

# Monthly Indicators



May 2018

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

## Quick Facts

+ 8.8%      - 0.4%      + 9.3%

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	5-2017	5-2018	+ / -	Last Year	This Year	+ / -
					YTD	YTD	
Active Listings		7,769	8,625	+ 11.0%	--	--	--
Under Contract Listings		8,036	8,031	- 0.1%	32,815	34,313	+ 4.6%
New Listings		8,472	9,218	+ 8.8%	33,388	35,350	+ 5.9%
Sold Listings		6,687	6,662	- 0.4%	24,746	25,599	+ 3.4%
Total Days on Market		24	23	- 4.2%	31	29	- 6.5%
Median Sold Price*		\$375,000	\$410,000	+ 9.3%	\$365,000	\$400,000	+ 9.6%
Average Sold Price*		\$433,850	\$475,605	+ 9.6%	\$420,361	\$460,681	+ 9.6%
Percent of Sold Price to List Price*		100.6%	100.6%	0.0%	100.1%	100.2%	+ 0.1%

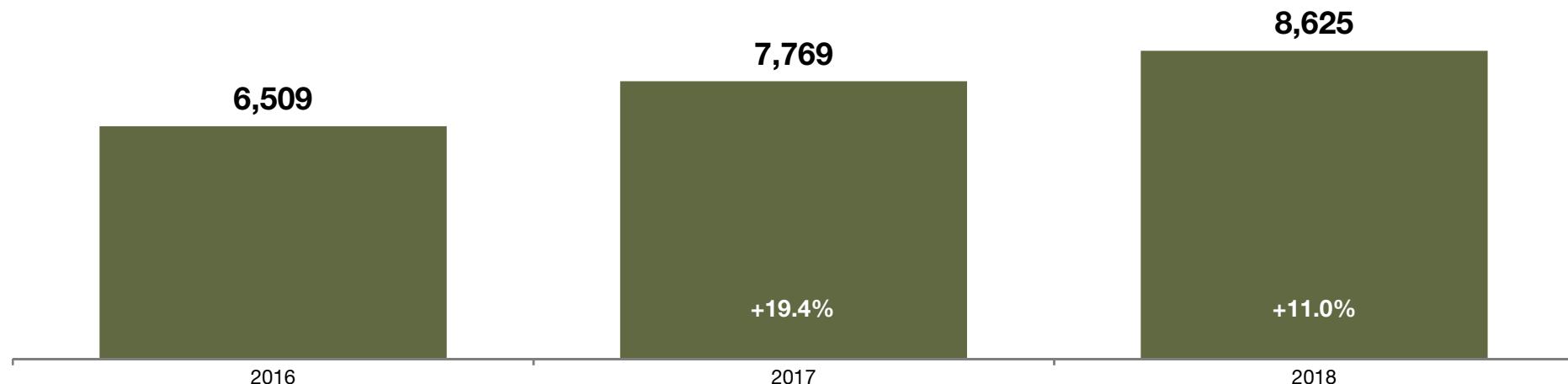
\* Does not account for seller concessions and/or down payment assistance.

# Active Listings

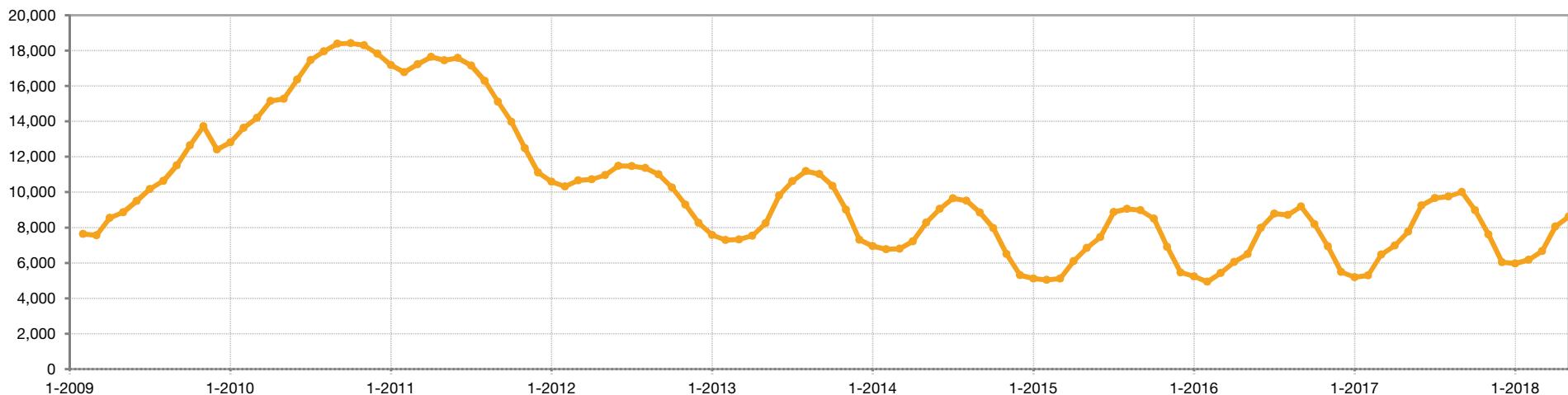


The number of homes that were in "active" status at the end of the month.

May



## Historical Active Listing Count

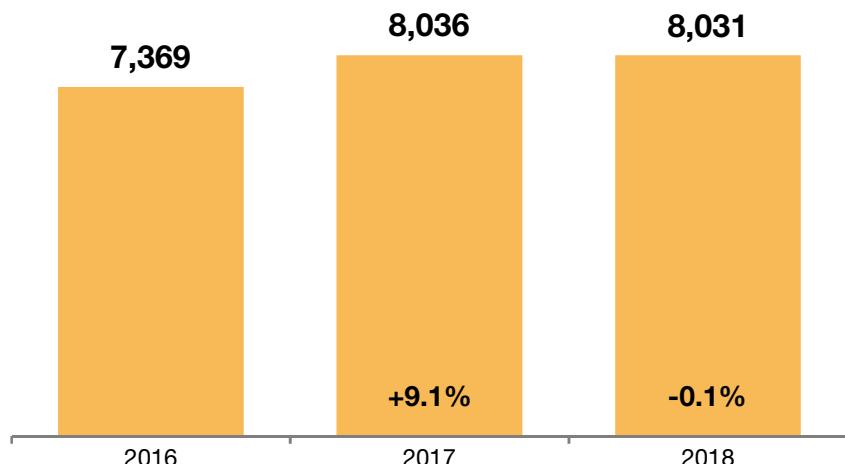


# Under Contract Listings

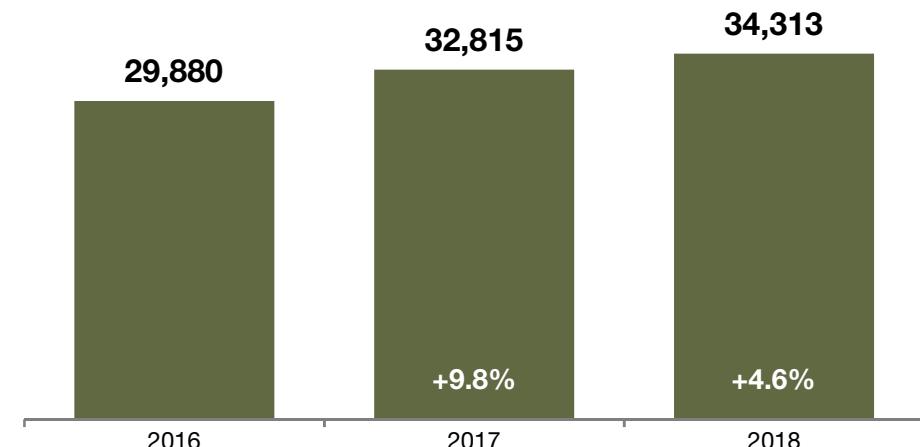


A count of the properties on which offers have been accepted in a given month.

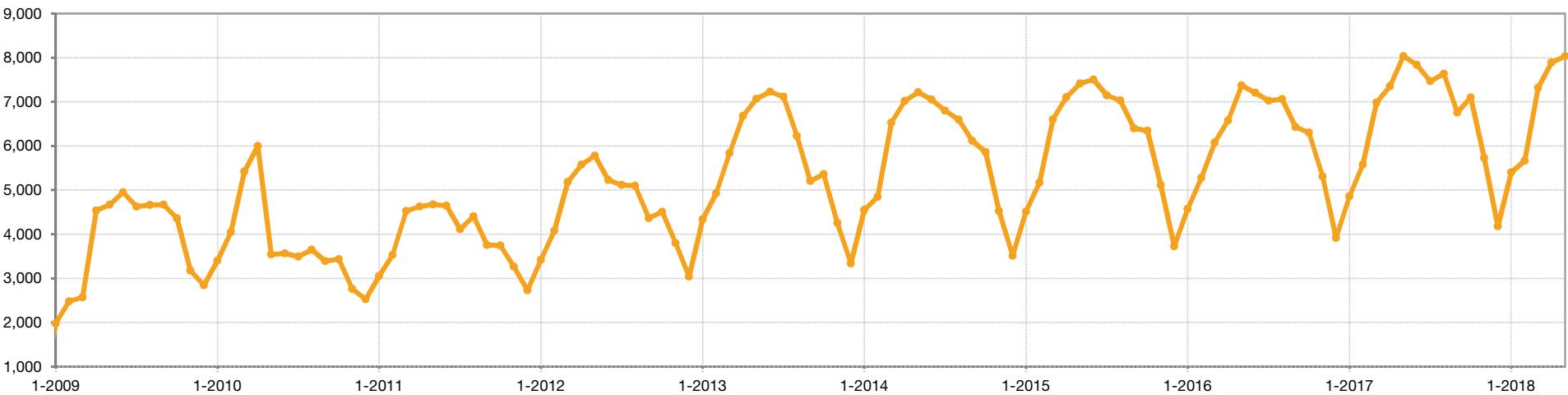
May



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.

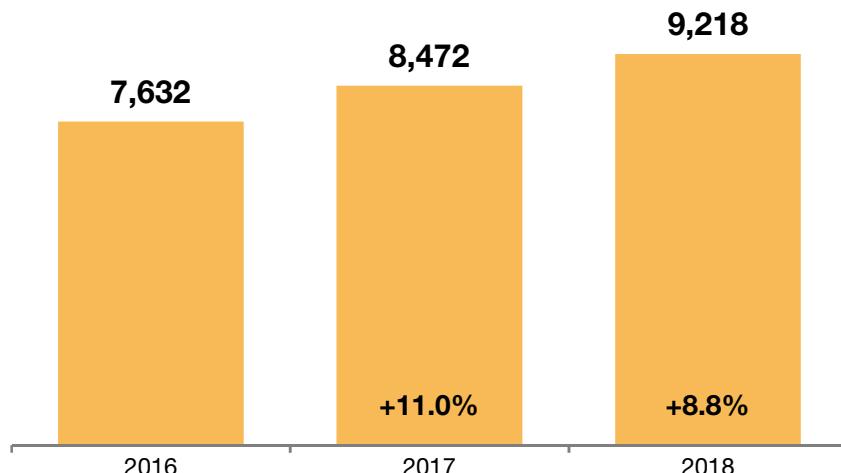
All data from REcolorado®. Report © 2018 ShowingTime. Due to differences in statistical methodologies, figures may vary from other market reports provided by REcolorado®. | 4

# New Listings

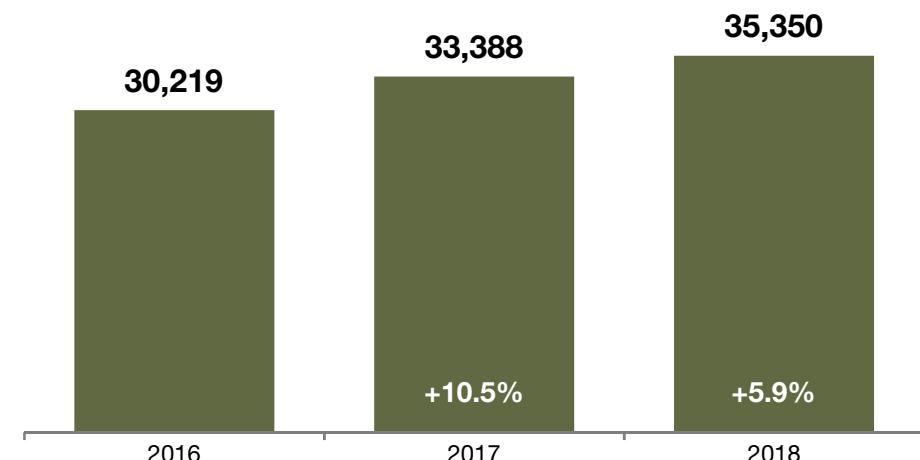


A count of the properties that have been newly listed on the market in a given month.

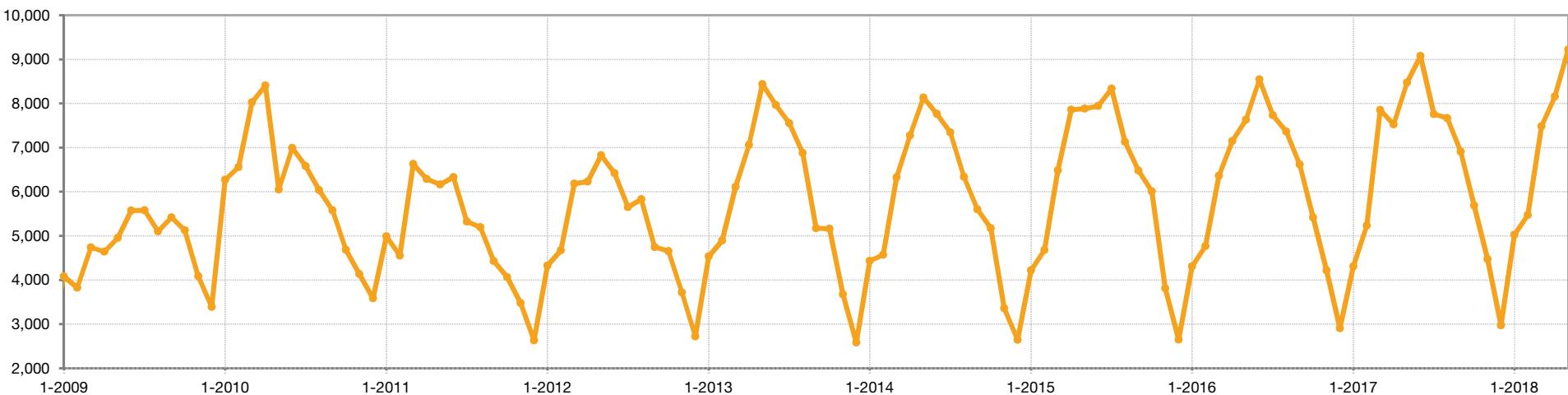
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## Historical New Listing Activity



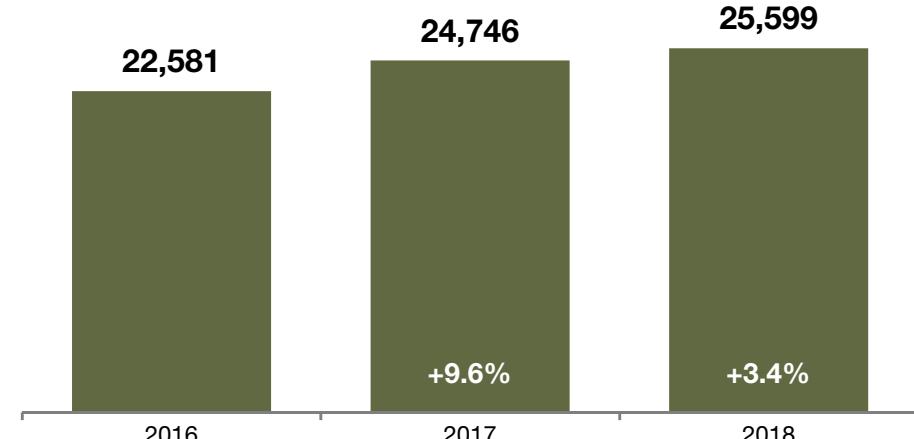
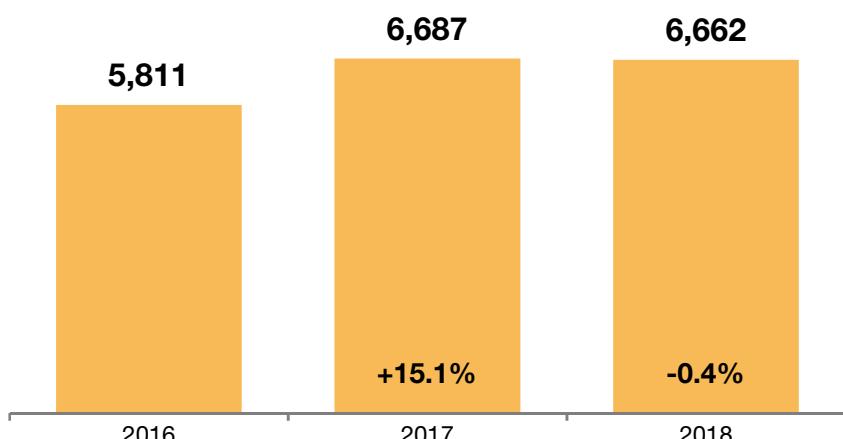
# Sold Listings

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

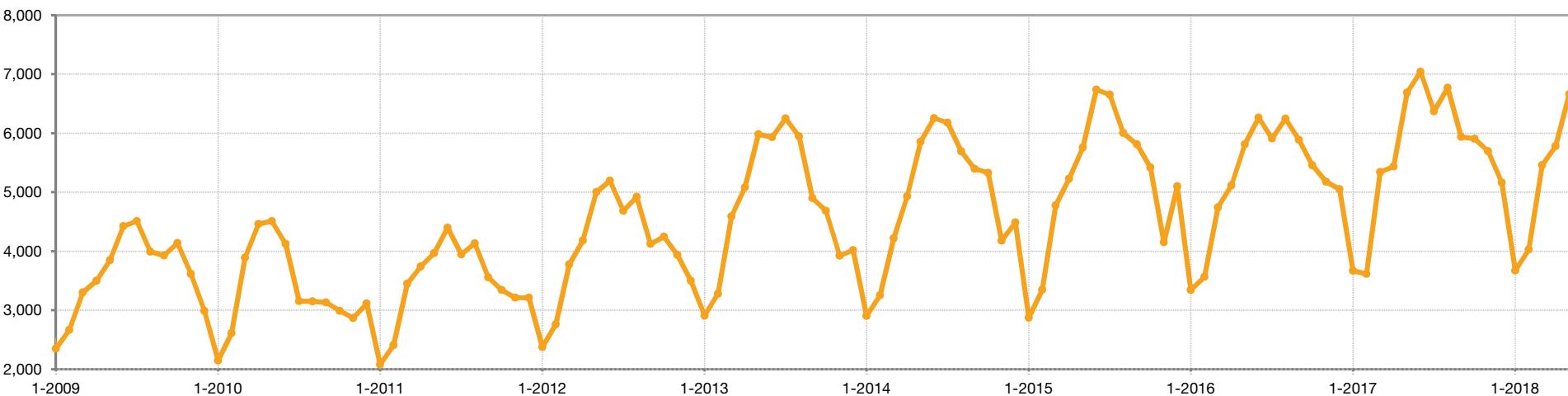


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Year To Date (YTD)



## Historical Sold Listing Activity



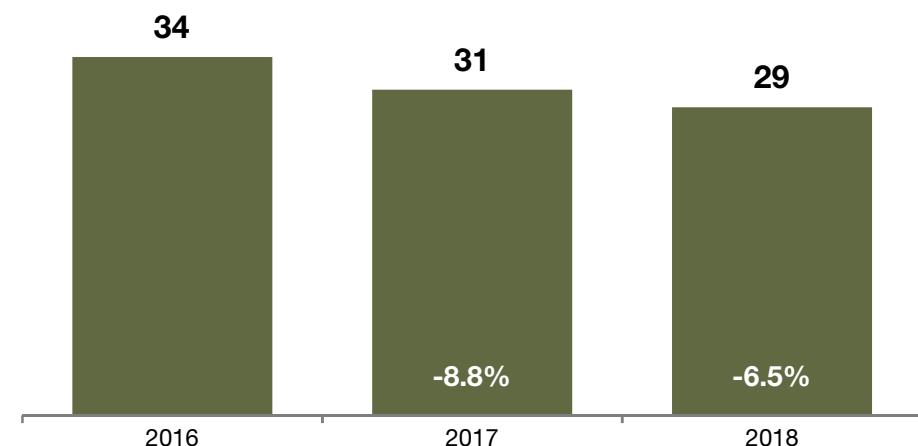
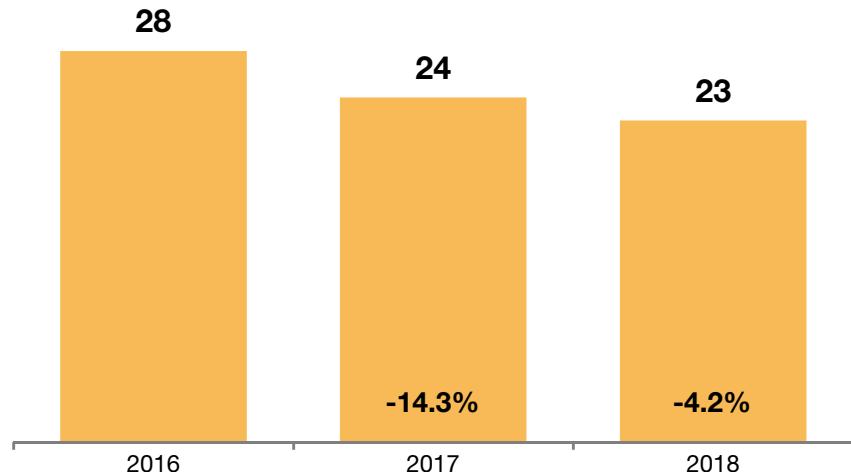
# Total Days on Market



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

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Year To Date (YTD)



## Historical Total Days on Market

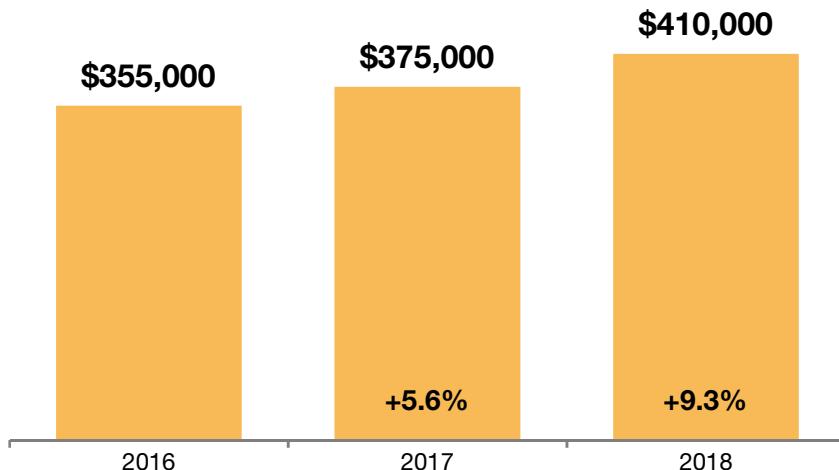


# Median Sold Price

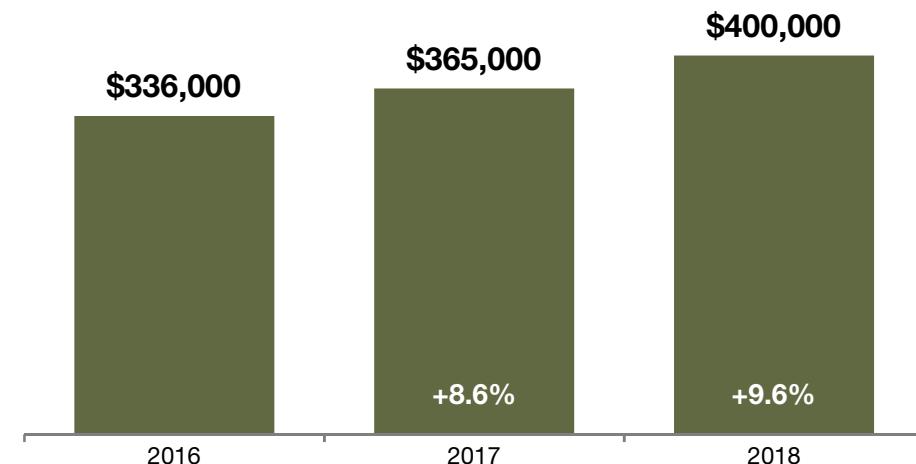


The median sold price for all sold listings in a given month. Does not account for seller concessions and/or down payment assistance.

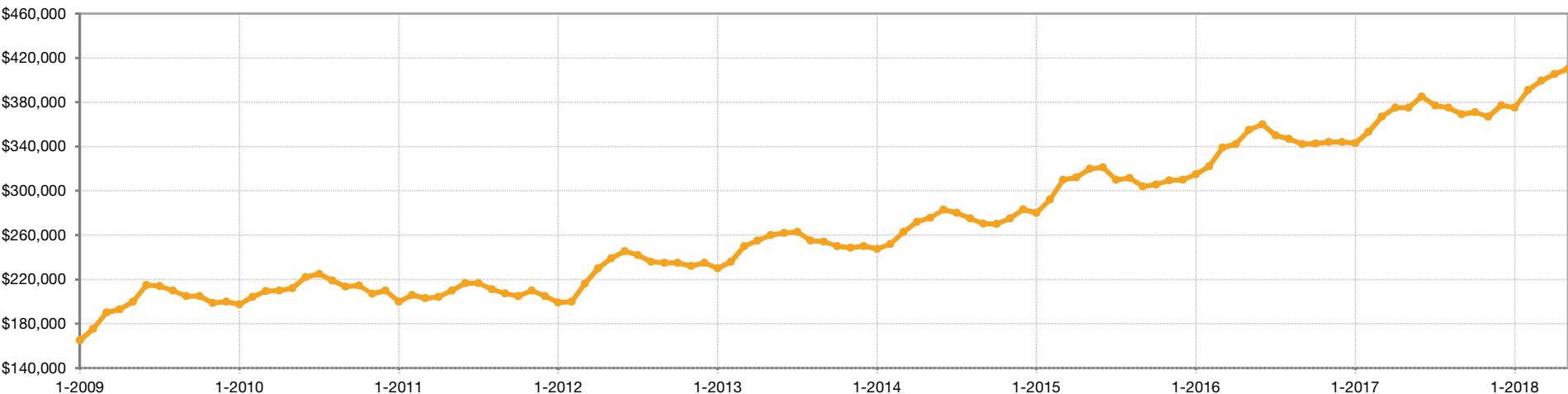
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Year To Date (YTD)



## Historical Median Sold Price

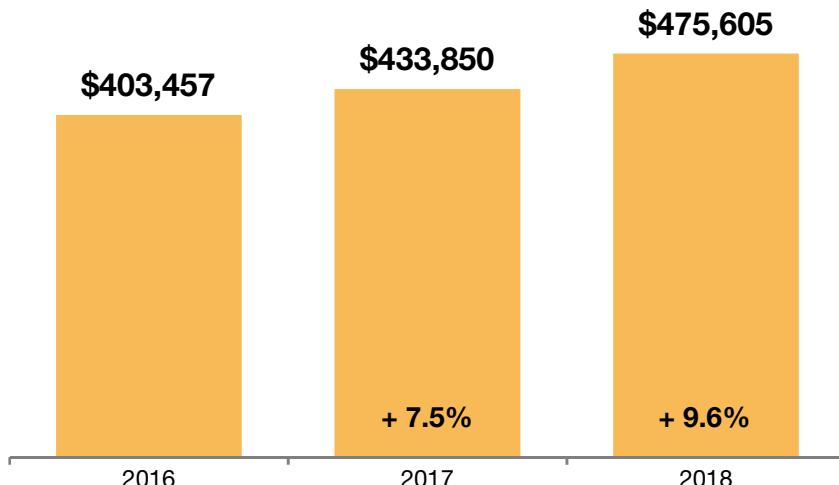


# Average Sold Price

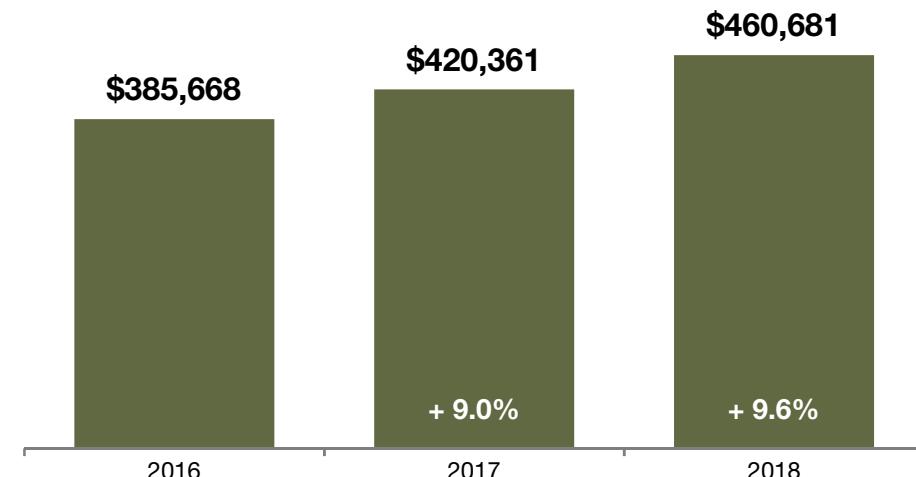


The average sold price for all sold listings in a given month. Does not account for seller concessions and/or down payment assistance.

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Year To Date (YTD)



## Historical Average Sold Price



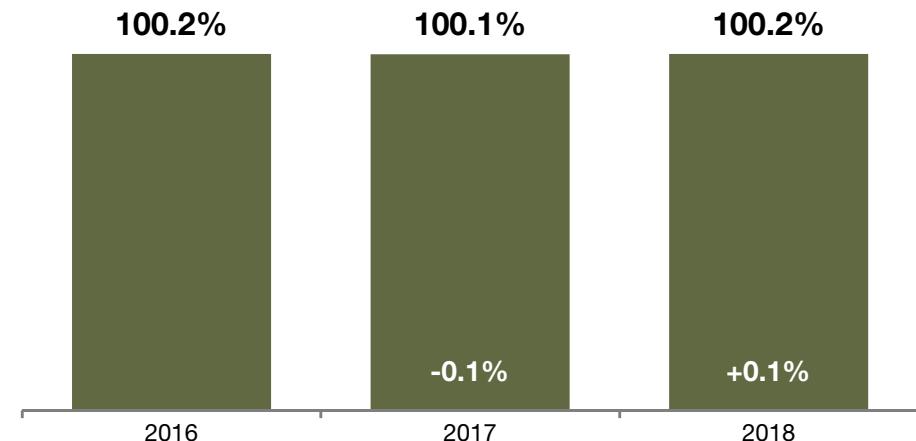
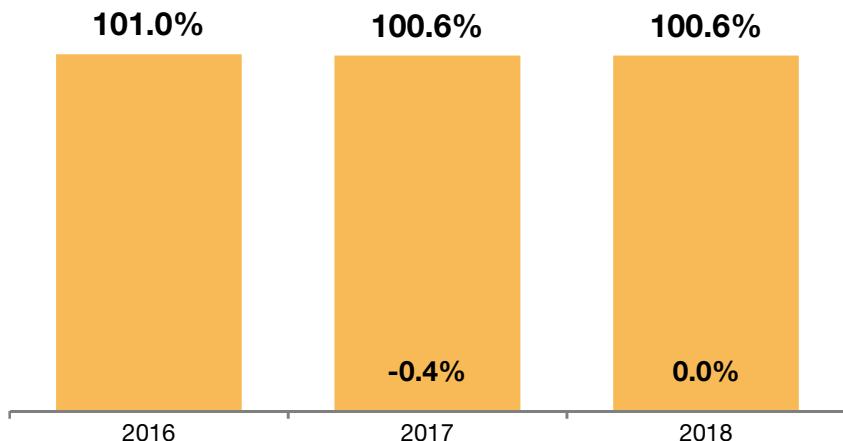
# Percent of Sold Price to List Price



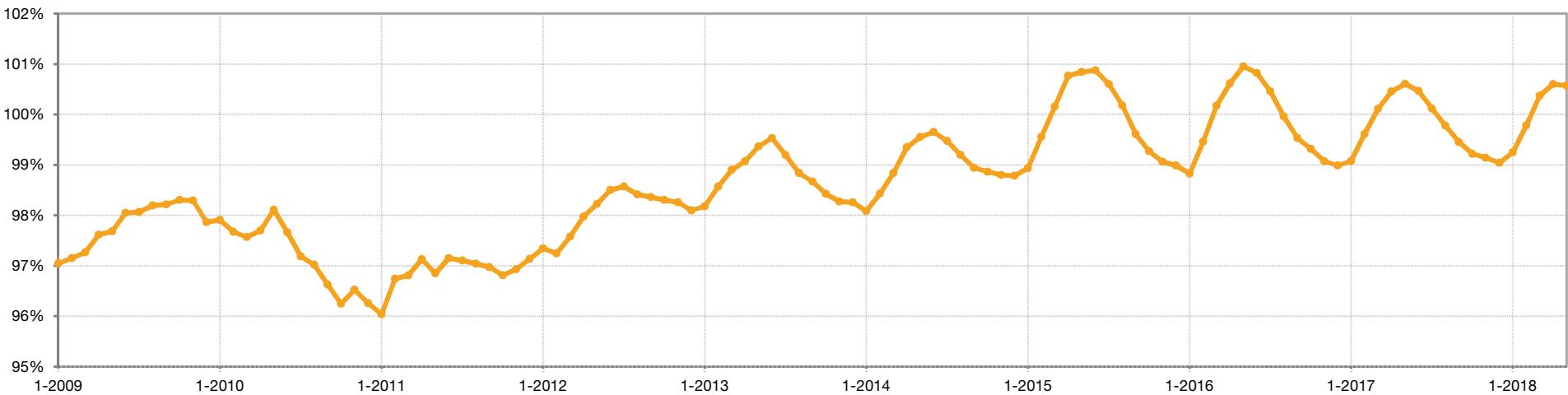
Calculated by comparing final sold price to list price for sold listings. Does not account for seller concessions and/or down payment assistance.

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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	5-2017	5-2018	+ / -	Last Year YTD	This Year YTD	+ / -
<b>Active Listings</b>		6,231	<b>6,718</b>	+ 7.8%	--	--	--
<b>Under Contract Listings</b>		5,970	<b>6,029</b>	+ 1.0%	24,204	<b>25,374</b>	+ 4.8%
<b>New Listings</b>		6,327	<b>6,988</b>	+ 10.4%	24,571	<b>26,238</b>	+ 6.8%
<b>Sold Listings</b>		4,915	<b>4,977</b>	+ 1.3%	17,937	<b>18,669</b>	+ 4.1%
<b>Total Days on Market</b>		26	<b>24</b>	- 5.7%	32	<b>30</b>	- 6.5%
<b>Median Sold Price*</b>		\$407,000	<b>\$435,875</b>	+ 7.1%	\$395,728	<b>\$426,000</b>	+ 7.6%
<b>Average Sold Price*</b>		\$476,504	<b>\$515,627</b>	+ 8.2%	\$460,723	<b>\$500,560</b>	+ 8.6%
<b>Percent of Sold Price to List Price*</b>		100.5%	<b>100.5%</b>	0.0%	100.0%	<b>100.1%</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	5-2017	5-2018	+ / -	Last Year YTD	This Year YTD	+ / -
<b>Active Listings</b>		1,538	1,907	+ 24.0%	--	--	--
<b>Under Contract Listings</b>		2,066	2,002	- 3.1%	8,611	8,939	+ 3.8%
<b>New Listings</b>		2,145	2,230	+ 4.0%	8,817	9,112	+ 3.3%
<b>Sold Listings</b>		1,772	1,685	- 4.9%	6,809	6,930	+ 1.8%
<b>Total Days on Market</b>		21	19	- 11.3%	26	25	- 2.0%
<b>Median Sold Price*</b>		\$269,949	\$305,000	+ 13.0%	\$260,000	\$297,500	+ 14.4%
<b>Average Sold Price*</b>		\$315,540	\$357,462	+ 13.3%	\$314,055	\$353,277	+ 12.5%
<b>Percent of Sold Price to List Price*</b>		100.9%	100.8%	- 0.1%	100.4%	100.5%	+ 0.1%

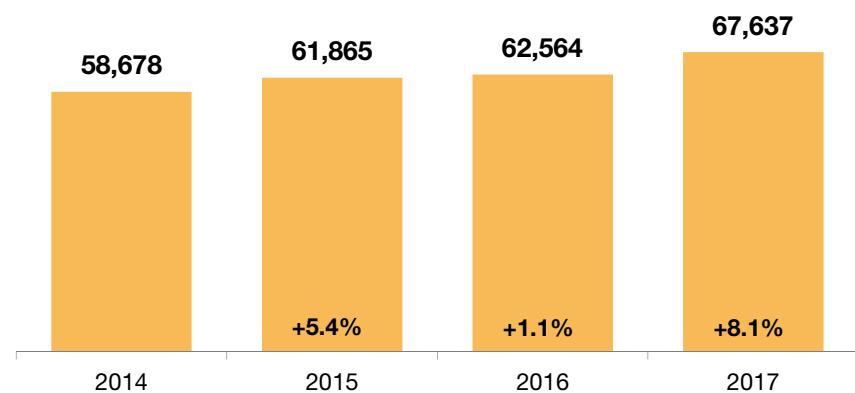
\* Does not account for seller concessions and/or down payment assistance.

# Annual Review

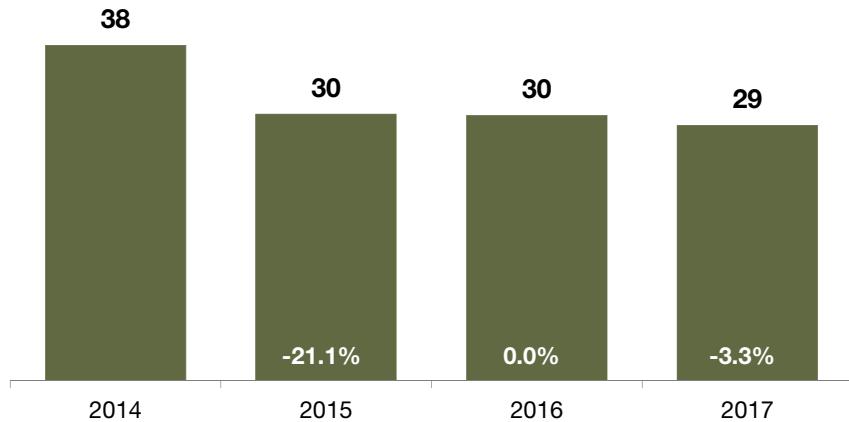


Historical look at key market metrics for the overall region.

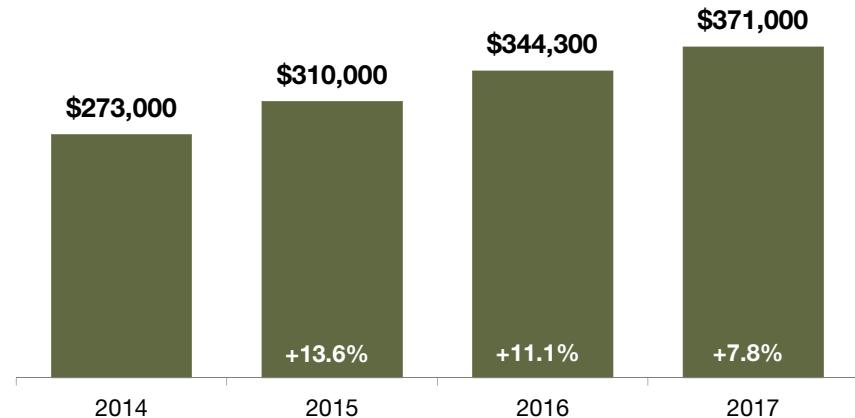
## Sold Listings



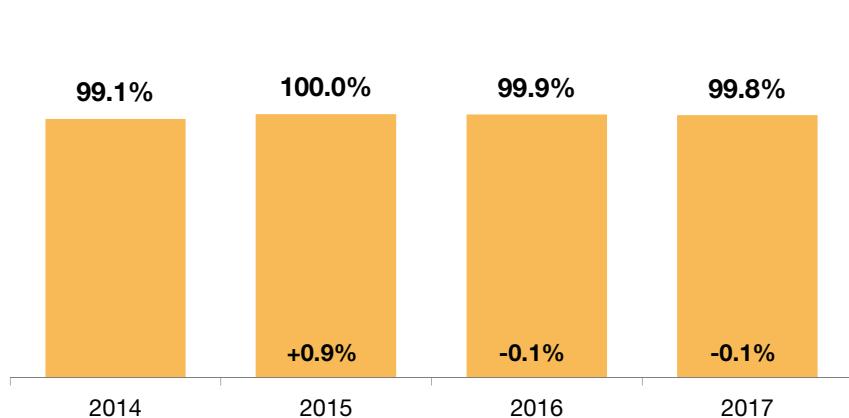
## Total Days on Market



## Median Sold Price\*



## Percent of Sold Price to List Price\*



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