

# Monthly Indicators



## October 2018

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

## Quick Facts

**+ 17.1%**

**- 8.3%**

**+ 6.2%**

Change in  
**New Listings**

Change in  
**Sold Listings**

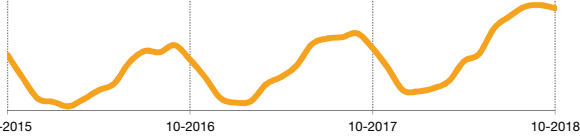
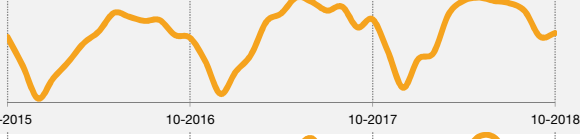
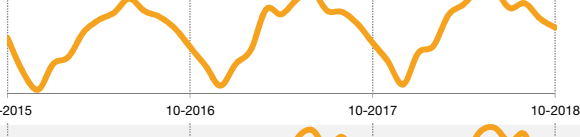
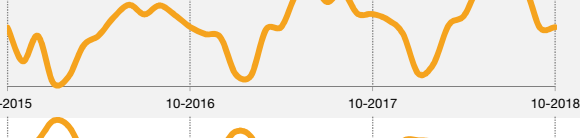
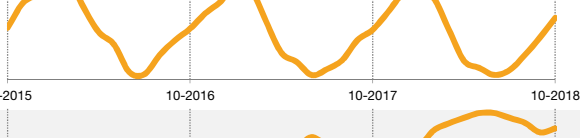
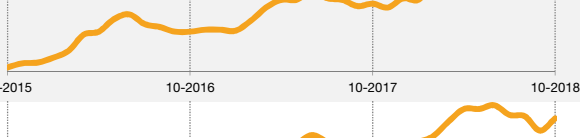
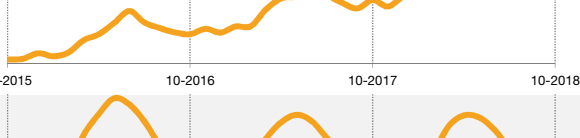

Change in  
**Median Sold Price**

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# Market Overview

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

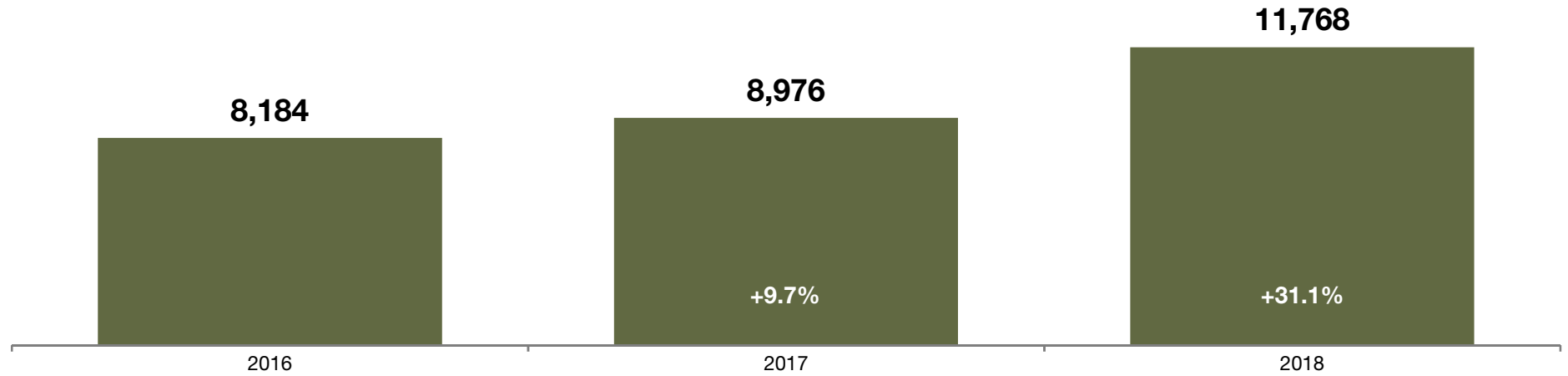
Key Metrics	Historical Sparklines	10-2017	10-2018	+ / -	Last Year YTD	This Year YTD	+ / -
<b>Active Listings</b>		8,976	<b>11,768</b>	+ 31.1%	--	--	--
<b>Under Contract Listings</b>		7,095	<b>6,507</b>	- 8.3%	69,579	<b>70,253</b>	+ 1.0%
<b>New Listings</b>		5,695	<b>6,668</b>	+ 17.1%	70,569	<b>74,658</b>	+ 5.8%
<b>Sold Listings</b>		5,928	<b>5,434</b>	- 8.3%	56,898	<b>57,564</b>	+ 1.2%
<b>Total Days on Market</b>		30	<b>33</b>	+ 10.0%	28	<b>27</b>	- 3.6%
<b>Median Sold Price*</b>		\$371,000	<b>\$394,000</b>	+ 6.2%	\$371,000	<b>\$400,000</b>	+ 7.8%
<b>Average Sold Price*</b>		\$429,968	<b>\$462,632</b>	+ 7.6%	\$426,647	<b>\$462,786</b>	+ 8.5%
<b>Percent of Sold Price to List Price*</b>		99.2%	<b>98.8%</b>	- 0.4%	99.9%	<b>99.9%</b>	0.0%

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

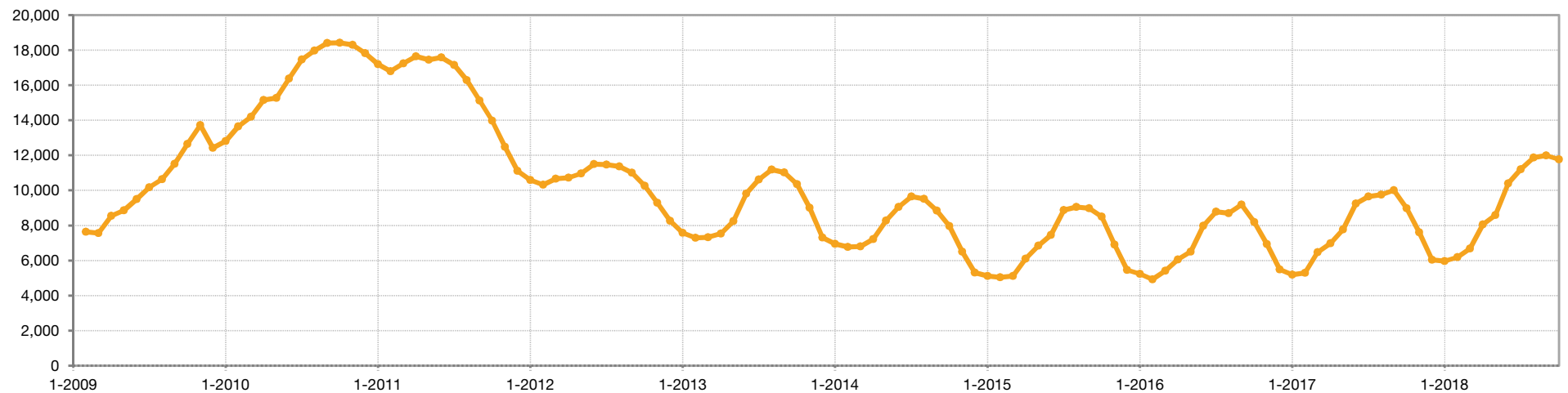
# Active Listings

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

## October



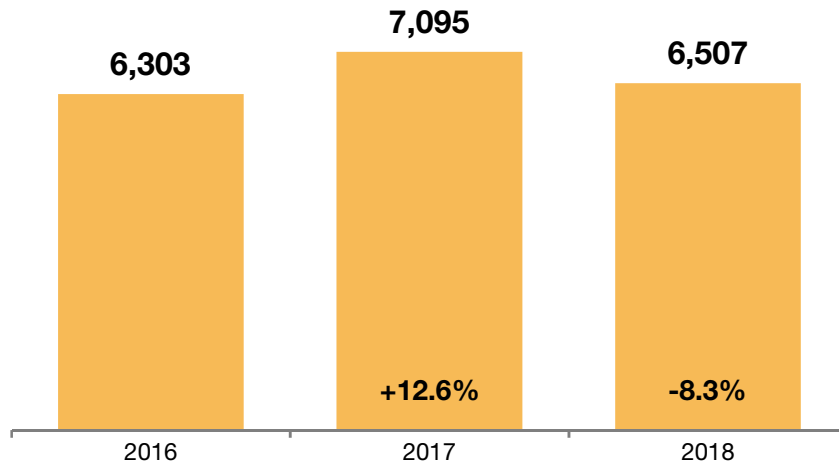
## Historical Active Listing Count



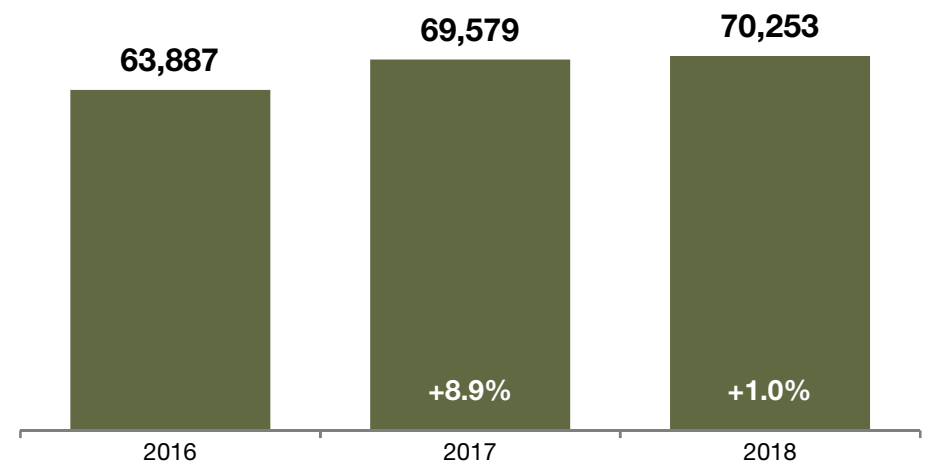
# Under Contract Listings

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

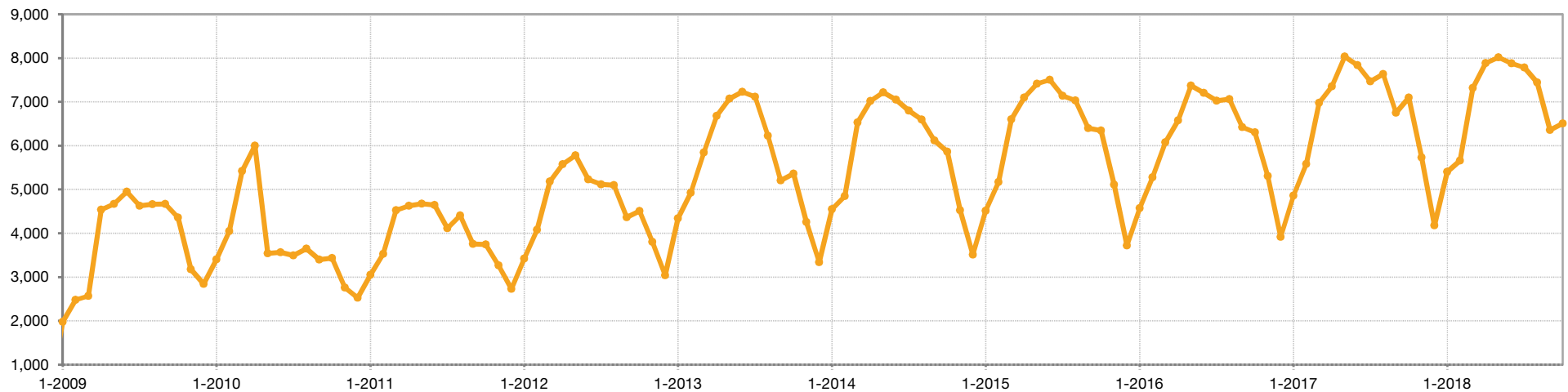
## October



## Year To Date (YTD)



## Historical Under Contract Count



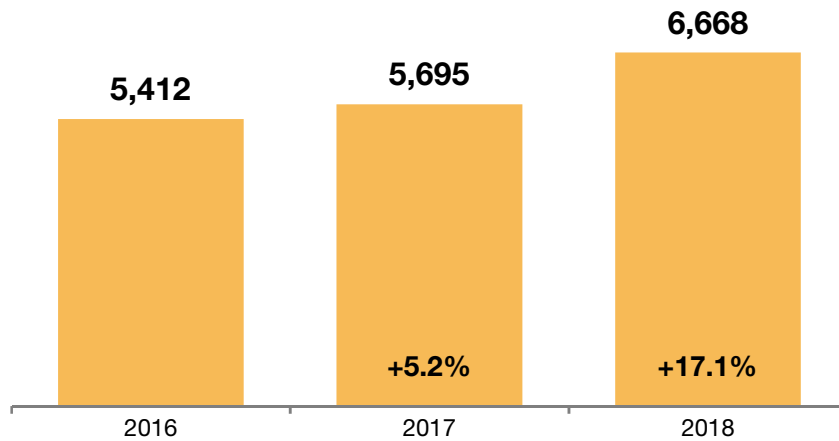
Note: The method used to calculate the "Under Contract" metric was updated in August 2012 so comparisons to previously reported figures may differ.

All data from REcolorado®. Report © 2018 ShowingTime. Due to differences in statistical methodologies, figures may vary from other market reports provided by REcolorado®. | 4

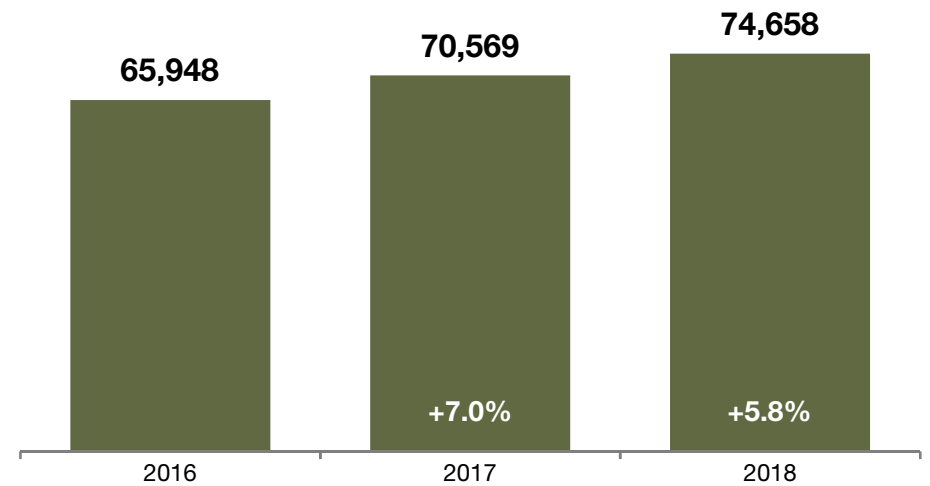
# New Listings

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

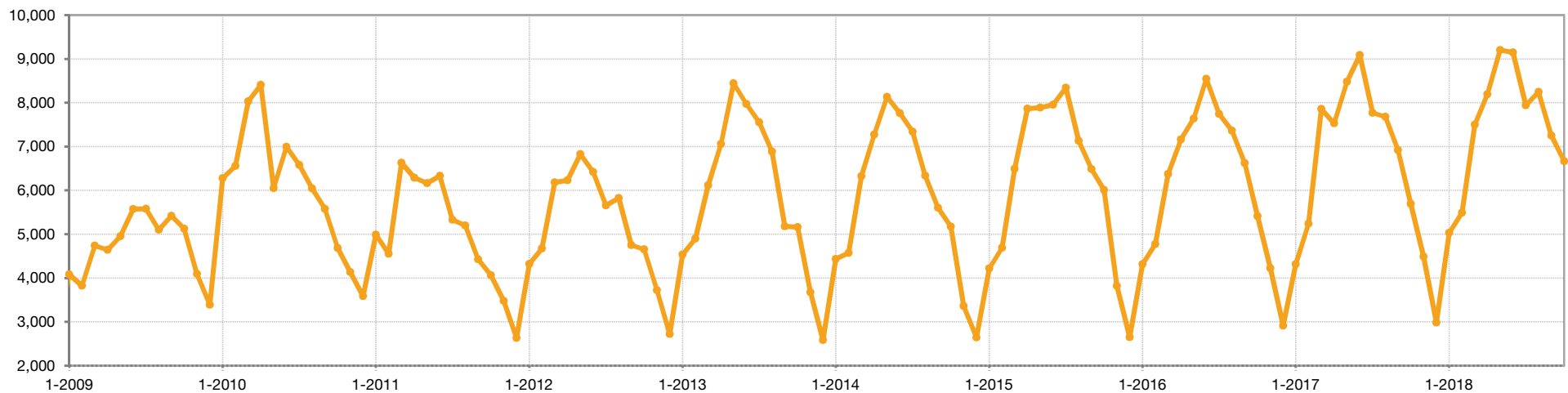
## October



## Year To Date (YTD)



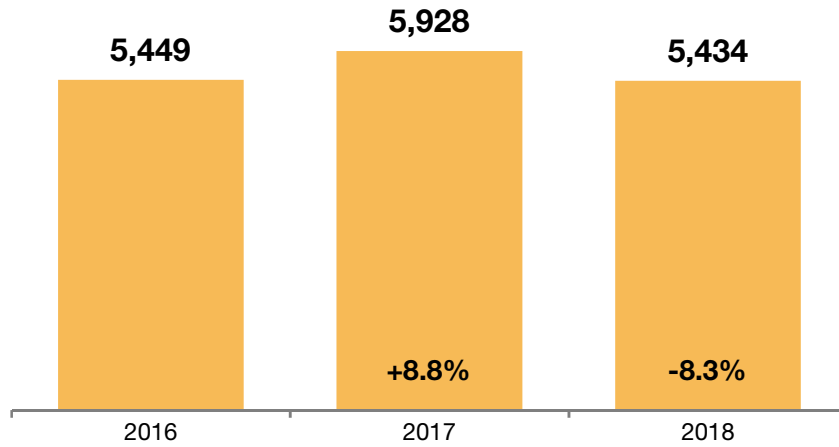
## Historical New Listing Activity



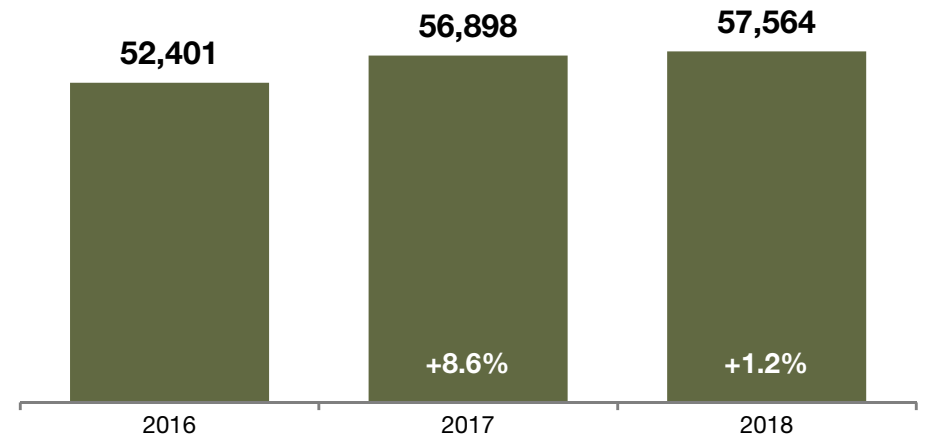
# Sold Listings

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

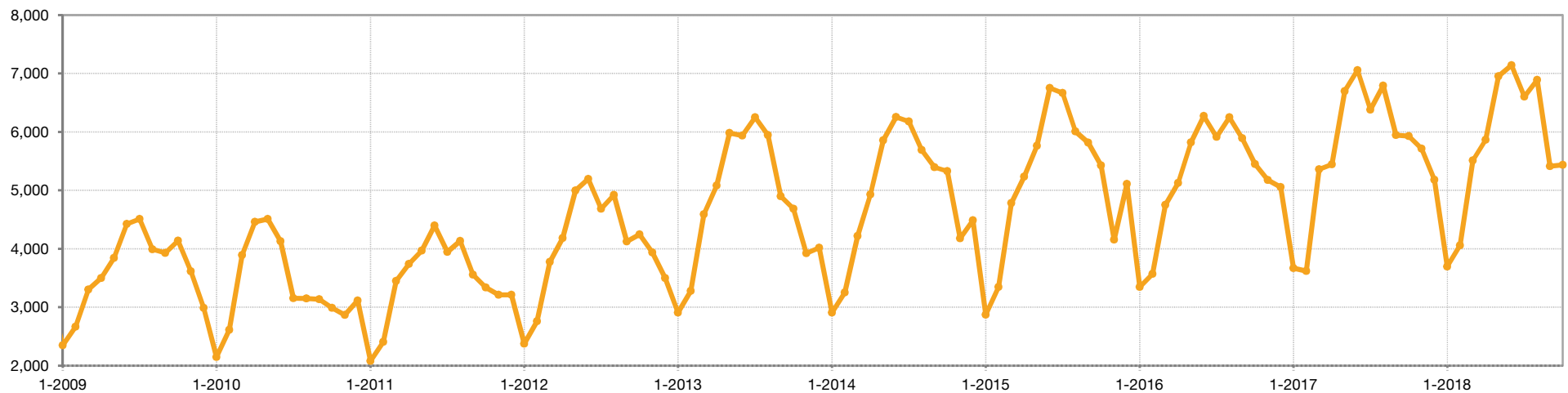
## October



## Year To Date (YTD)



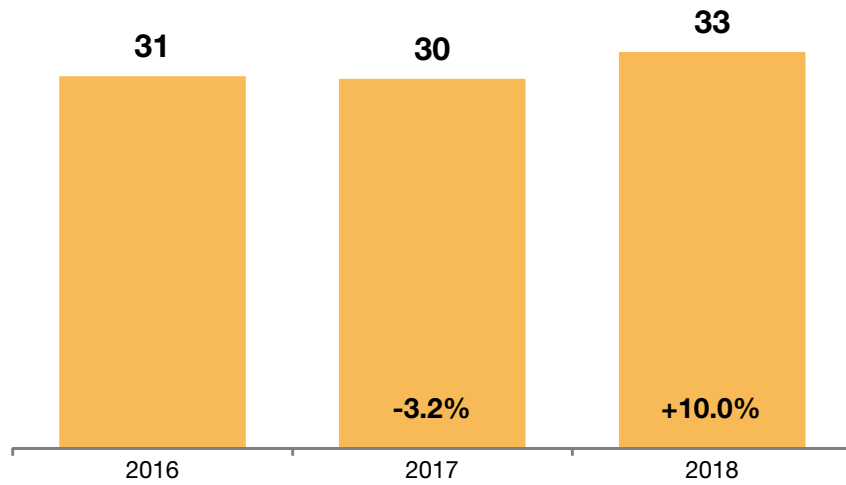
## Historical Sold Listing Activity



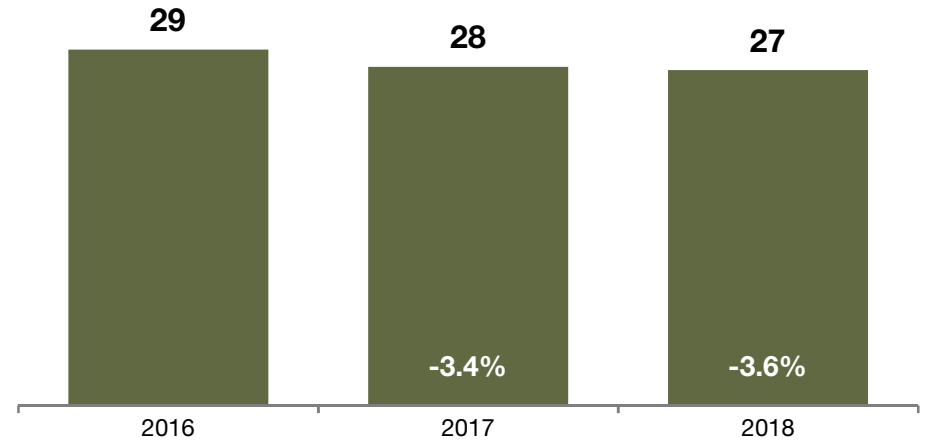
# Total Days on Market

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

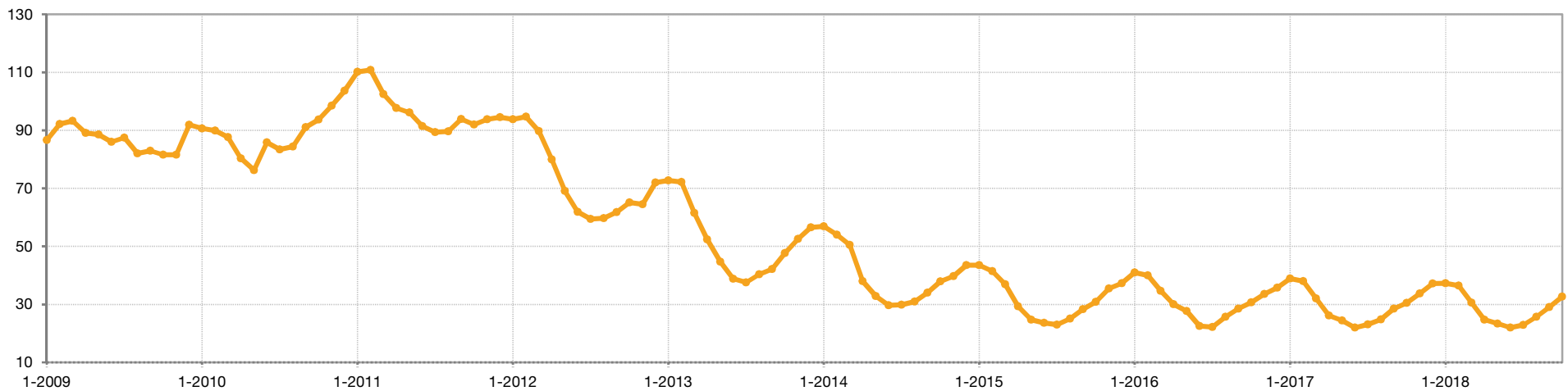
## October



## Year To Date (YTD)



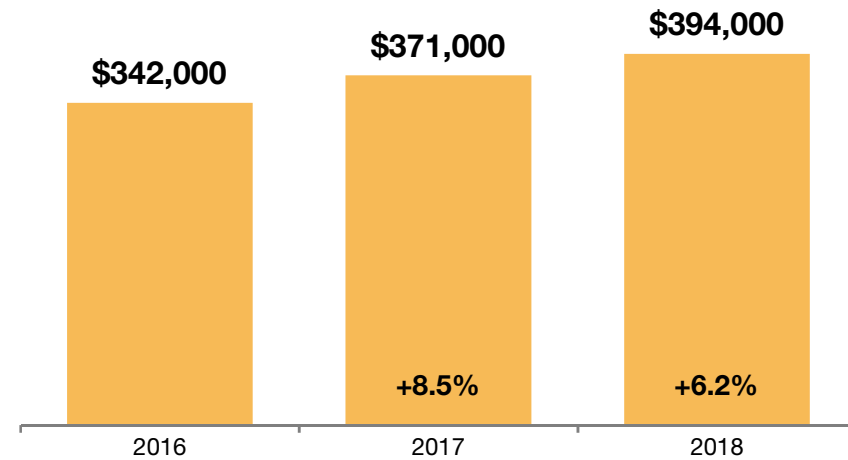
## Historical Total Days on Market



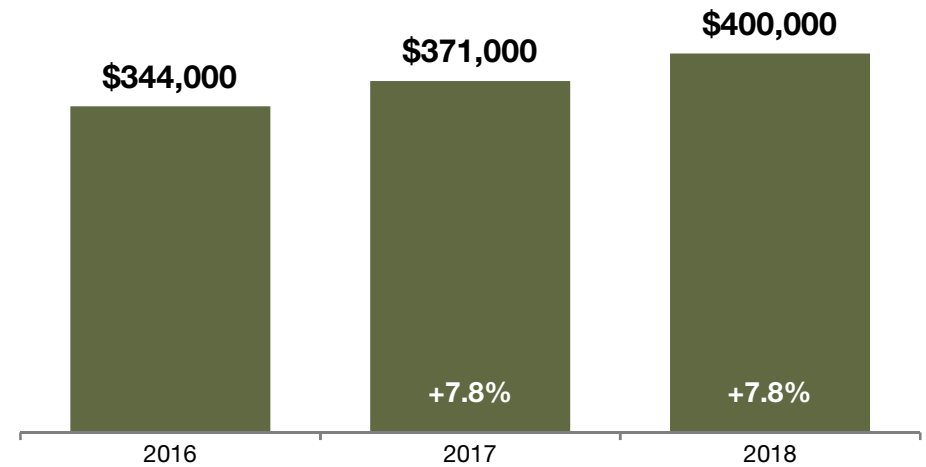
# Median Sold Price

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

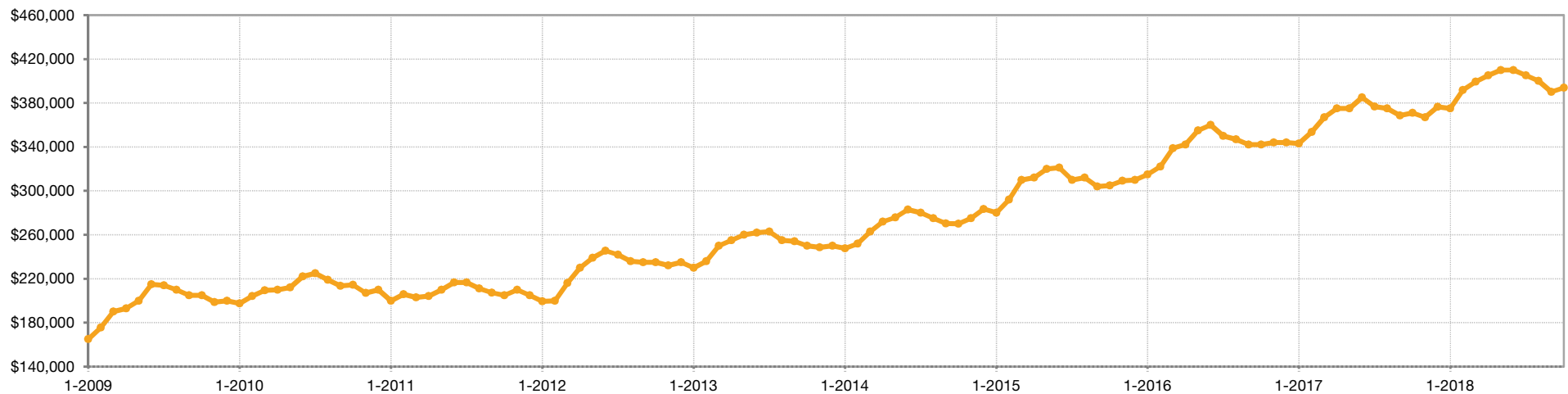
## October



## Year To Date (YTD)



## Historical Median Sold Price

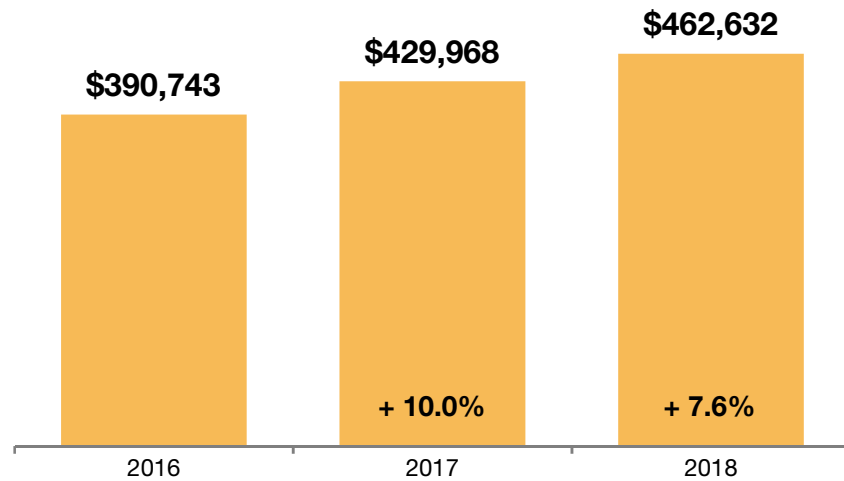




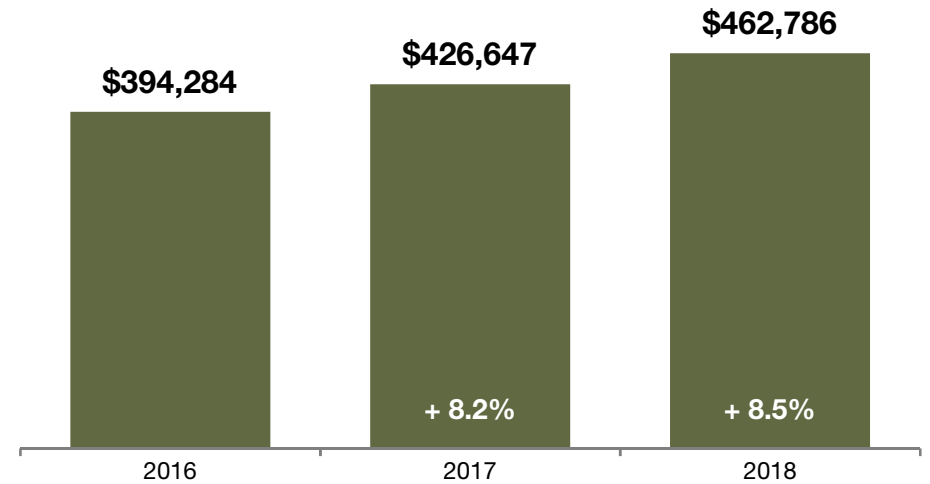
# Average Sold Price

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

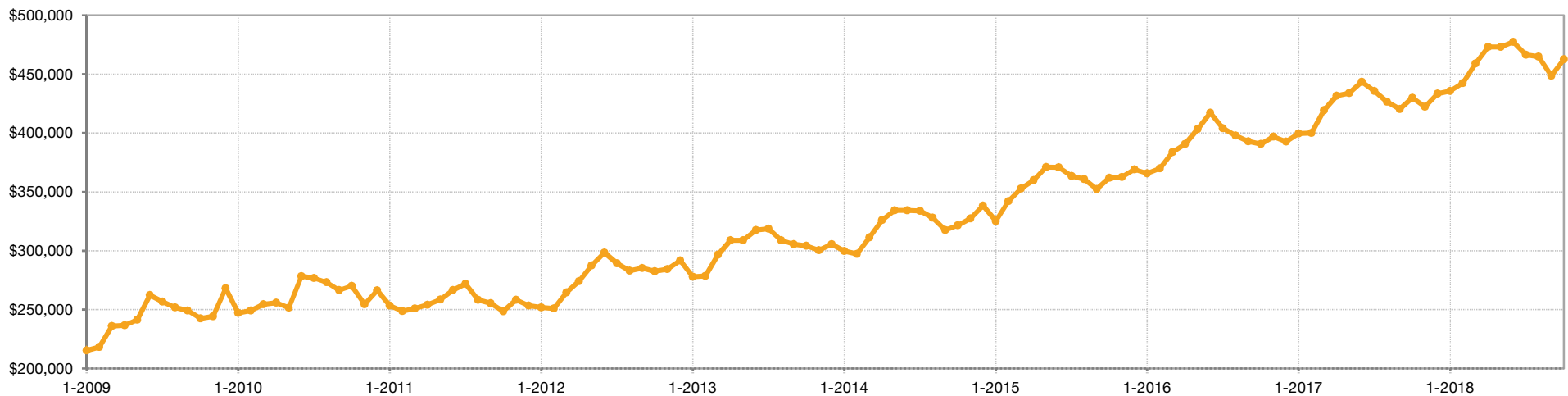
## October



## Year To Date (YTD)



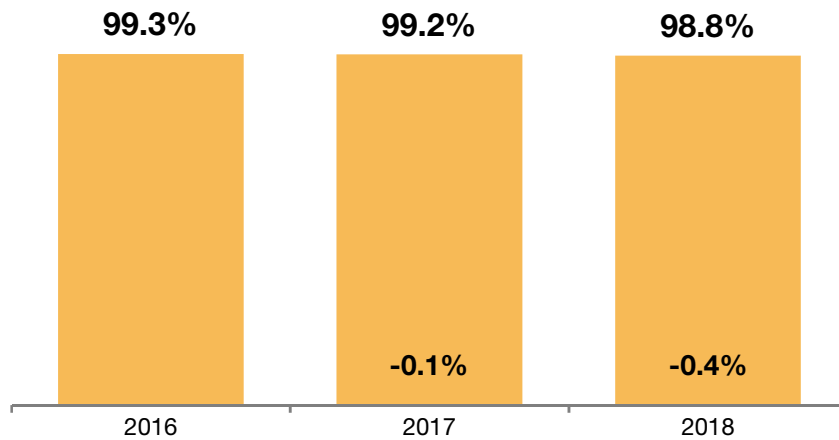
## Historical Average Sold Price



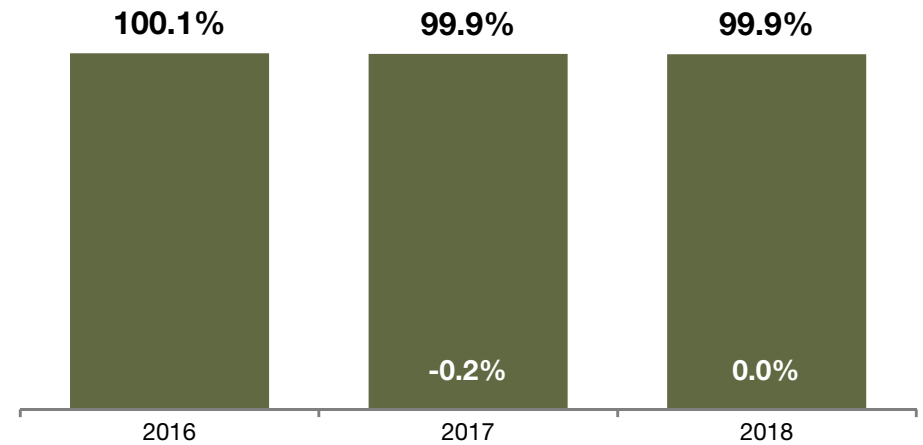
# Percent of Sold Price to List Price

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

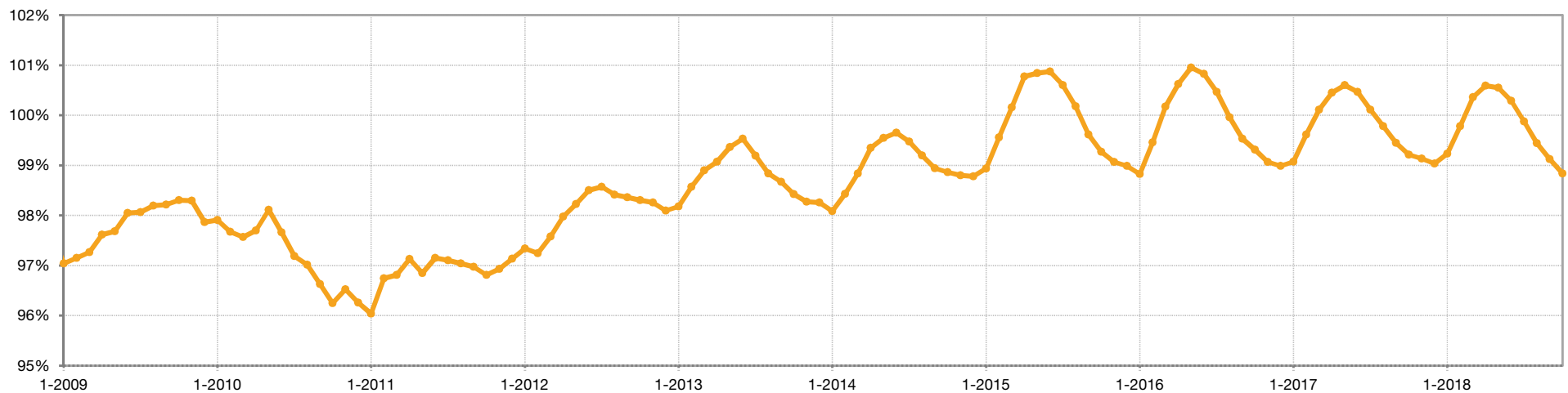
## October



## Year To Date (YTD)

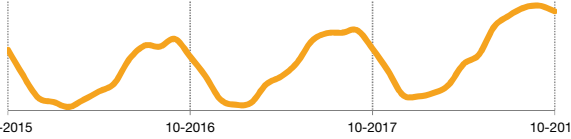
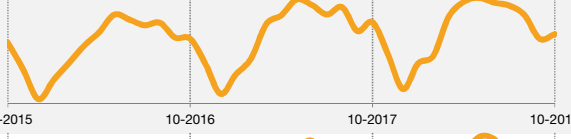
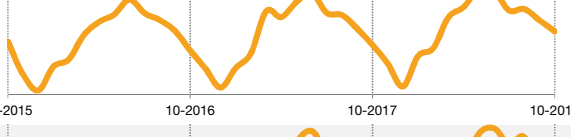
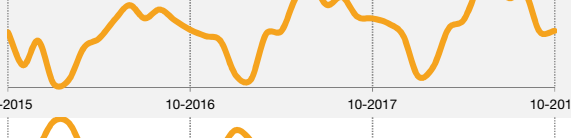
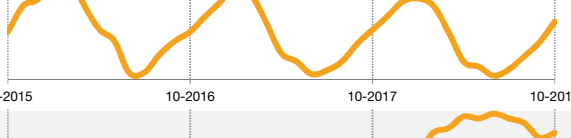
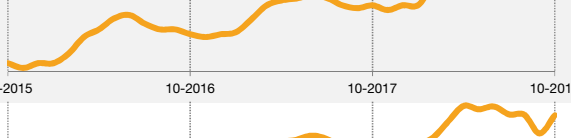
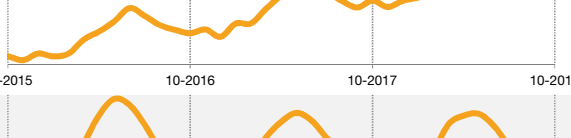



## Historical Percent of Sold Price to List Price



# Single Family Detached Market Overview

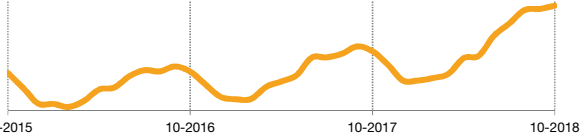
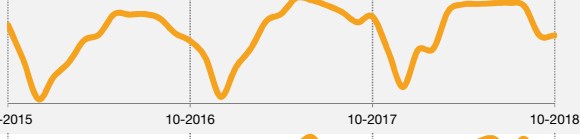
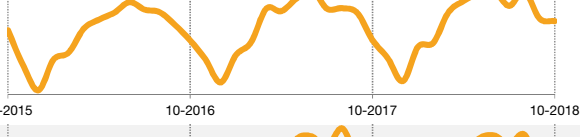
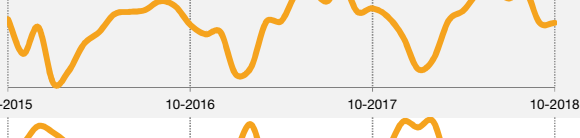
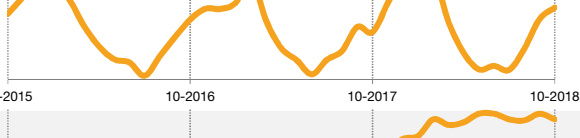
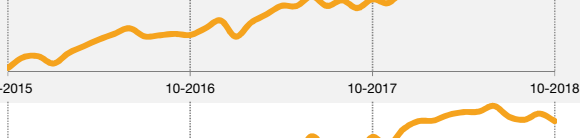
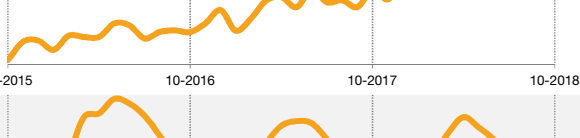

Key market metrics for the current month and year-to-date.

Key Metrics	Historical Sparklines	10-2017	10-2018	+ / -	Last Year YTD	This Year YTD	+ / -
Active Listings		6,983	<b>8,909</b>	+ 27.6%	--	--	--
Under Contract Listings		5,234	<b>4,848</b>	- 7.4%	51,391	<b>52,019</b>	+ 1.2%
New Listings		4,192	<b>4,872</b>	+ 16.2%	52,045	<b>55,337</b>	+ 6.3%
Sold Listings		4,303	<b>3,949</b>	- 8.2%	41,504	<b>42,187</b>	+ 1.6%
Total Days on Market		33	<b>34</b>	+ 5.4%	29	<b>29</b>	- 2.0%
Median Sold Price*		\$399,900	<b>\$420,000</b>	+ 5.0%	\$400,000	<b>\$427,830</b>	+ 7.0%
Average Sold Price*		\$467,034	<b>\$506,059</b>	+ 8.4%	\$466,318	<b>\$502,903</b>	+ 7.8%
Percent of Sold Price to List Price*		99.1%	<b>98.7%</b>	- 0.4%	99.8%	<b>99.8%</b>	0.0%

\* 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.

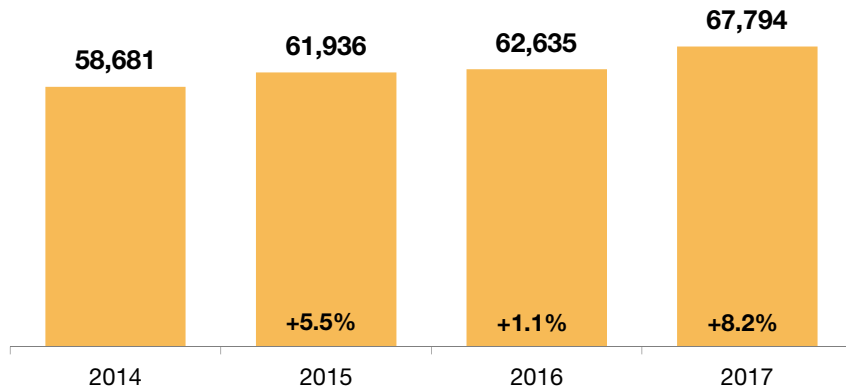
Key Metrics	Historical Sparklines	10-2017	10-2018	+ / -	Last Year YTD	This Year YTD	+ / -
<b>Active Listings</b>		1,993	<b>2,859</b>	+ 43.5%	--	--	--
<b>Under Contract Listings</b>		1,861	<b>1,659</b>	- 10.9%	18,188	<b>18,234</b>	+ 0.3%
<b>New Listings</b>		1,503	<b>1,796</b>	+ 19.5%	18,524	<b>19,321</b>	+ 4.3%
<b>Sold Listings</b>		1,625	<b>1,485</b>	- 8.6%	15,394	<b>15,377</b>	- 0.1%
<b>Total Days on Market</b>		25	<b>28</b>	+ 13.9%	24	<b>24</b>	+ 2.1%
<b>Median Sold Price*</b>		\$276,000	<b>\$300,000</b>	+ 8.7%	\$269,000	<b>\$300,000</b>	+ 11.5%
<b>Average Sold Price*</b>		\$331,861	<b>\$347,177</b>	+ 4.6%	\$319,711	<b>\$352,738</b>	+ 10.3%
<b>Percent of Sold Price to List Price*</b>		99.6%	<b>99.1%</b>	- 0.5%	100.3%	<b>100.1%</b>	- 0.2%

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

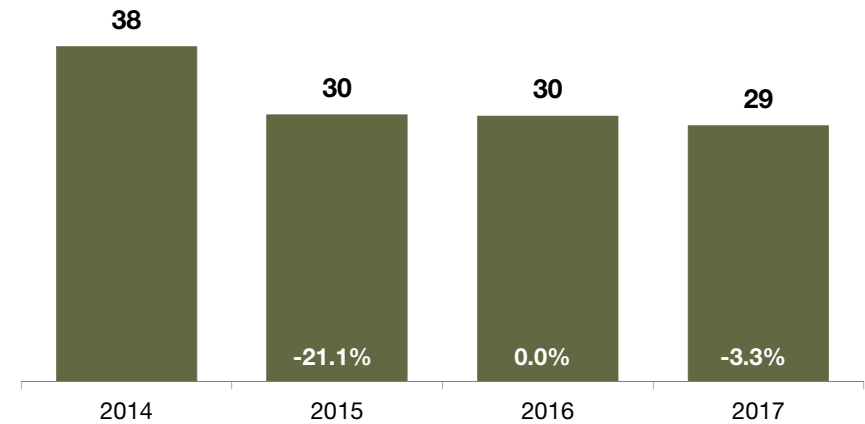
# Annual Review

Historical look at key market metrics for the overall region.

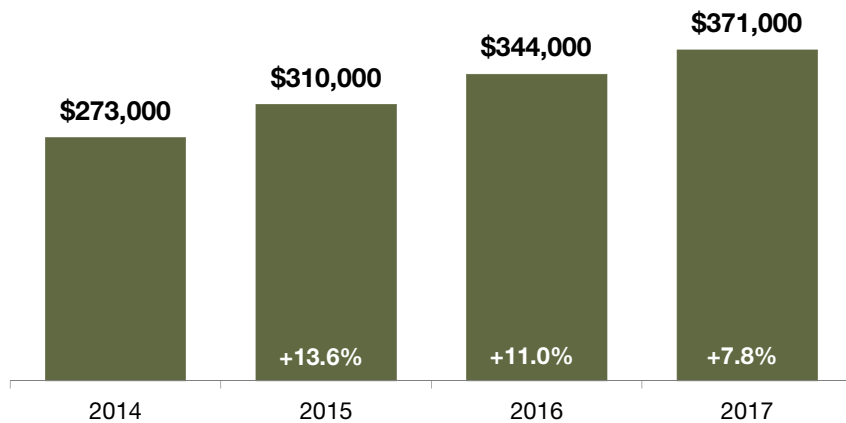
## Sold Listings



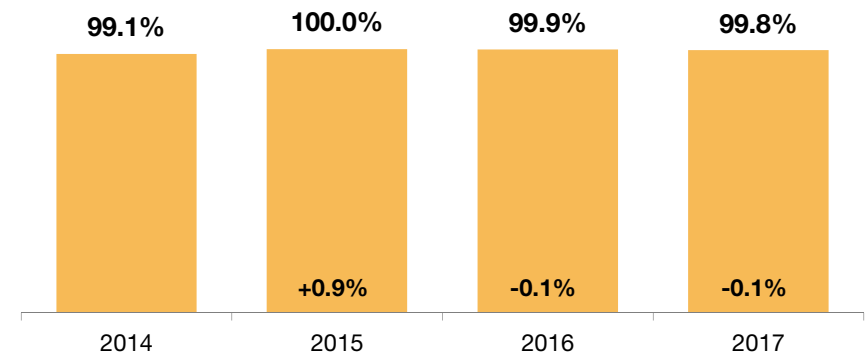
## Total Days on Market



## Median Sold Price\*



## Percent of Sold Price to List Price\*



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