

# Monthly Indicators



## August 2018

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

## Quick Facts

**+ 7.9%**

**- 2.1%**

**+ 6.7%**

Change in  
**New Listings**

Change in  
**Sold Listings**

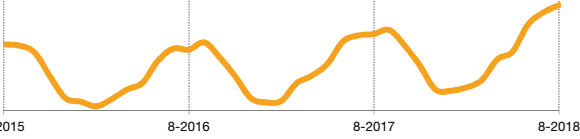
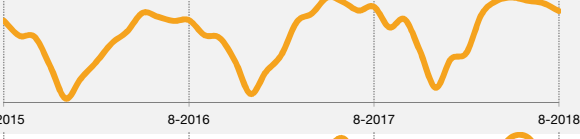

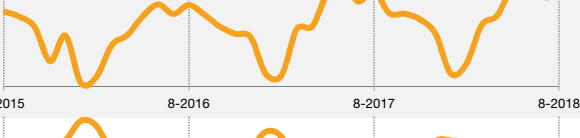
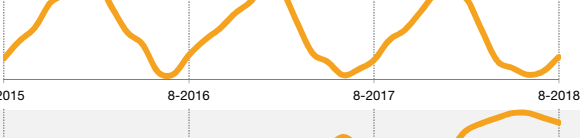
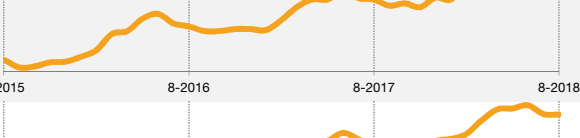
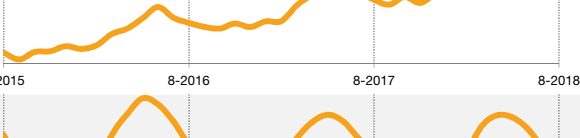

Change in  
**Median Sold Price**

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# Market Overview

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

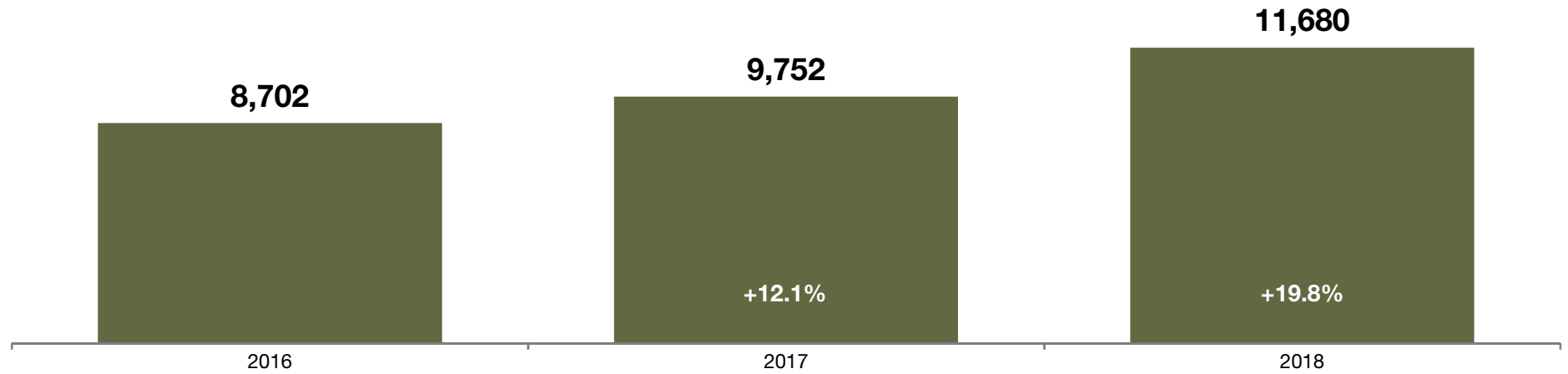
Key Metrics	Historical Sparklines	8-2017	8-2018	+ / -	Last Year YTD	This Year YTD	+ / -
<b>Active Listings</b>		9,752	<b>11,680</b>	+ 19.8%	--	--	--
<b>Under Contract Listings</b>		7,631	<b>7,446</b>	- 2.4%	55,732	<b>57,398</b>	+ 3.0%
<b>New Listings</b>		7,678	<b>8,282</b>	+ 7.9%	57,955	<b>60,761</b>	+ 4.8%
<b>Sold Listings</b>		6,793	<b>6,649</b>	- 2.1%	45,018	<b>46,371</b>	+ 3.0%
<b>Total Days on Market</b>		25	<b>25</b>	0.0%	27	<b>27</b>	0.0%
<b>Median Sold Price*</b>		\$375,000	<b>\$400,000</b>	+ 6.7%	\$371,645	<b>\$400,000</b>	+ 7.6%
<b>Average Sold Price*</b>		\$426,525	<b>\$466,184</b>	+ 9.3%	\$427,049	<b>\$464,608</b>	+ 8.8%
<b>Percent of Sold Price to List Price*</b>		99.8%	<b>99.5%</b>	- 0.3%	100.1%	<b>100.1%</b>	0.0%

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

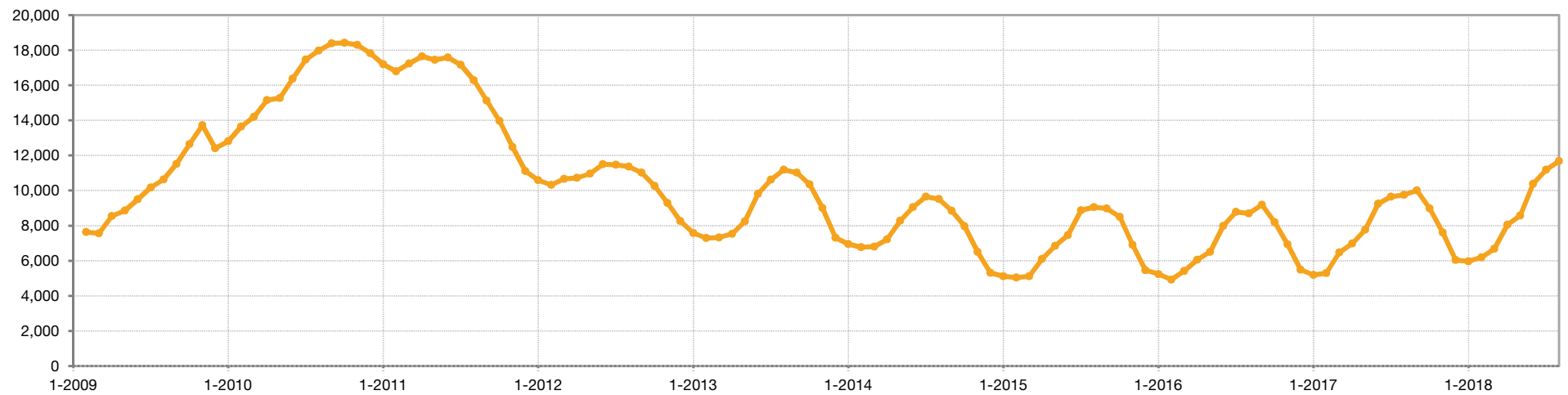
# Active Listings

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

## August



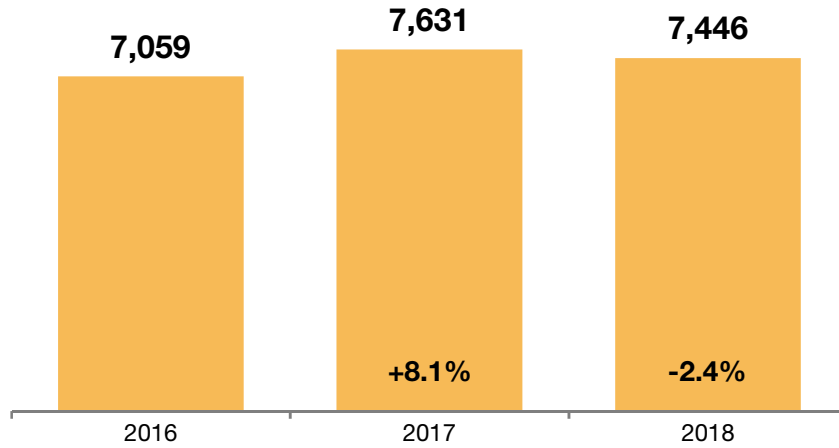
## Historical Active Listing Count



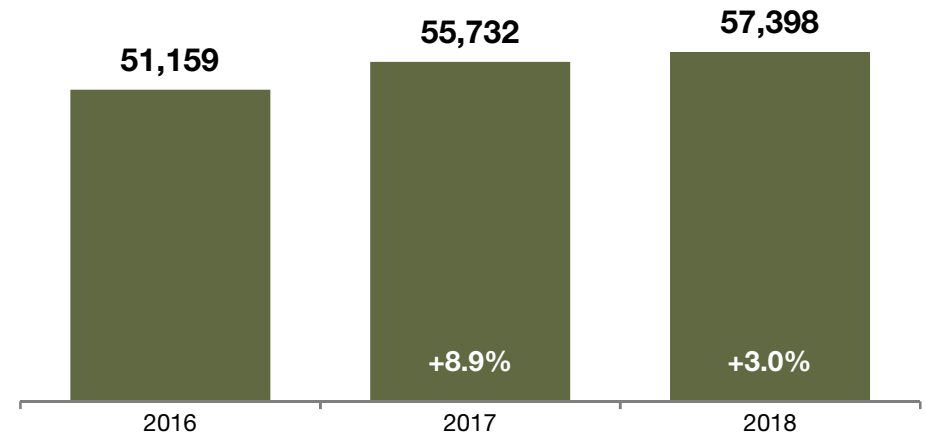
# Under Contract Listings

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

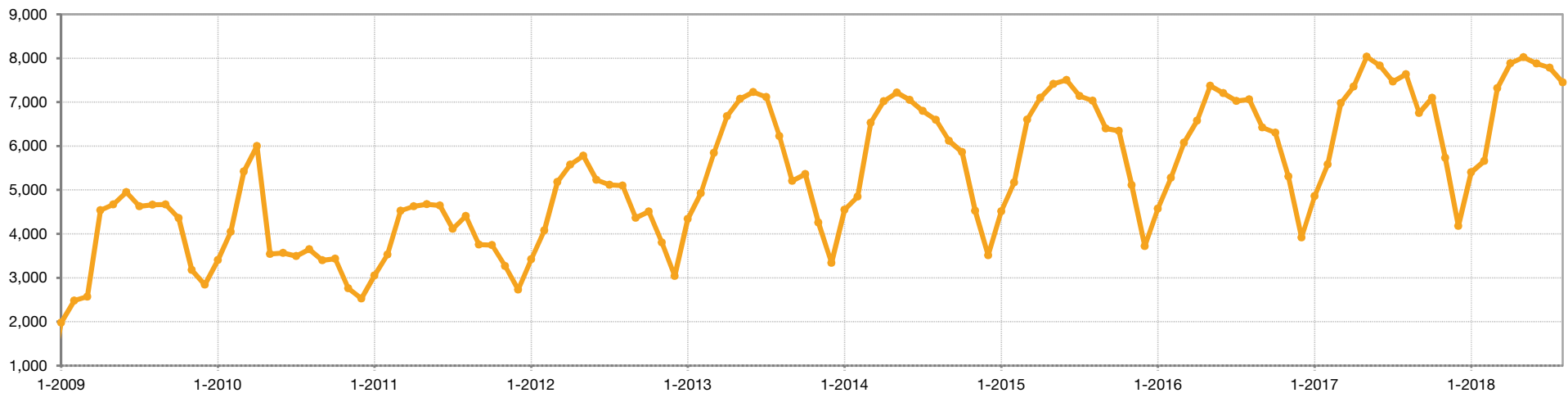
## August



## Year To Date (YTD)



## Historical Under Contract Count



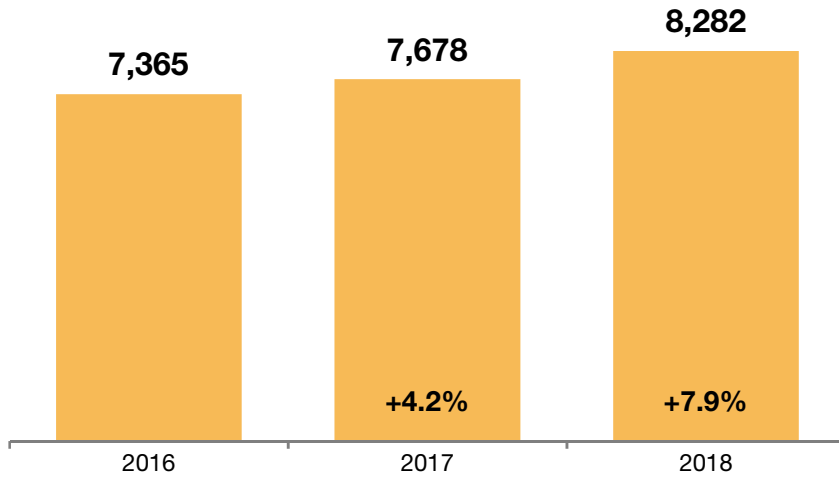
Note: The method used to calculate the "Under Contract" metric was updated in August 2012 so comparisons to previously reported figures may differ.

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

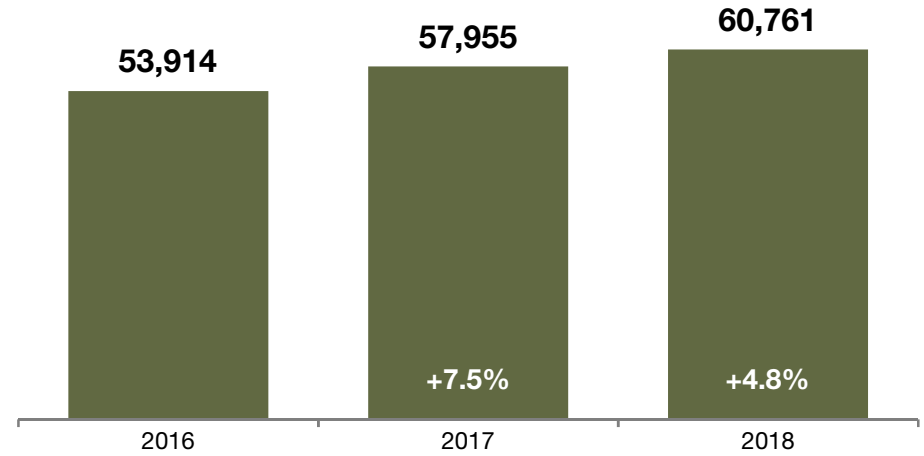
# New Listings

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

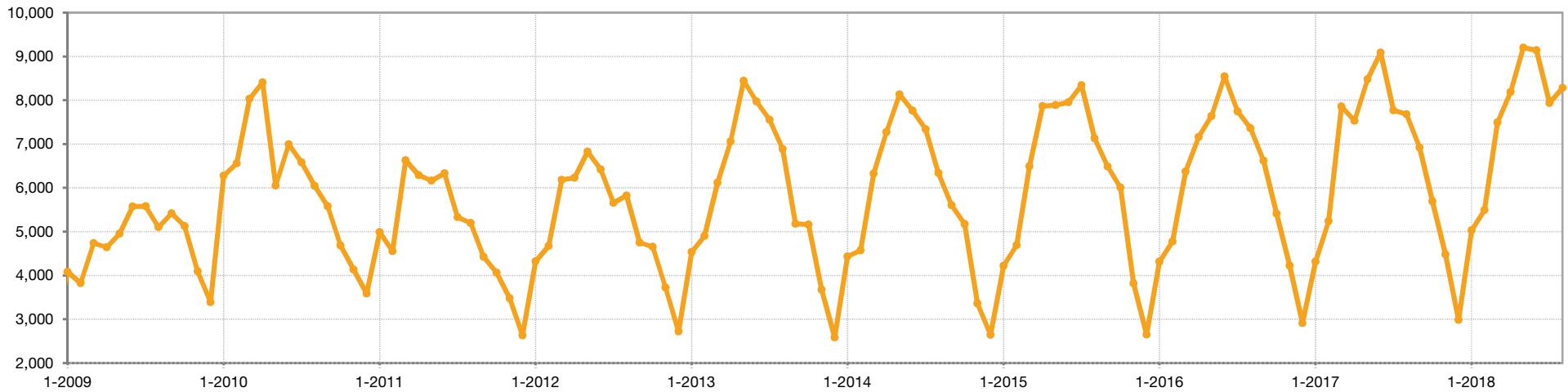
## August



## Year To Date (YTD)



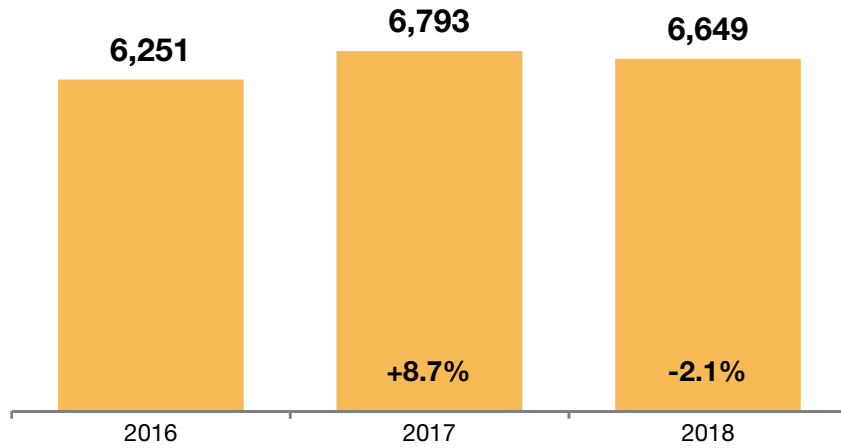
## Historical New Listing Activity



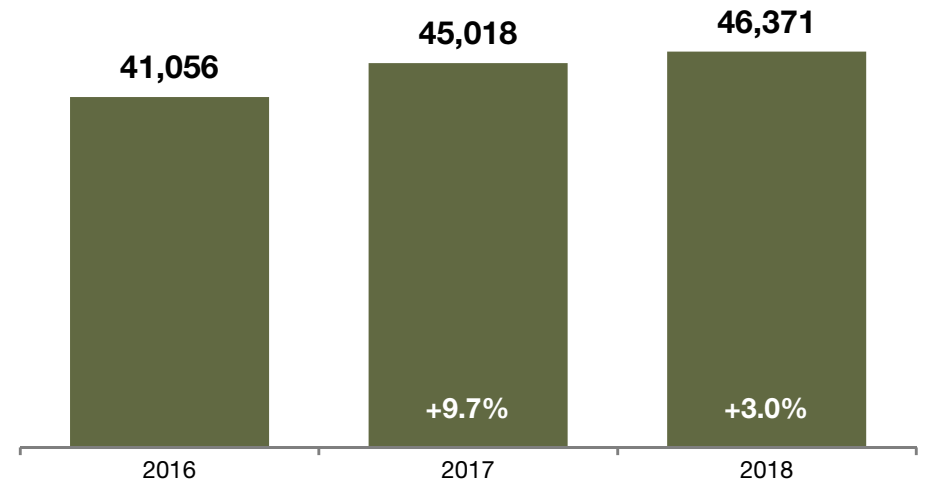
# Sold Listings

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

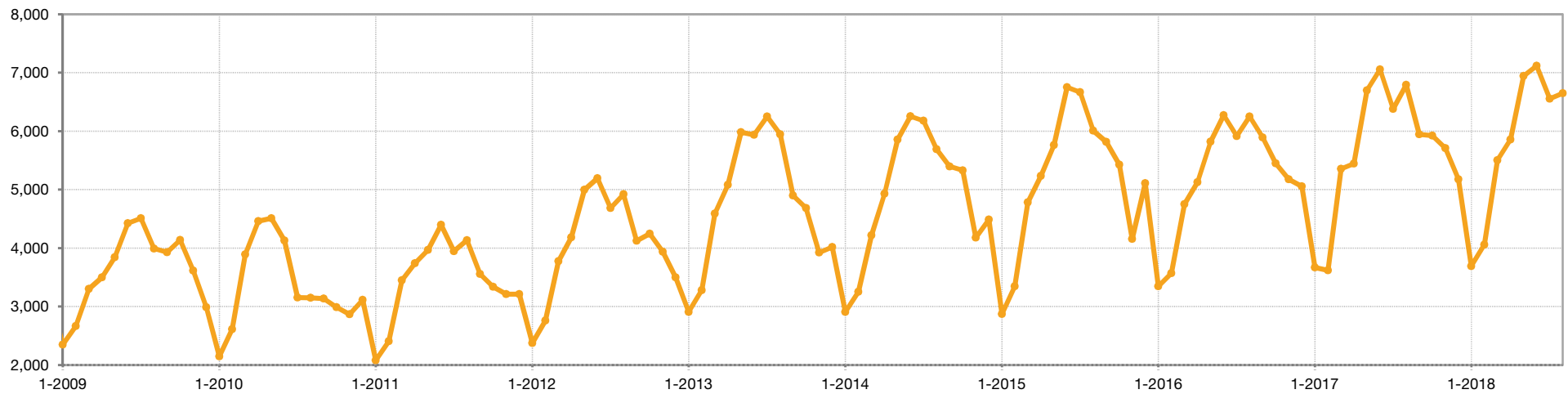
## August



## Year To Date (YTD)



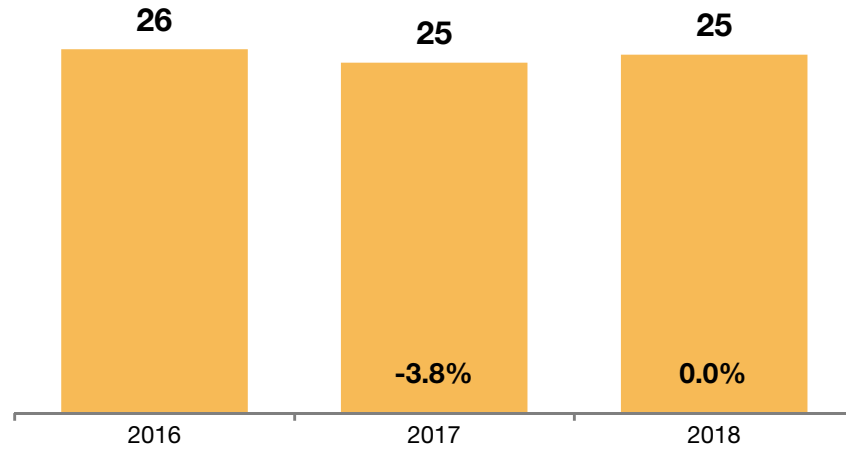
## Historical Sold Listing Activity



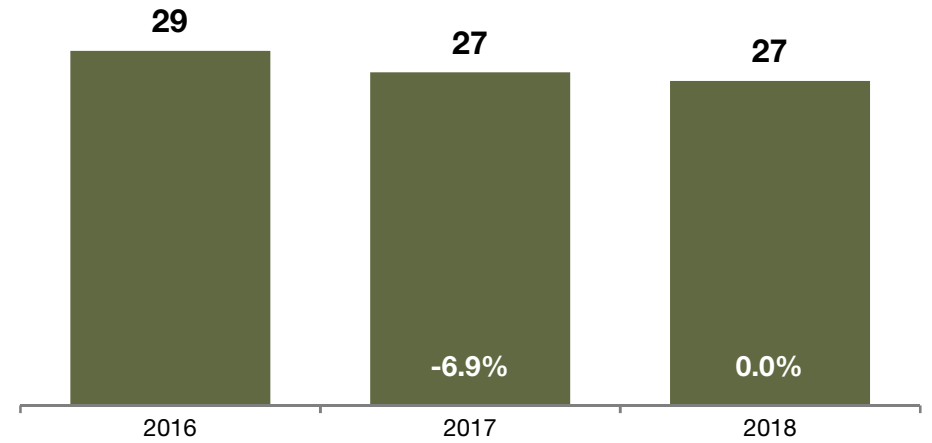
# Total Days on Market

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

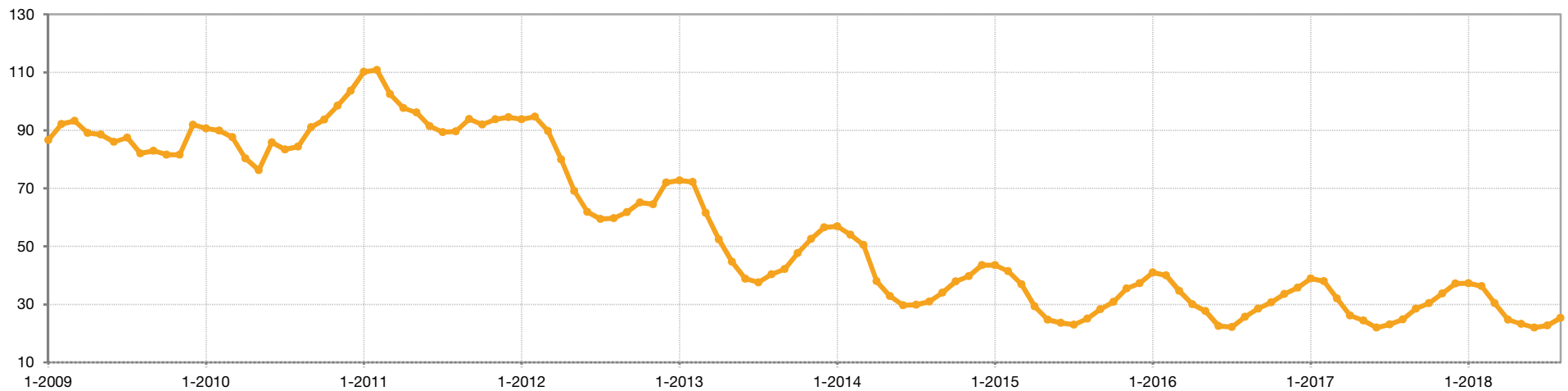
## August



## Year To Date (YTD)



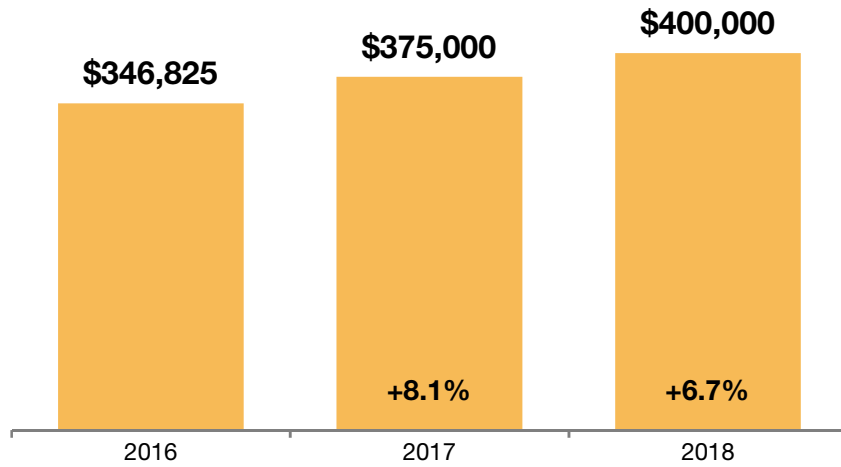
## Historical Total Days on Market



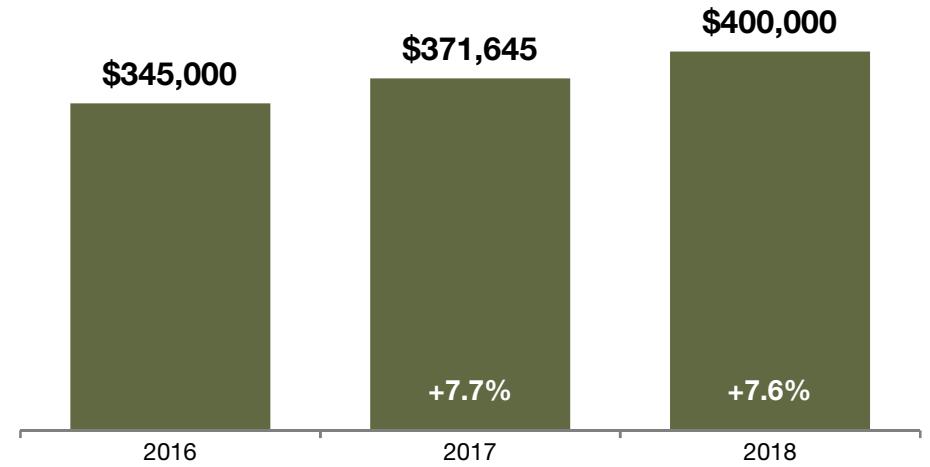
# Median Sold Price

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

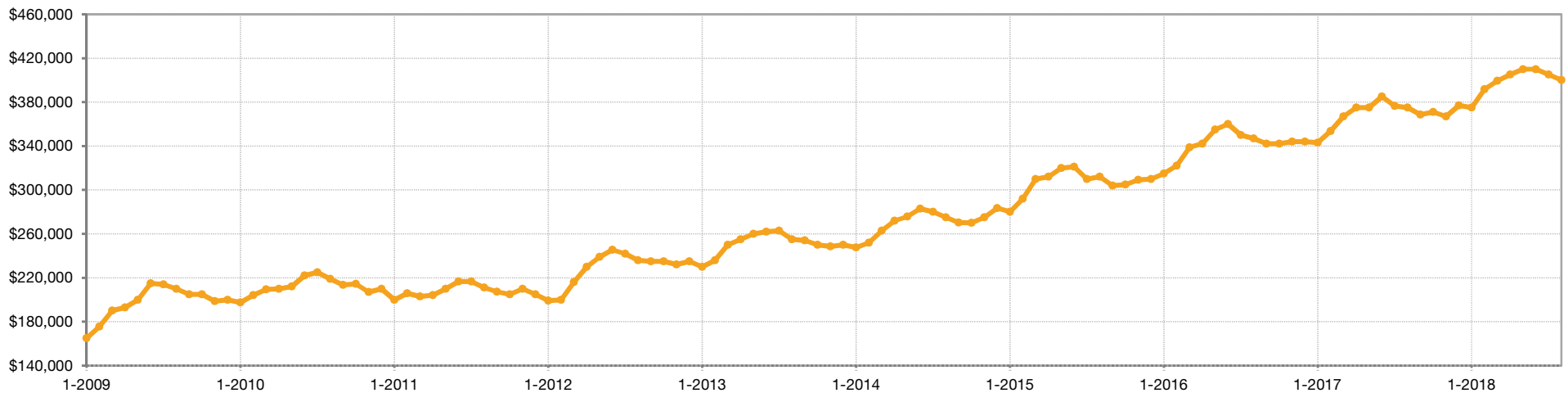
## August



## Year To Date (YTD)



## Historical Median Sold Price

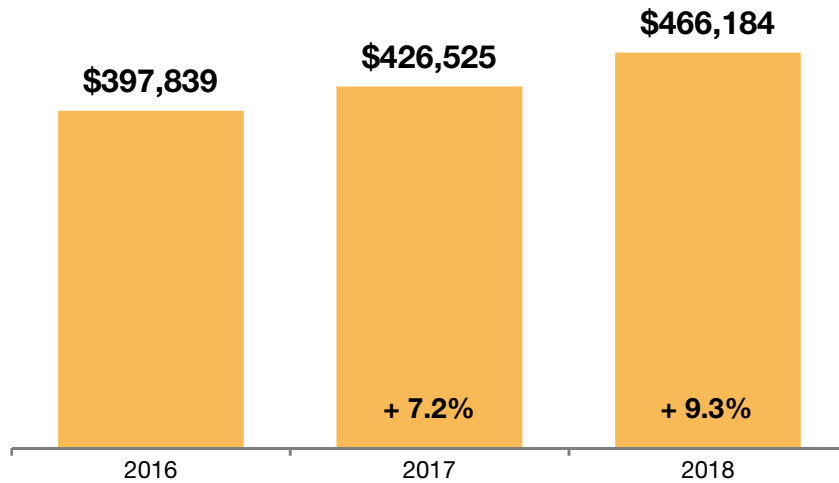




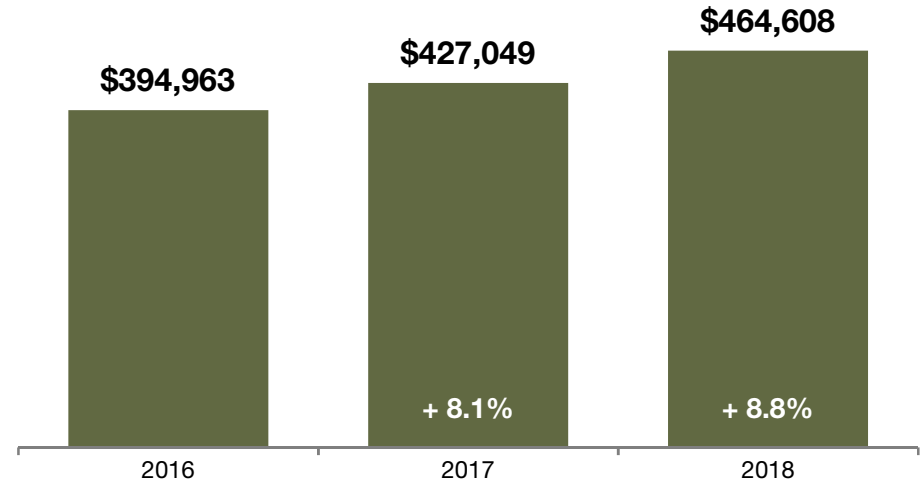
# Average Sold Price

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

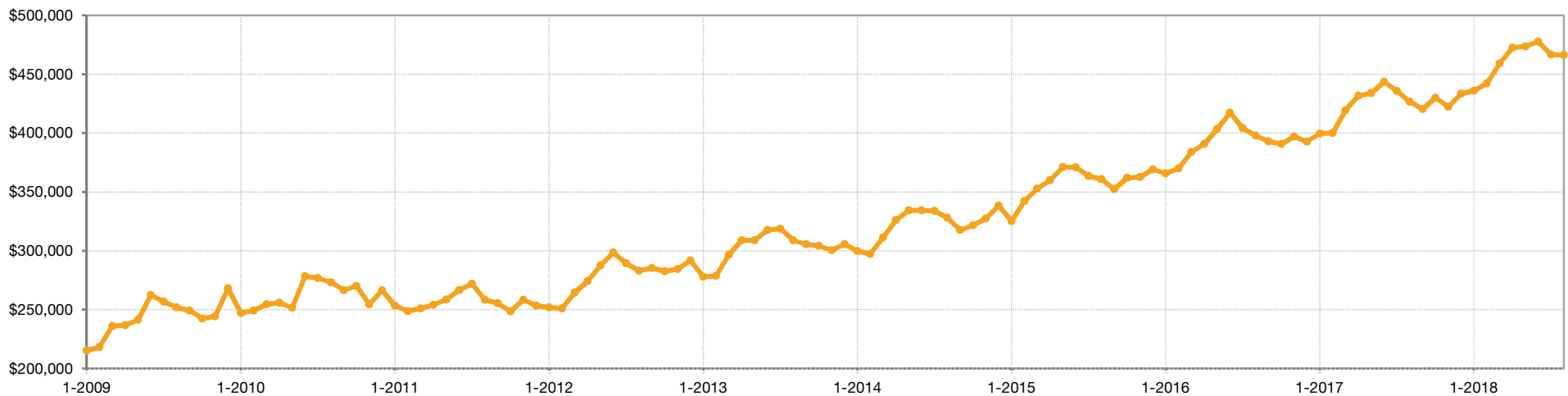
## August



## Year To Date (YTD)



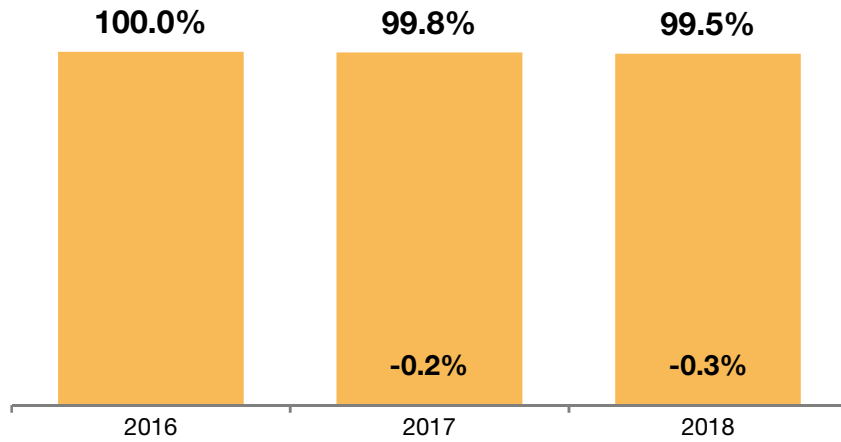
## Historical Average Sold Price



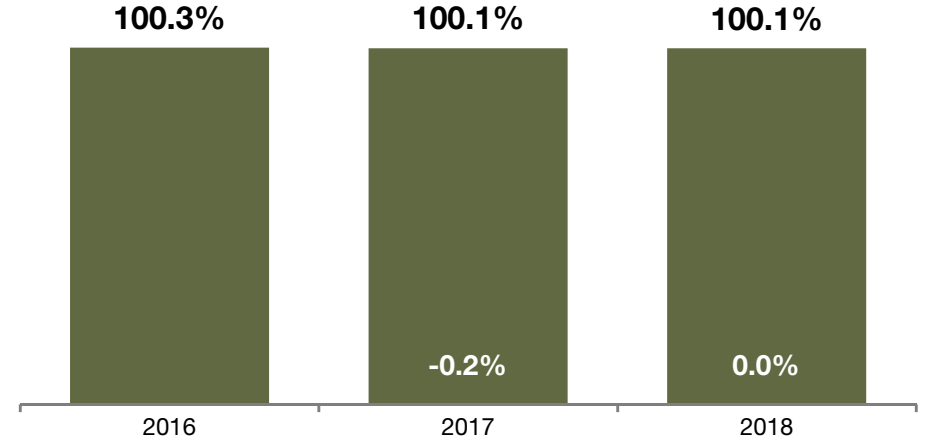
# Percent of Sold Price to List Price

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

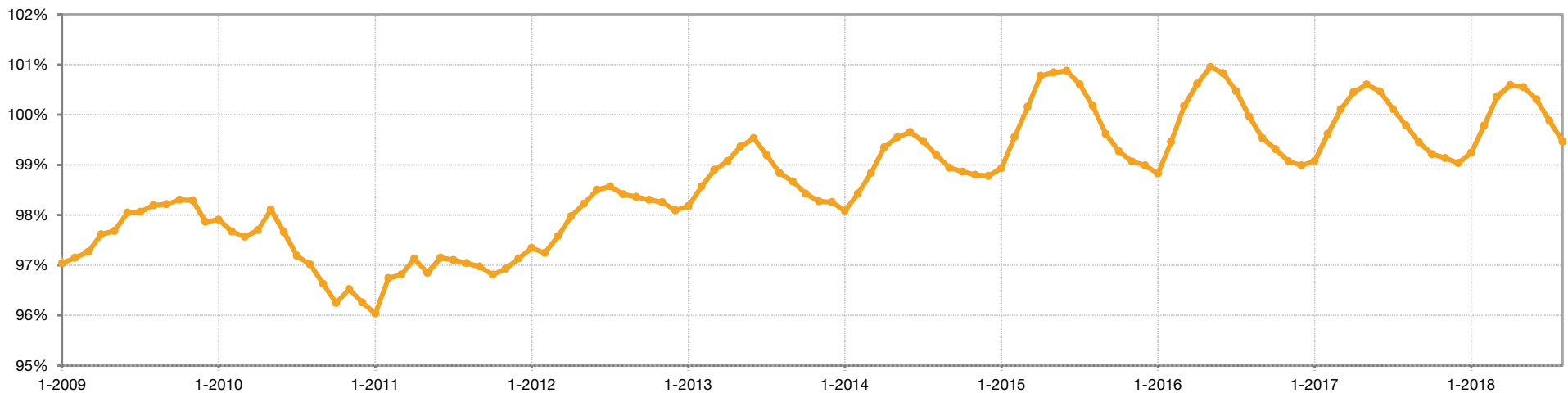
## August



## Year To Date (YTD)



## Historical Percent of Sold Price to List Price



# Single Family Detached Market Overview

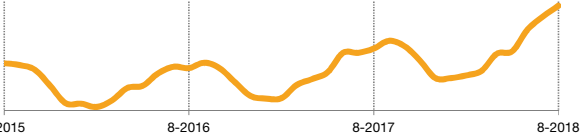
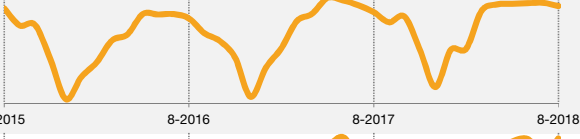
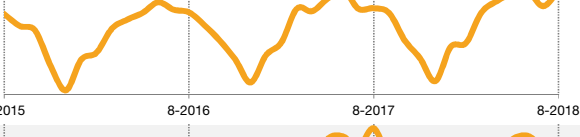
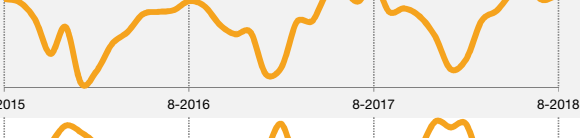
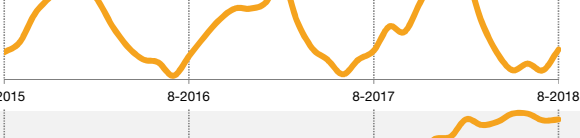
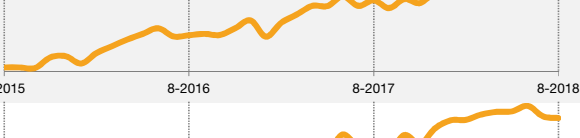


Key market metrics for the current month and year-to-date.

Key Metrics	Historical Sparklines	8-2017	8-2018	+ / -	Last Year YTD	This Year YTD	+ / -
Active Listings		7,802	<b>8,984</b>	+ 15.1%	--	--	--
Under Contract Listings		5,722	<b>5,471</b>	- 4.4%	41,205	<b>42,477</b>	+ 3.1%
New Listings		5,681	<b>6,011</b>	+ 5.8%	42,857	<b>45,075</b>	+ 5.2%
Sold Listings		4,918	<b>4,890</b>	- 0.6%	32,842	<b>34,052</b>	+ 3.7%
Total Days on Market		26	<b>26</b>	+ 2.6%	29	<b>28</b>	- 3.5%
Median Sold Price*		\$400,000	<b>\$430,050</b>	+ 7.5%	\$400,000	<b>\$430,000</b>	+ 7.5%
Average Sold Price*		\$466,426	<b>\$508,225</b>	+ 9.0%	\$467,240	<b>\$504,874</b>	+ 8.1%
Percent of Sold Price to List Price*		99.7%	<b>99.4%</b>	- 0.3%	100.0%	<b>100.0%</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.

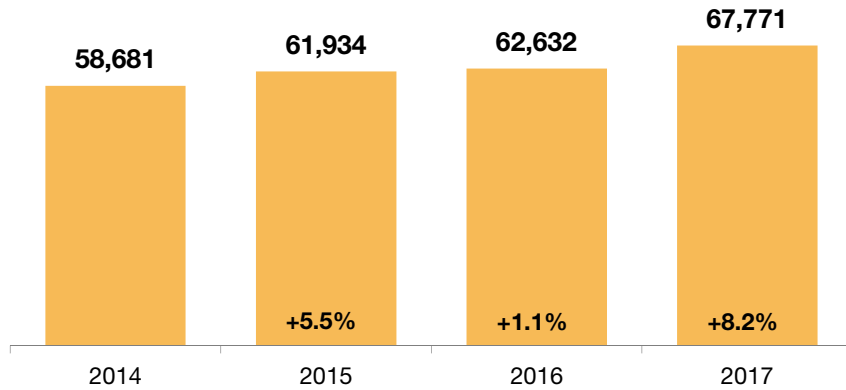
Key Metrics	Historical Sparklines	8-2017	8-2018	+ / -	Last Year YTD	This Year YTD	+ / -
Active Listings		1,950	<b>2,696</b>	+ 38.3%	--	--	--
Under Contract Listings		1,909	<b>1,975</b>	+ 3.5%	14,527	<b>14,921</b>	+ 2.7%
New Listings		1,997	<b>2,271</b>	+ 13.7%	15,098	<b>15,686</b>	+ 3.9%
Sold Listings		1,875	<b>1,759</b>	- 6.2%	12,176	<b>12,319</b>	+ 1.2%
Total Days on Market		22	<b>23</b>	+ 0.7%	24	<b>24</b>	+ 0.3%
Median Sold Price*		\$275,000	<b>\$299,900</b>	+ 9.1%	\$267,000	<b>\$299,900</b>	+ 12.3%
Average Sold Price*		\$321,890	<b>\$349,361</b>	+ 8.5%	\$318,660	<b>\$353,329</b>	+ 10.9%
Percent of Sold Price to List Price*		100.0%	<b>99.7%</b>	- 0.3%	100.4%	<b>100.3%</b>	- 0.1%

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

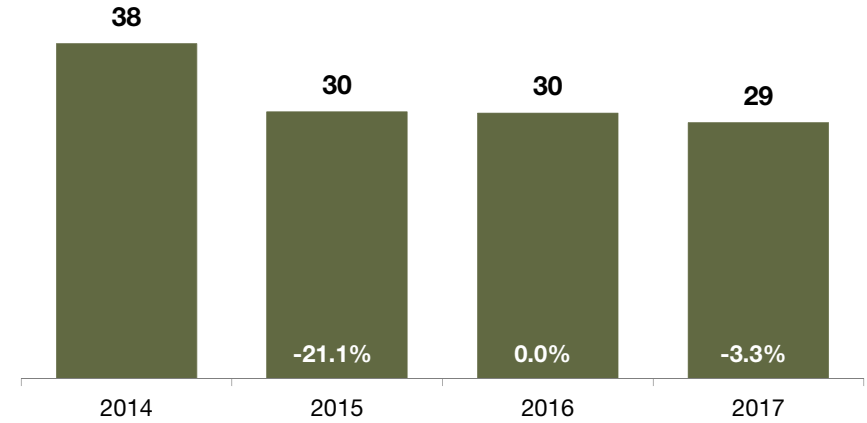
# Annual Review

Historical look at key market metrics for the overall region.

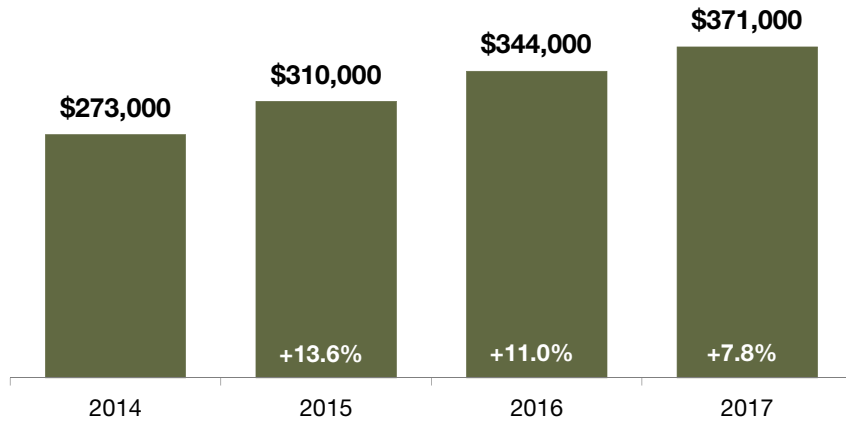
## Sold Listings



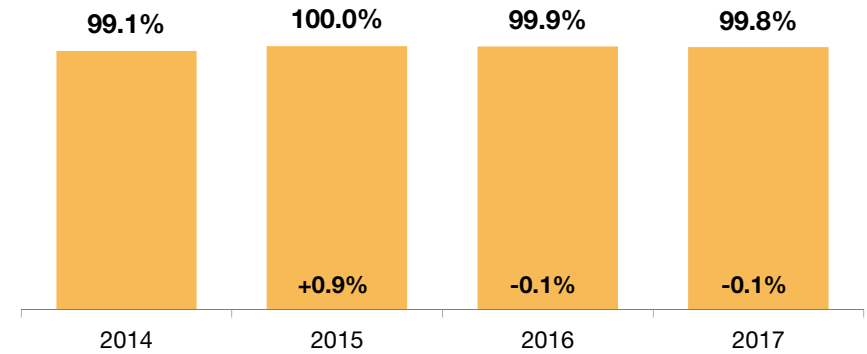
## Total Days on Market



## Median Sold Price\*



## Percent of Sold Price to List Price\*



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