

Monthly Indicators



May 2019

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

Quick Facts

+ 17.0% **+ 3.6%** **+ 2.9%**

Change in
New Listings

Change in
Sold Listings

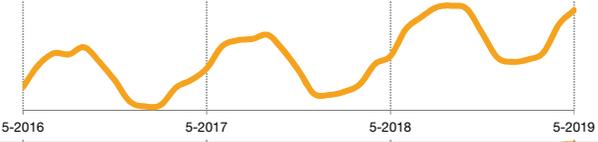
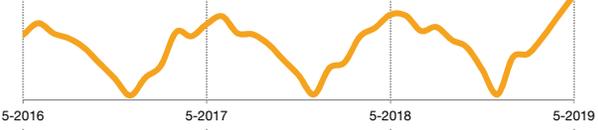
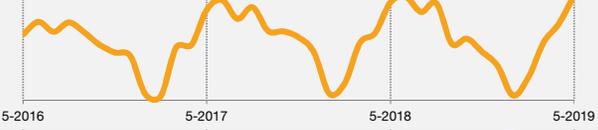
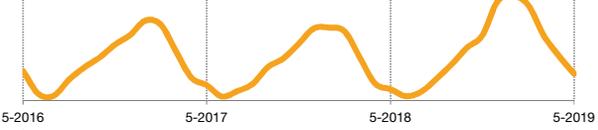
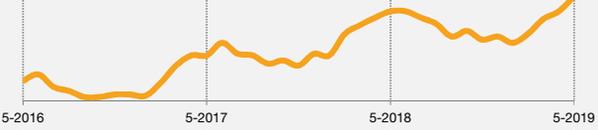
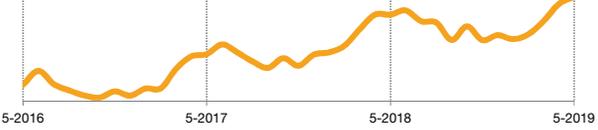
Change in
Median Sold Price

Market Overview	2
Active Listings	3
Under Contract Listings	4
New Listings	5
Sold Listings	6
Total Days on Market	7
Median Sold Price	8
Average Sold Price	9
Percent of Sold Price to List Price	10
Single Family Detached Market Overview	11
Single Family Attached Market Overview	12
Annual Review	13



Market Overview

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

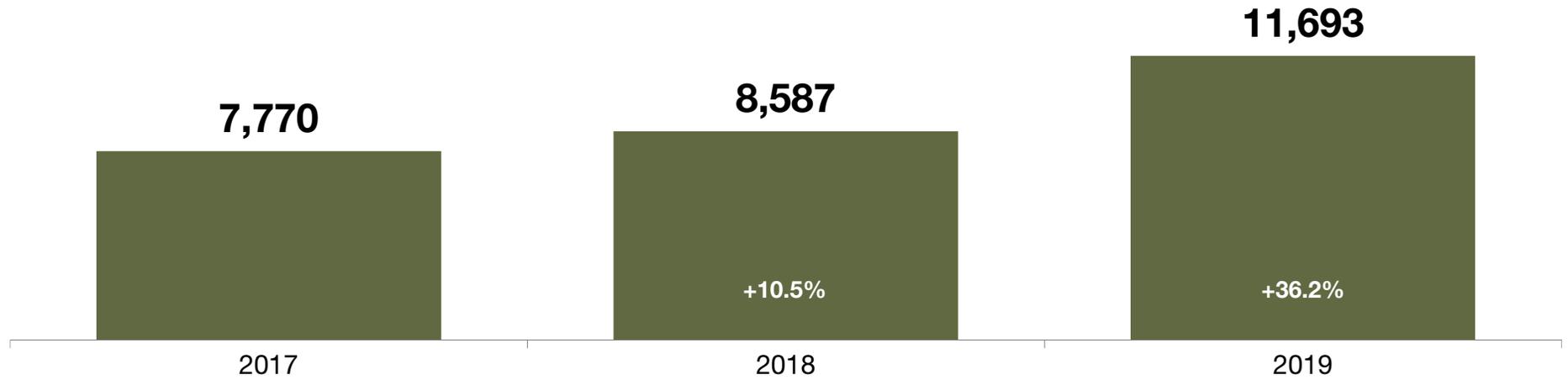
Key Metrics	Historical Sparklines	5-2018	5-2019	+ / -	Last Year YTD	This Year YTD	+ / -
Active Listings		8,587	11,693	+ 36.2%	--	--	--
Under Contract Listings		8,017	8,797	+ 9.7%	34,285	36,914	+ 7.7%
New Listings		9,207	10,768	+ 17.0%	35,421	39,543	+ 11.6%
Sold Listings		6,970	7,224	+ 3.6%	26,126	26,877	+ 2.9%
Total Days on Market		24	27	+ 12.5%	29	35	+ 20.7%
Median Sold Price*		\$410,000	\$422,000	+ 2.9%	\$400,000	\$405,000	+ 1.3%
Average Sold Price*		\$473,149	\$490,996	+ 3.8%	\$460,085	\$472,681	+ 2.7%
Percent of Sold Price to List Price*		100.5%	99.6%	- 0.9%	100.2%	99.2%	- 1.0%

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

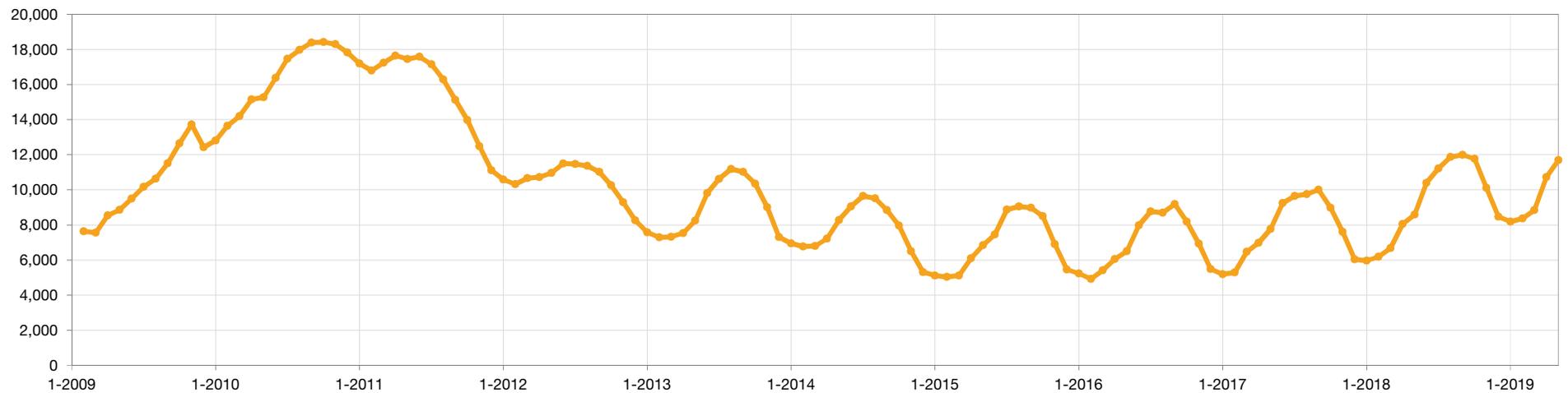
Active Listings

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

May



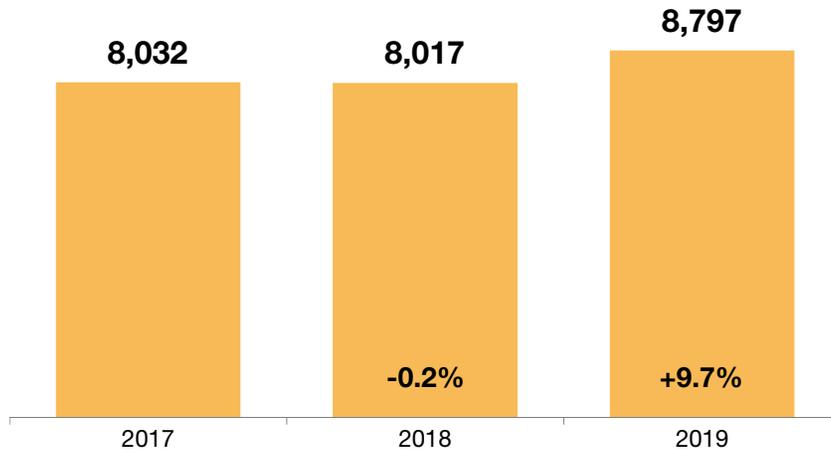
Historical Active Listing Count



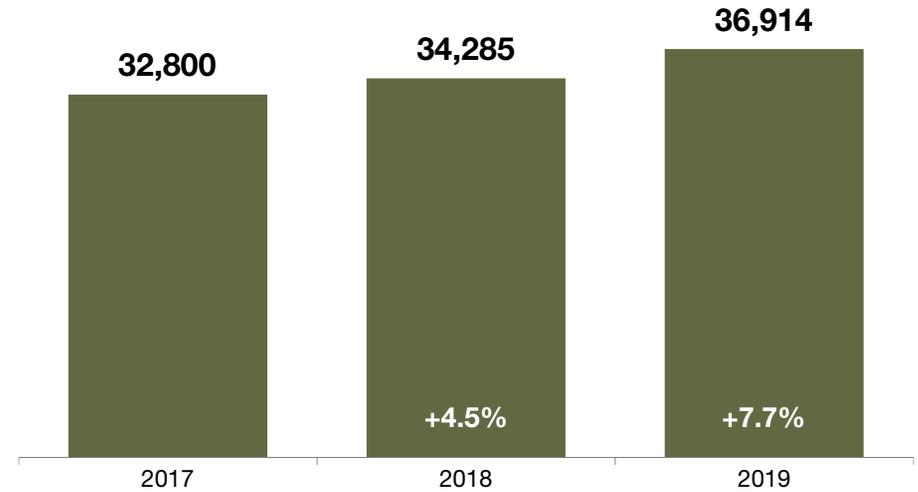
Under Contract Listings

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

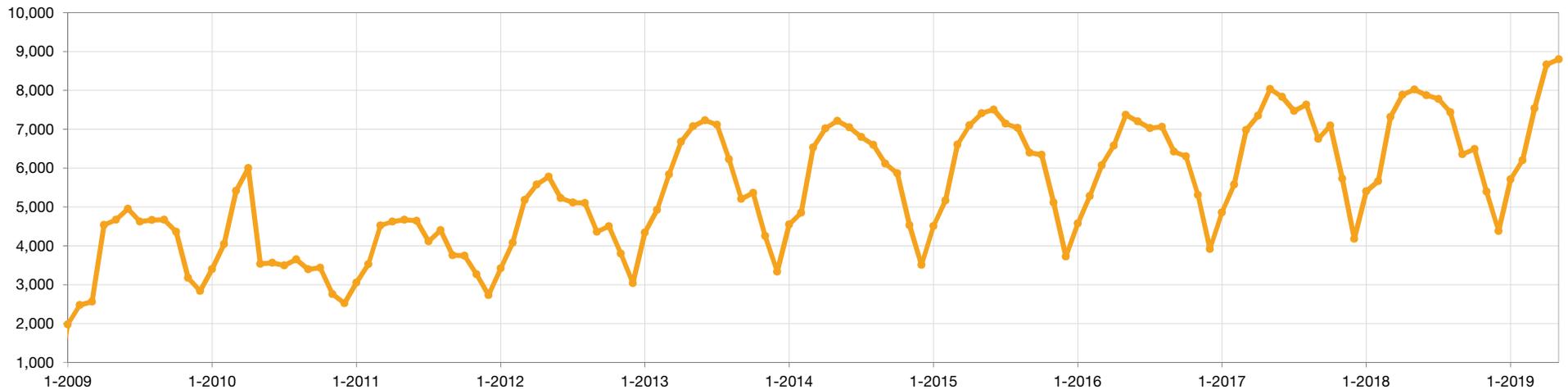
May



Year To Date (YTD)



Historical Under Contract Count

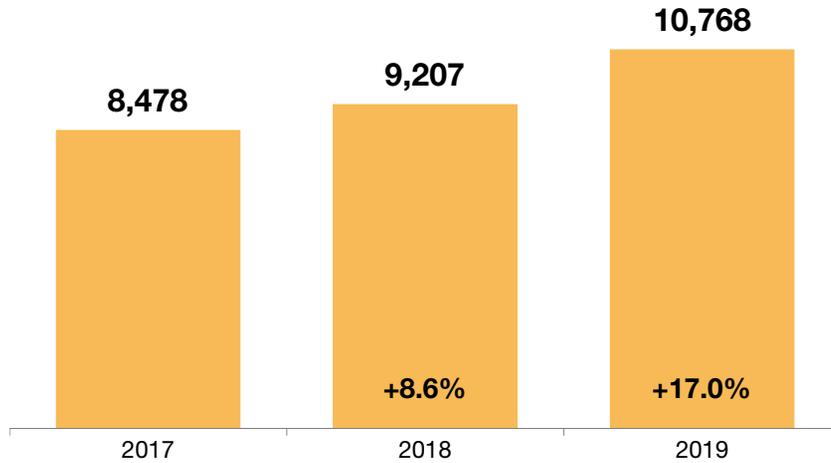


Note: The method used to calculate the "Under Contract" metric was updated in August 2012 so comparisons to previously reported figures may differ.

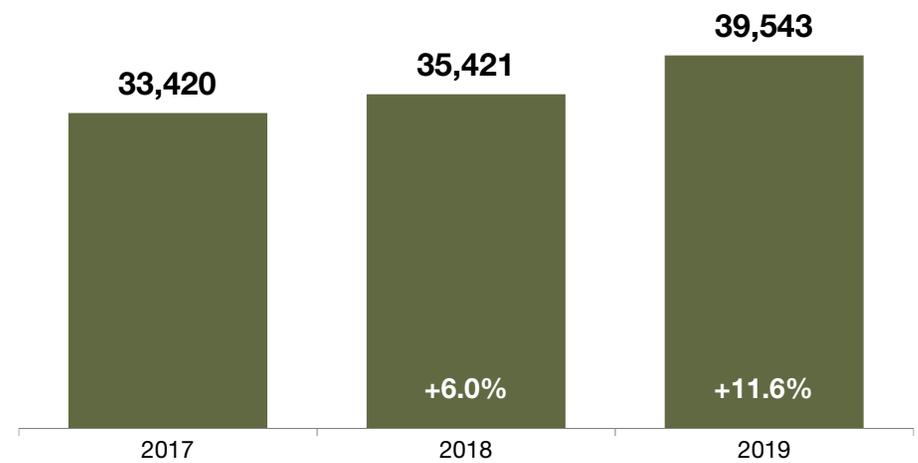
New Listings

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

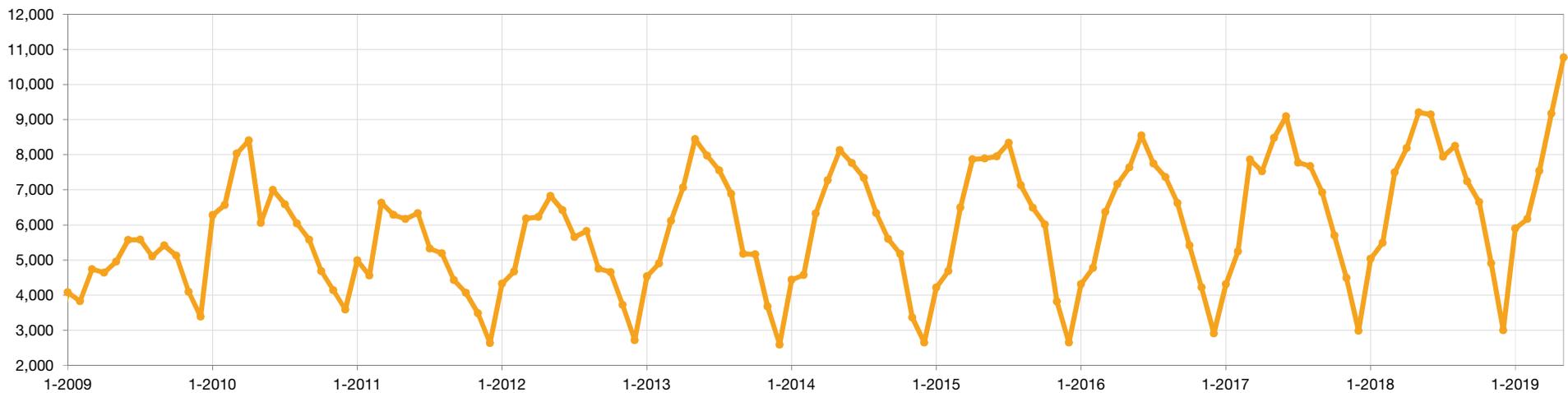
May



Year To Date (YTD)



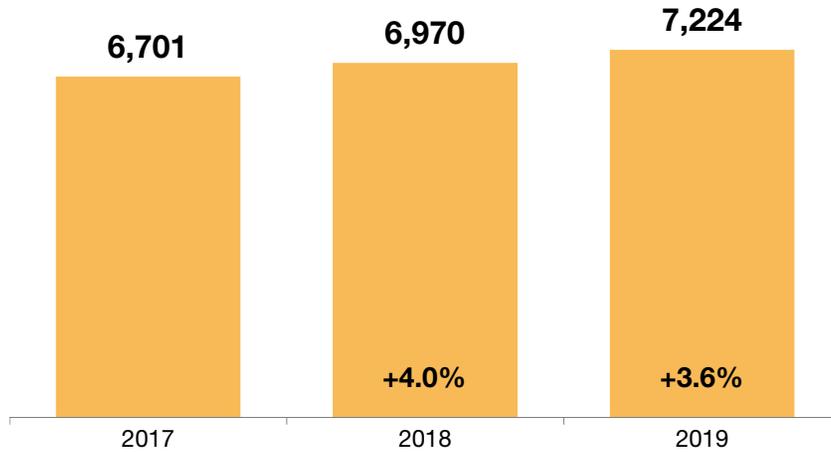
Historical New Listing Activity



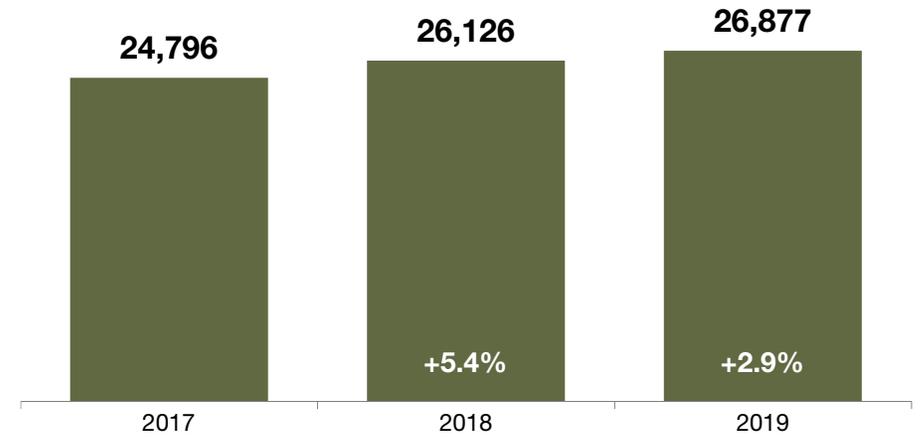
Sold Listings

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

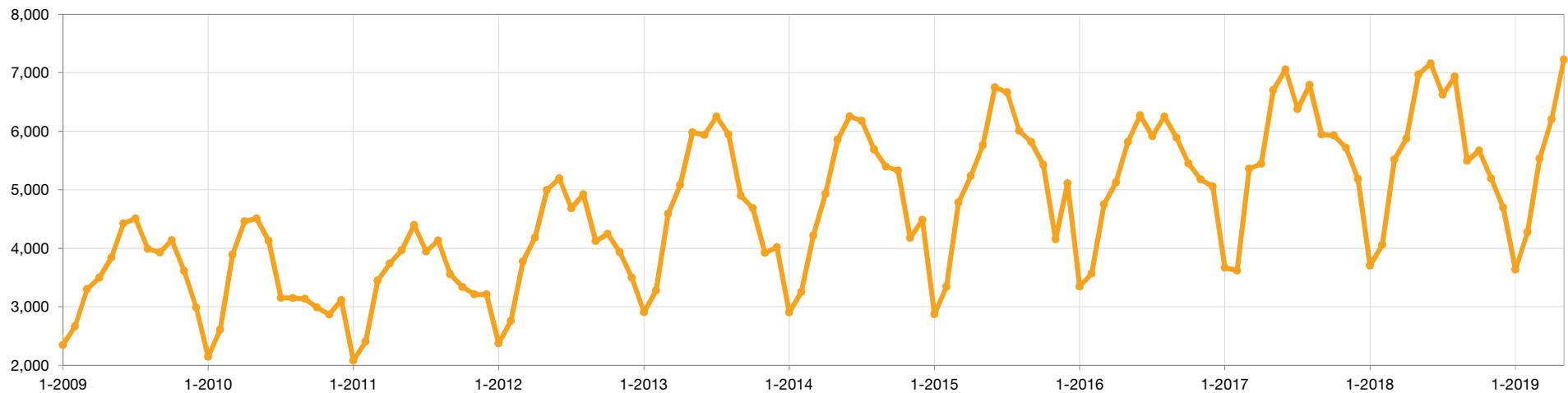
May



Year To Date (YTD)



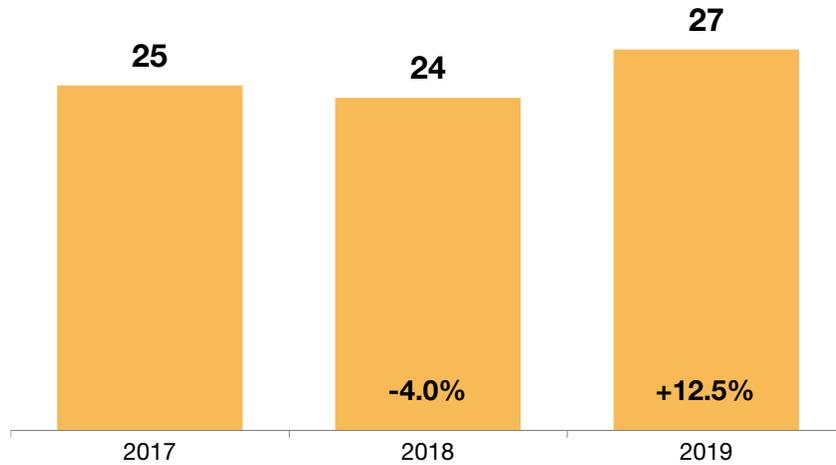
Historical Sold Listing Activity



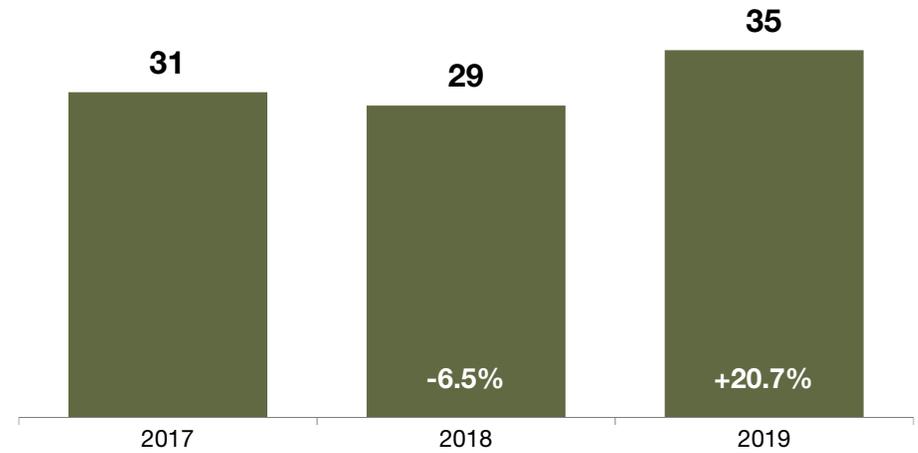
Total Days on Market

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

May



Year To Date (YTD)



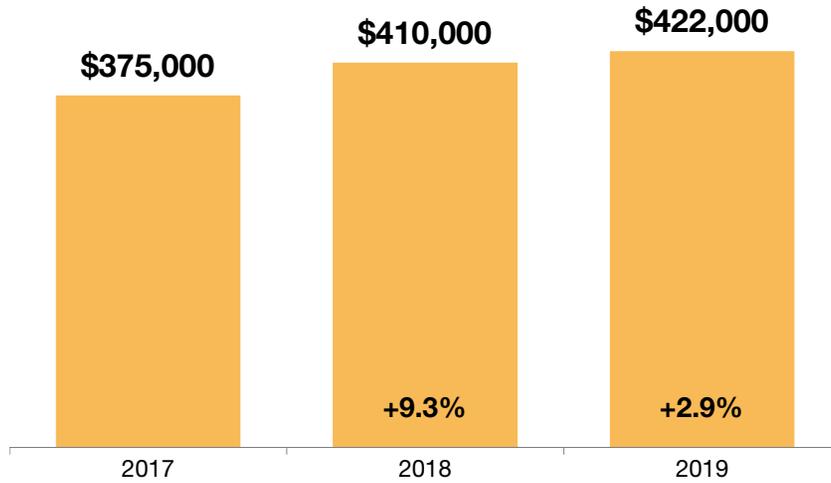
Historical Total Days on Market



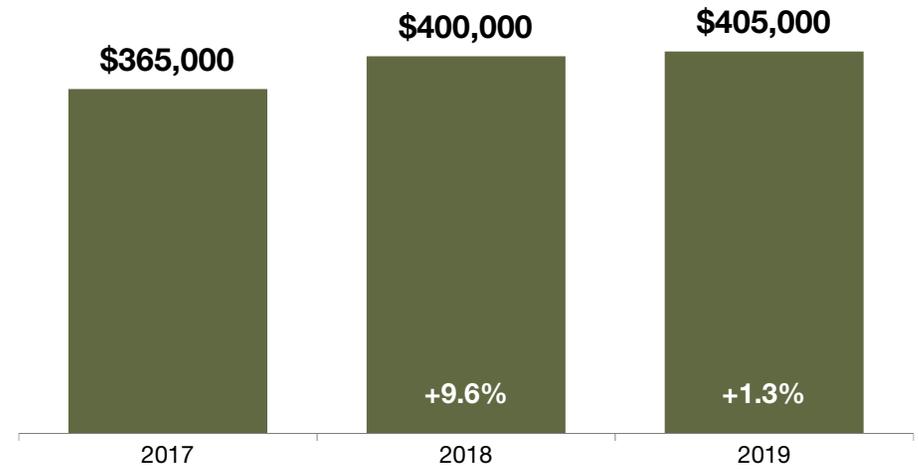
Median Sold Price

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

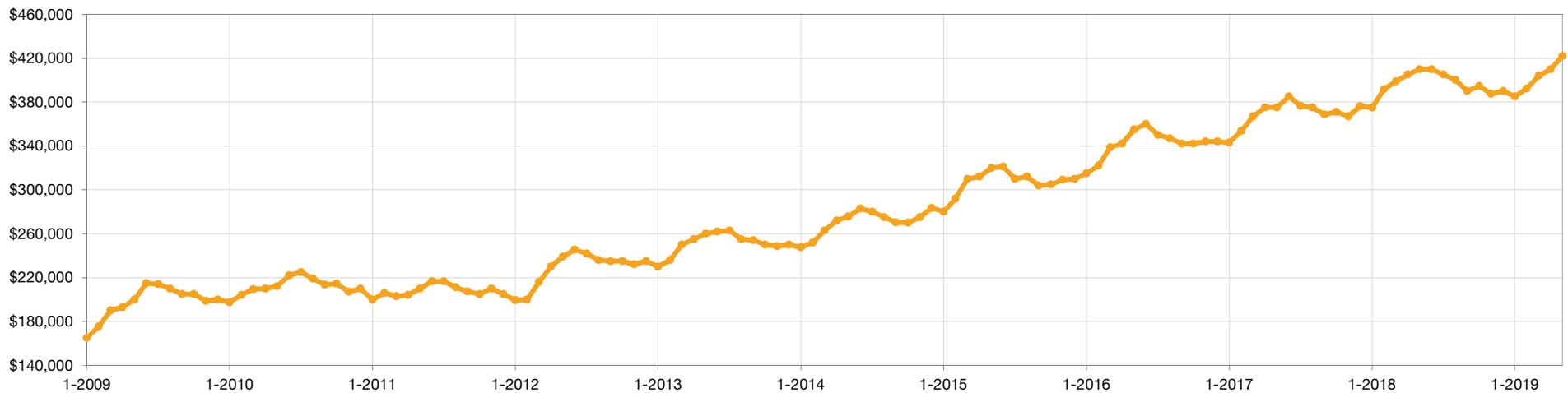
May



Year To Date (YTD)



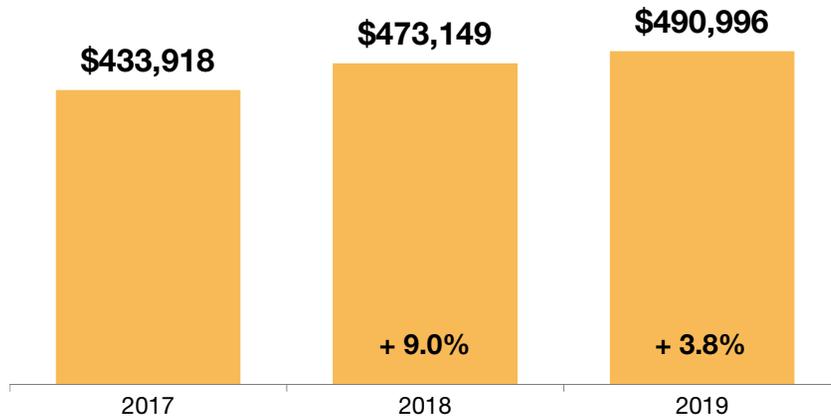
Historical Median Sold Price



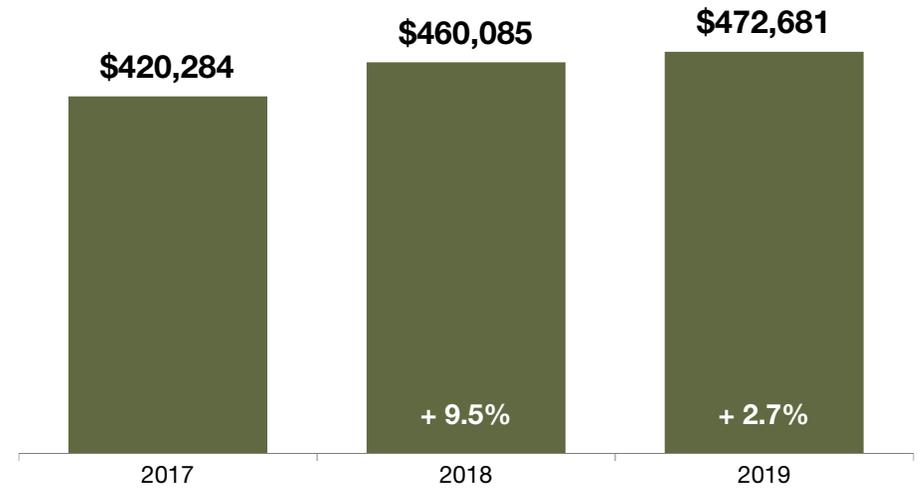
Average Sold Price

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

May



Year To Date (YTD)



Historical Average Sold Price

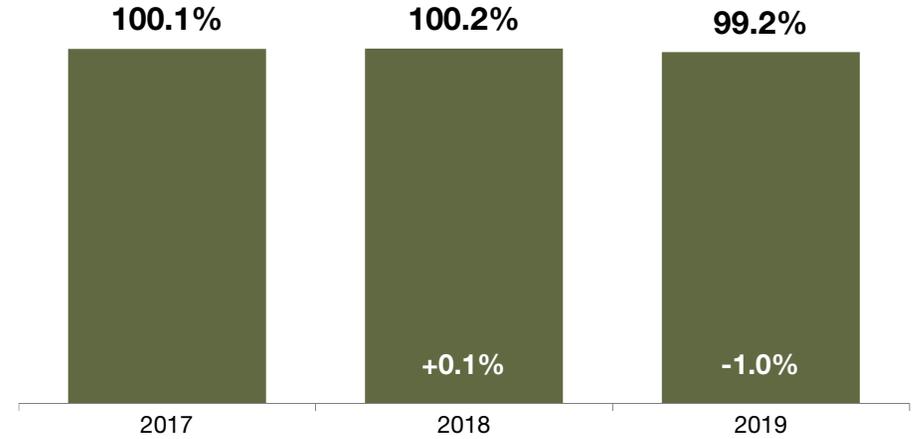
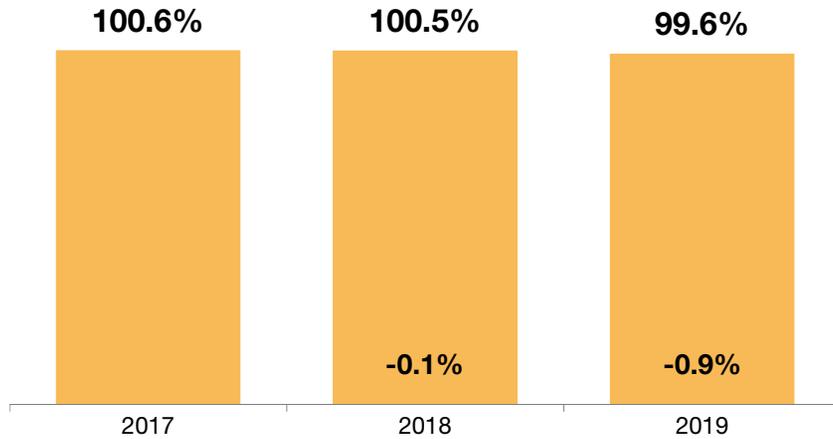


Percent of Sold Price to List Price

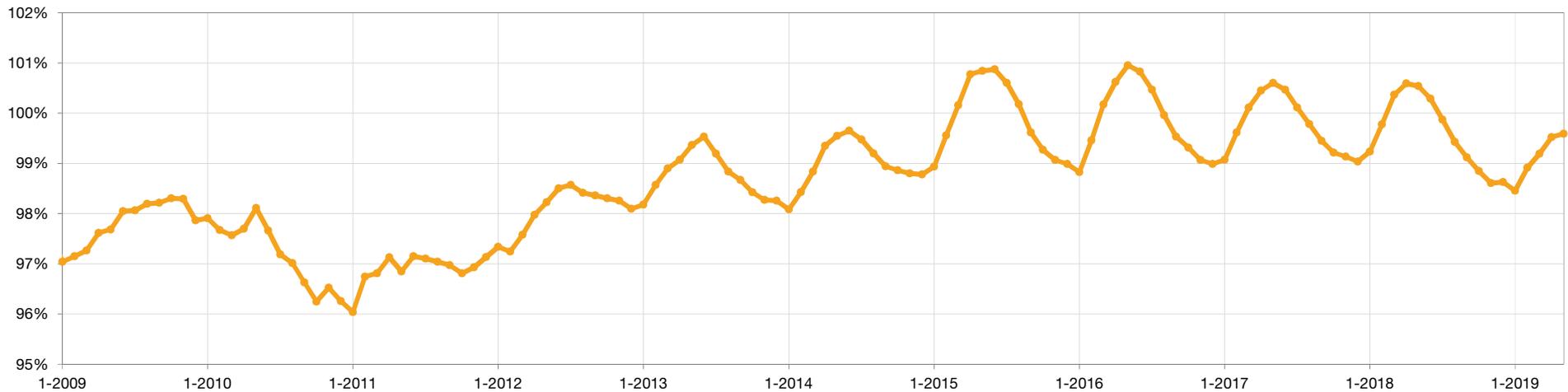
Calculated by comparing final sold price to list price for sold listings. Does not account for seller concessions and/or down payment assistance.

May

Year To Date (YTD)

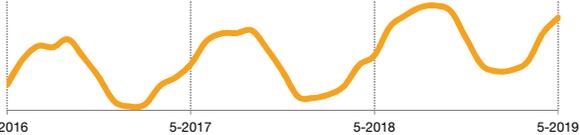
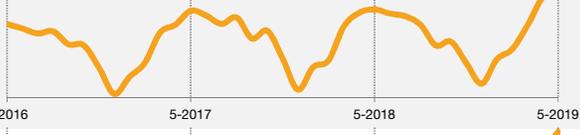


Historical Percent of Sold Price to List Price



Single Family Detached Market Overview

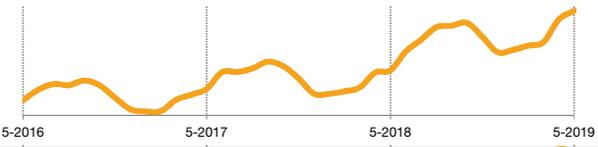
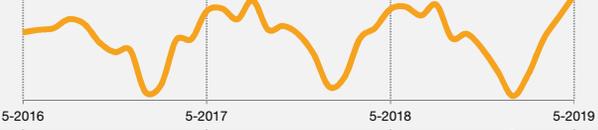
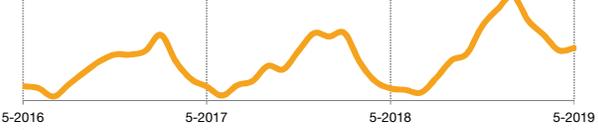
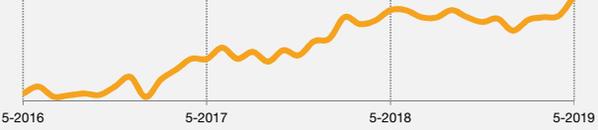
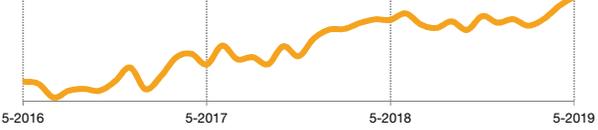
Key market metrics for the current month and year-to-date.

Key Metrics	Historical Sparklines	5-2018	5-2019	+ / -	Last Year YTD	This Year YTD	+ / -
Active Listings		6,676	8,580	+ 28.5%	--	--	--
Under Contract Listings		6,019	6,614	+ 9.9%	25,356	27,256	+ 7.5%
New Listings		6,975	8,088	+ 16.0%	26,286	28,967	+ 10.2%
Sold Listings		5,179	5,300	+ 2.3%	19,042	19,619	+ 3.0%
Total Days on Market		25	26	+ 5.9%	31	35	+ 15.1%
Median Sold Price*		\$435,000	\$450,080	+ 3.5%	\$425,500	\$435,000	+ 2.2%
Average Sold Price*		\$513,727	\$532,428	+ 3.6%	\$500,041	\$513,000	+ 2.6%
Percent of Sold Price to List Price*		100.5%	99.7%	- 0.8%	100.1%	99.2%	- 0.9%

* 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.

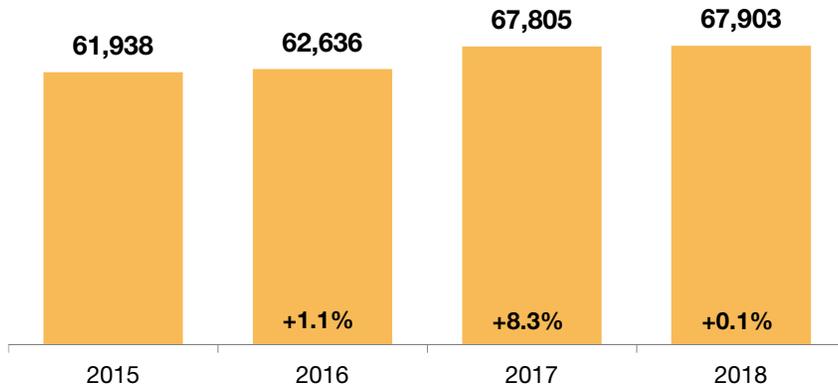
Key Metrics	Historical Sparklines	5-2018	5-2019	+ / -	Last Year YTD	This Year YTD	+ / -
Active Listings		1,911	3,113	+ 62.9%	--	--	--
Under Contract Listings		1,998	2,183	+ 9.3%	8,929	9,658	+ 8.2%
New Listings		2,232	2,680	+ 20.1%	9,135	10,576	+ 15.8%
Sold Listings		1,791	1,924	+ 7.4%	7,084	7,258	+ 2.5%
Total Days on Market		21	30	+ 43.9%	26	33	+ 26.1%
Median Sold Price*		\$305,000	\$315,000	+ 3.3%	\$297,500	\$301,000	+ 1.2%
Average Sold Price*		\$355,881	\$376,866	+ 5.9%	\$352,717	\$363,708	+ 3.1%
Percent of Sold Price to List Price*		100.8%	99.4%	- 1.4%	100.5%	99.2%	- 1.3%

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

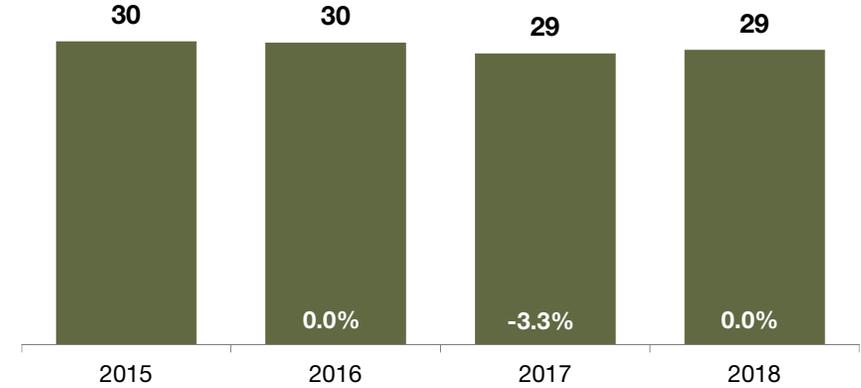
Annual Review

Historical look at key market metrics for the overall region.

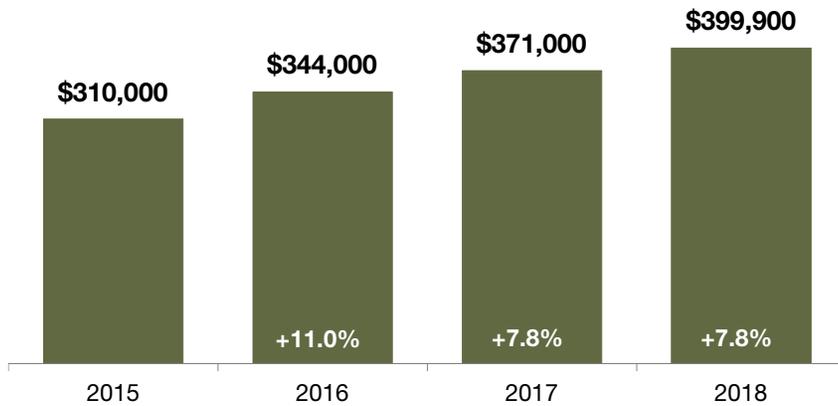
Sold Listings



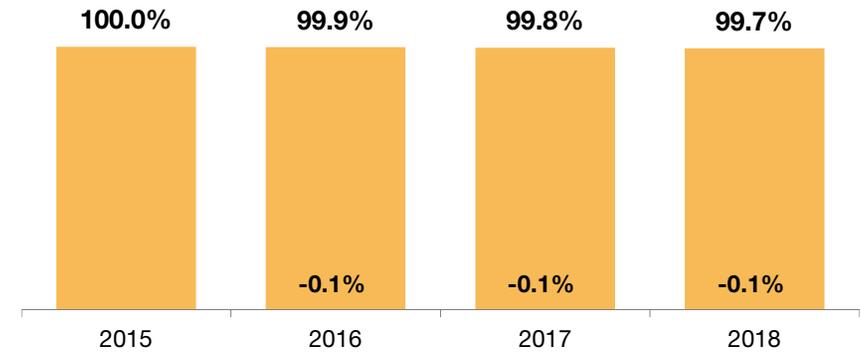
Total Days on Market



Median Sold Price*



Percent of Sold Price to List Price*



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