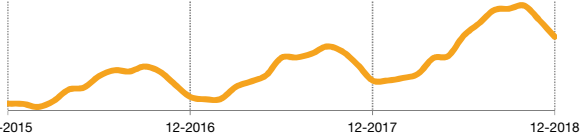
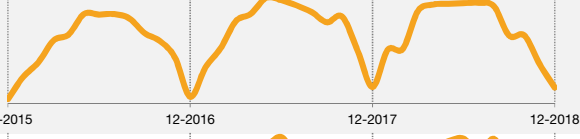
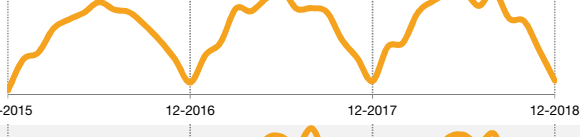
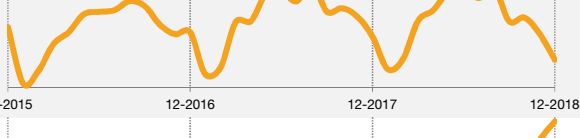
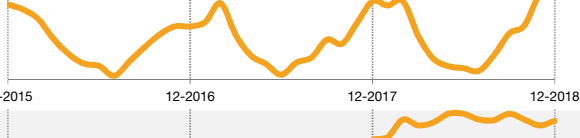
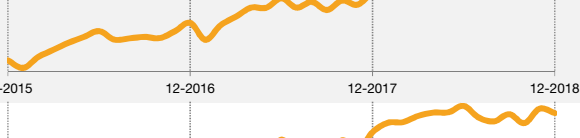
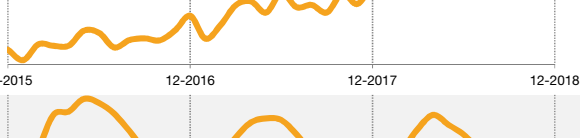

Key market metrics for the current month and year-to-date.

Key Metrics	Historical Sparklines	12-2017	12-2018	+ / -	Last Year YTD	This Year YTD	+ / -
<b>Active Listings</b>		4,606	<b>6,211</b>	+ 34.8%	--	--	--
<b>Under Contract Listings</b>		3,077	<b>3,298</b>	+ 7.2%	58,693	<b>59,364</b>	+ 1.1%
<b>New Listings</b>		2,117	<b>2,130</b>	+ 0.6%	57,424	<b>61,025</b>	+ 6.3%
<b>Sold Listings</b>		3,831	<b>3,380</b>	- 11.8%	49,508	<b>49,507</b>	- 0.0%
<b>Total Days on Market</b>		39	<b>45</b>	+ 15.7%	30	<b>30</b>	- 0.6%
<b>Median Sold Price*</b>		\$400,000	<b>\$415,000</b>	+ 3.8%	\$400,000	<b>\$425,000</b>	+ 6.3%
<b>Average Sold Price*</b>		\$466,834	<b>\$488,332</b>	+ 4.6%	\$465,762	<b>\$500,145</b>	+ 7.4%
<b>Percent of Sold Price to List Price*</b>		98.9%	<b>98.5%</b>	- 0.4%	99.7%	<b>99.6%</b>	- 0.1%

\* Does not account for seller concessions and/or down payment assistance.

# Single Family Attached Market Overview

Key market metrics for the current month and year-to-date.

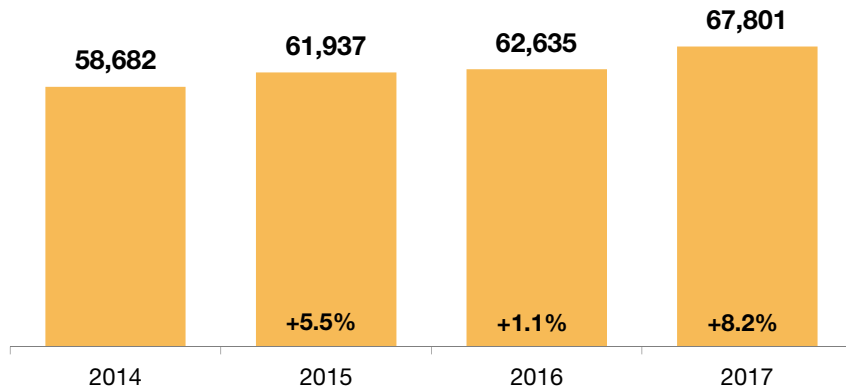
Key Metrics	Historical Sparklines	12-2017	12-2018	+ / -	Last Year YTD	This Year YTD	+ / -
<b>Active Listings</b>		1,440	<b>2,271</b>	+ 57.7%	--	--	--
<b>Under Contract Listings</b>		1,104	<b>1,097</b>	- 0.6%	20,795	<b>20,678</b>	- 0.6%
<b>New Listings</b>		868	<b>876</b>	+ 0.9%	20,630	<b>21,534</b>	+ 4.4%
<b>Sold Listings</b>		1,353	<b>1,131</b>	- 16.4%	18,293	<b>17,984</b>	- 1.7%
<b>Total Days on Market</b>		33	<b>38</b>	+ 15.5%	25	<b>26</b>	+ 4.6%
<b>Median Sold Price*</b>		\$282,500	<b>\$298,900</b>	+ 5.8%	\$270,000	<b>\$299,950</b>	+ 11.1%
<b>Average Sold Price*</b>		\$338,936	<b>\$355,418</b>	+ 4.9%	\$321,386	<b>\$353,357</b>	+ 9.9%
<b>Percent of Sold Price to List Price*</b>		99.4%	<b>98.9%</b>	- 0.5%	100.1%	<b>99.9%</b>	- 0.2%

\* Does not account for seller concessions and/or down payment assistance.

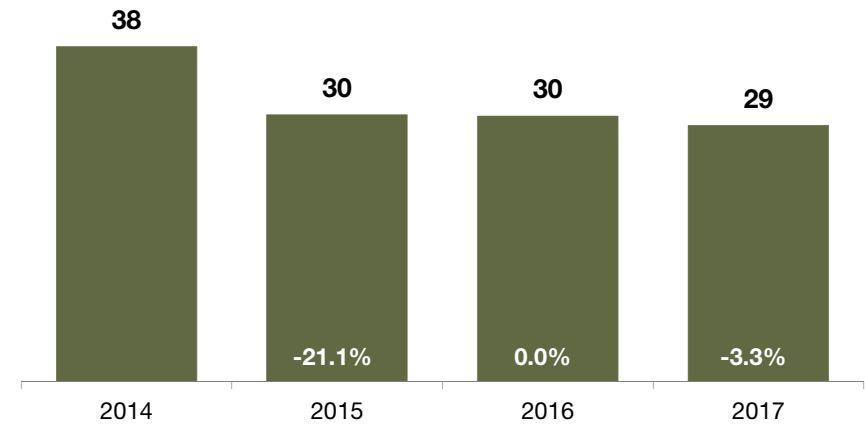
# Annual Review

Historical look at key market metrics for the overall region.

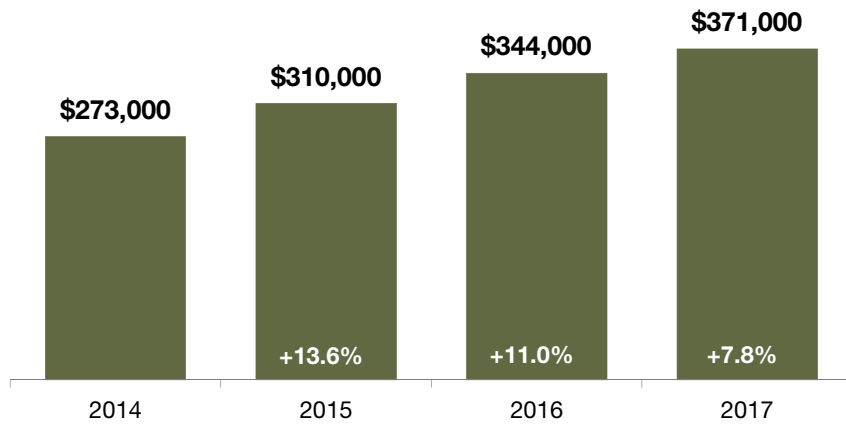
## Sold Listings



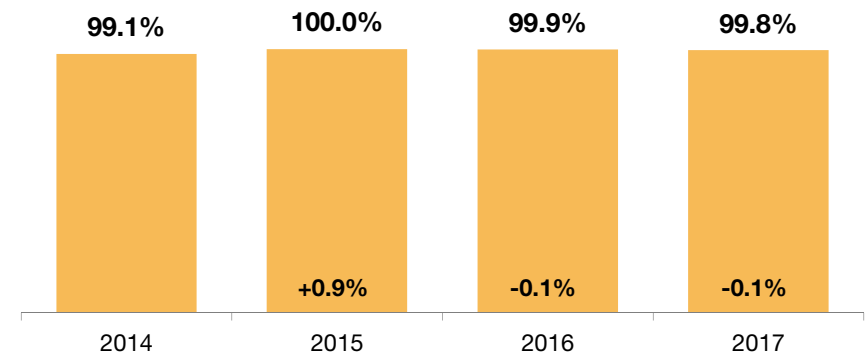
## Total Days on Market



## Median Sold Price\*



## Percent of Sold Price to List Price\*



\* Does not account for seller concessions and/or down payment assistance.