

# Monthly Indicators



July 2019

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

## Quick Facts

**+ 6.2%**

**+ 6.1%**

**+ 3.7%**

Change in  
**New Listings**

Change in  
**Sold Listings**

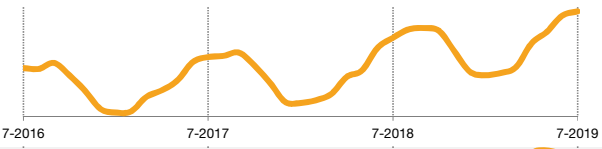
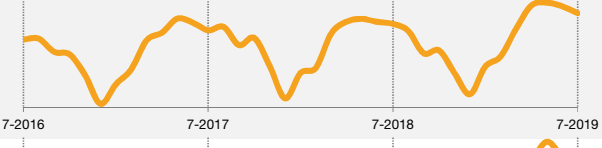
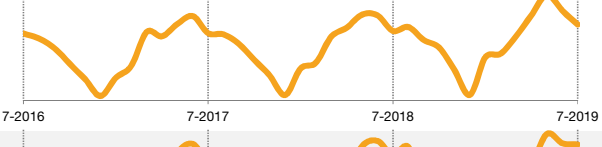
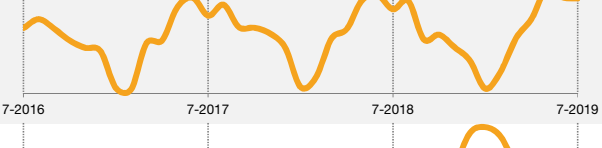
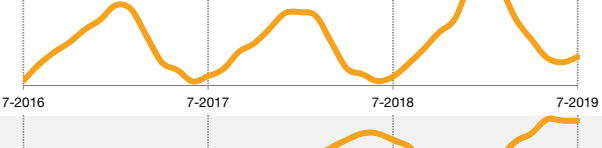
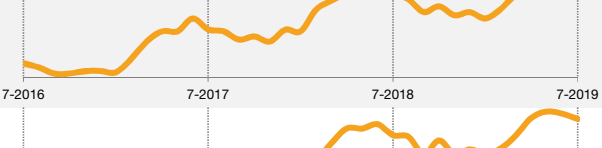
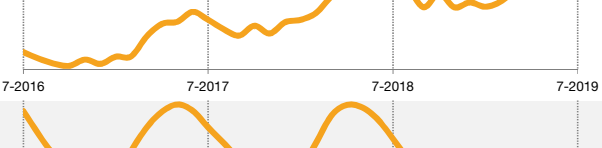

Change in  
**Median Sold Price**

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# Market Overview

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

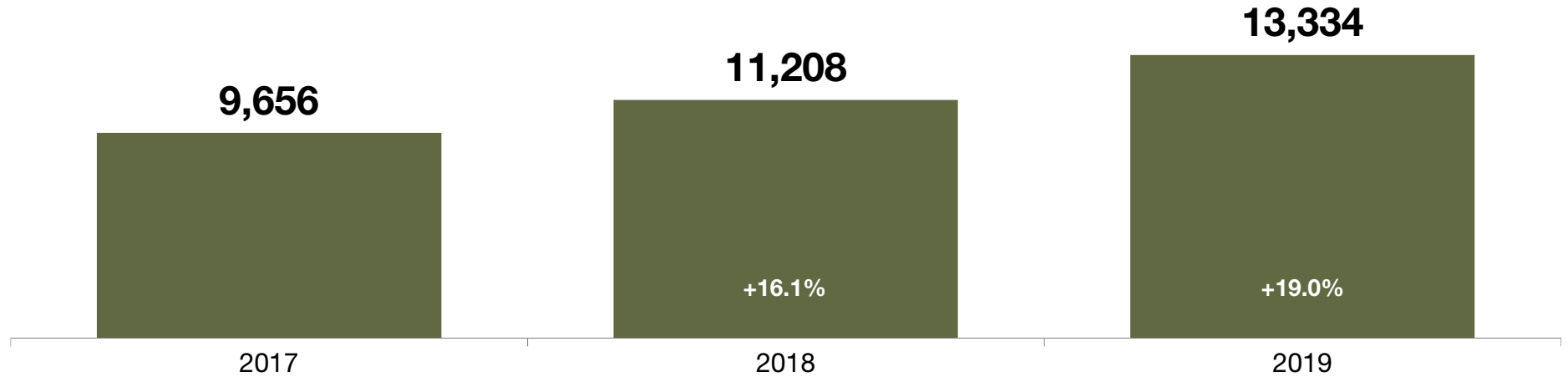
Key Metrics	Historical Sparklines	7-2018	7-2019	+ / -	Last Year YTD	This Year YTD	+ / -
<b>Active Listings</b>		11,208	<b>13,334</b>	+ 19.0%	--	--	--
<b>Under Contract Listings</b>		7,777	<b>8,291</b>	+ 6.6%	49,930	<b>53,842</b>	+ 7.8%
<b>New Listings</b>		7,943	<b>8,435</b>	+ 6.2%	52,508	<b>57,488</b>	+ 9.5%
<b>Sold Listings</b>		6,625	<b>7,030</b>	+ 6.1%	39,912	<b>41,260</b>	+ 3.4%
<b>Total Days on Market</b>		23	<b>27</b>	+ 17.4%	27	<b>32</b>	+ 18.5%
<b>Median Sold Price*</b>		\$405,000	<b>\$420,000</b>	+ 3.7%	\$401,000	<b>\$410,000</b>	+ 2.2%
<b>Average Sold Price*</b>		\$466,719	<b>\$482,526</b>	+ 3.4%	\$464,299	<b>\$476,804</b>	+ 2.7%
<b>Percent of Sold Price to List Price*</b>		99.9%	<b>99.2%</b>	- 0.7%	100.2%	<b>99.3%</b>	- 0.9%

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

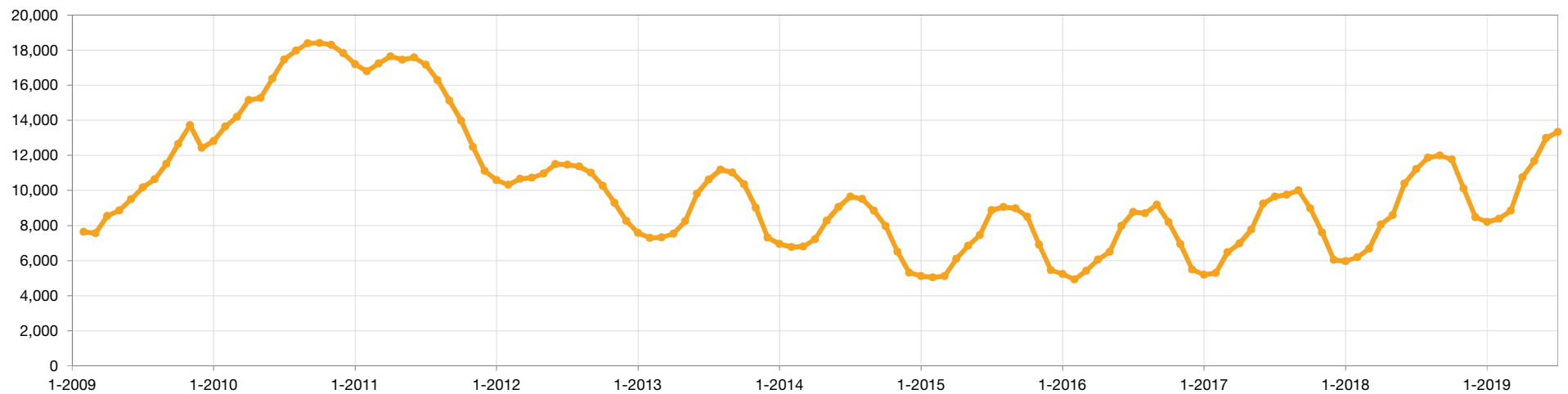
# Active Listings

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

## July



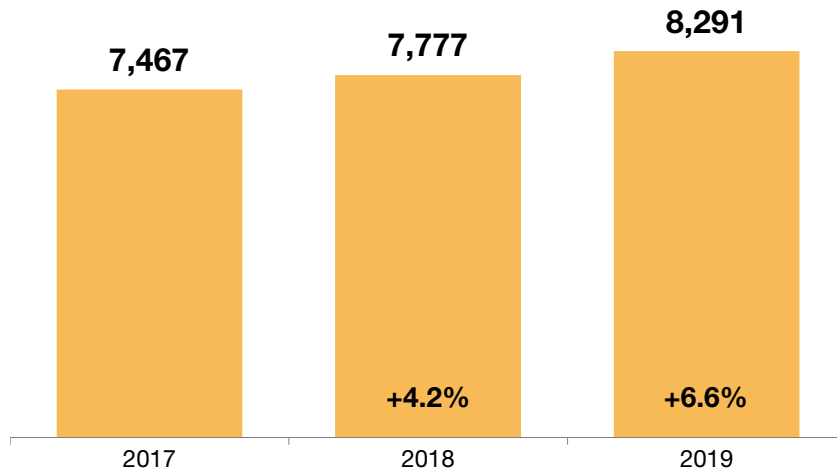
## Historical Active Listing Count



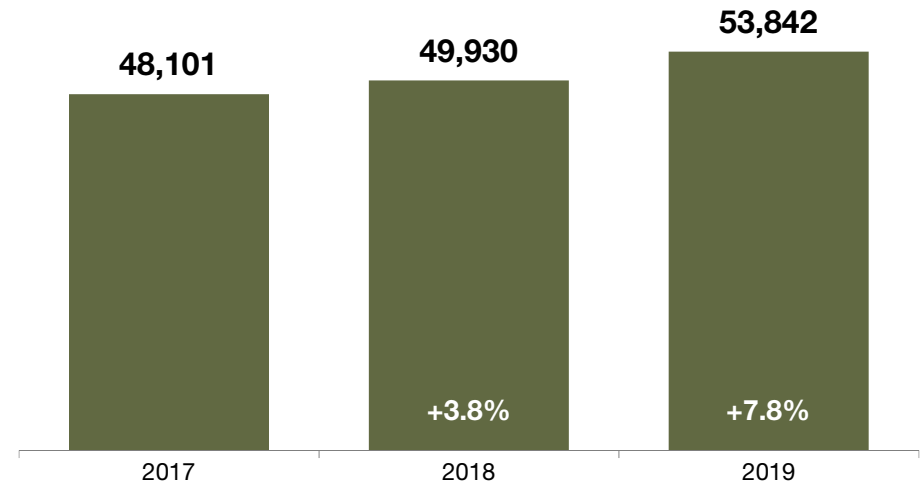
# Under Contract Listings

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

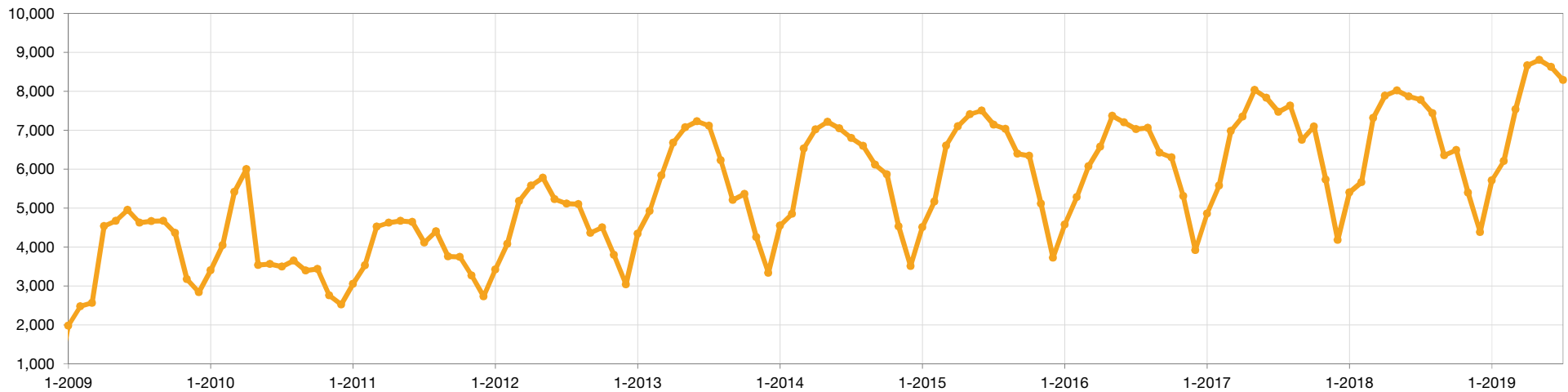
## July



## Year To Date (YTD)



## Historical Under Contract Count

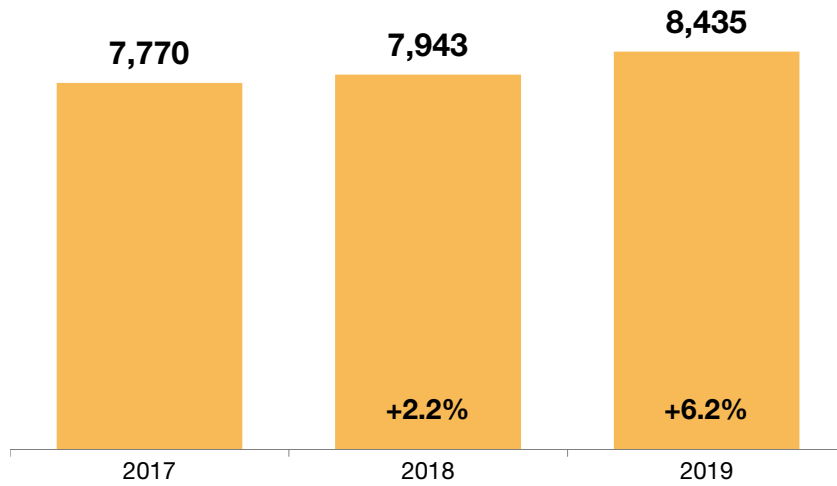


Note: The method used to calculate the "Under Contract" metric was updated in August 2012 so comparisons to previously reported figures may differ.

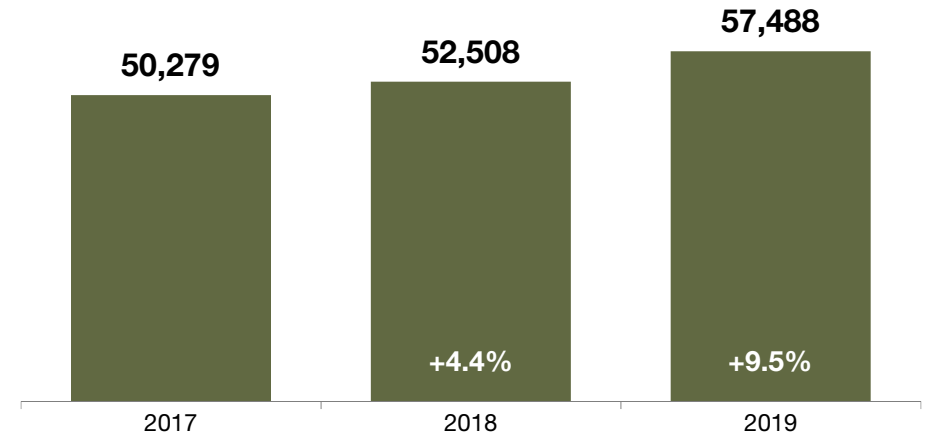
# New Listings

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

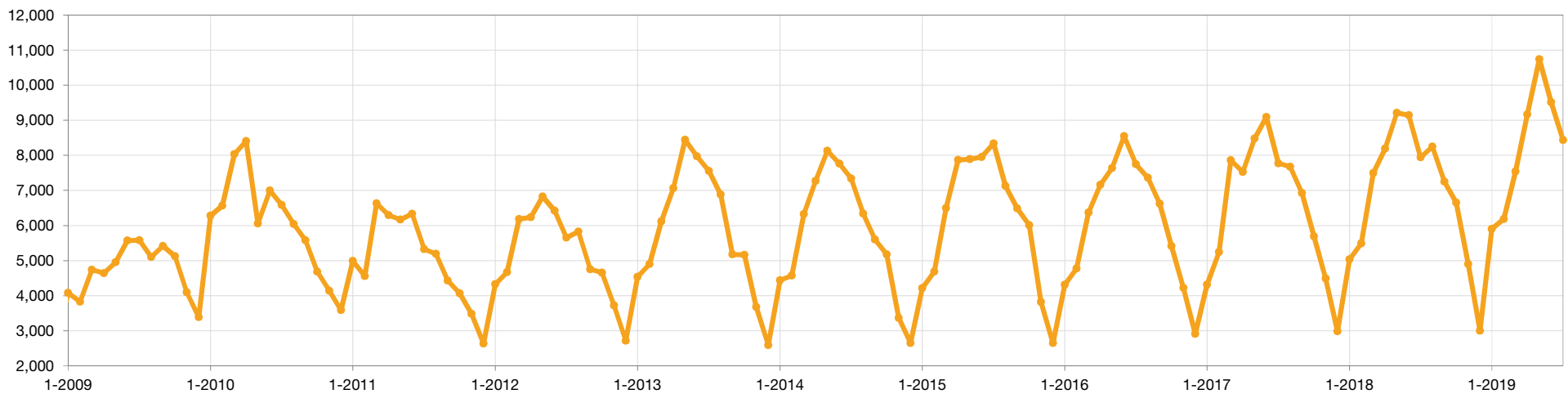
## July



## Year To Date (YTD)



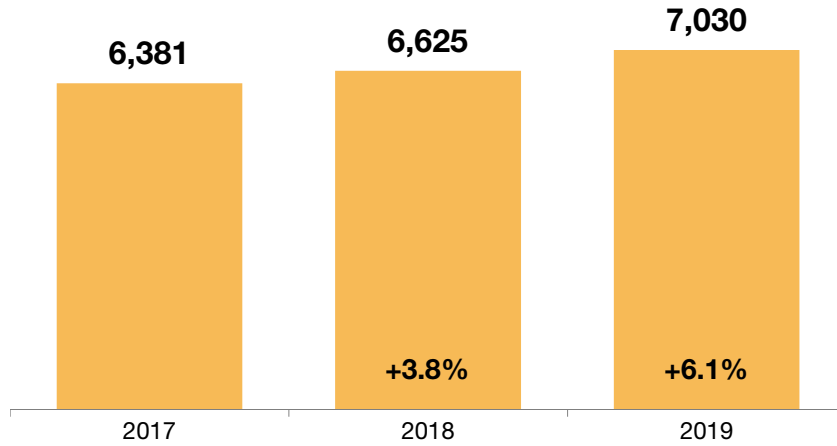
## Historical New Listing Activity



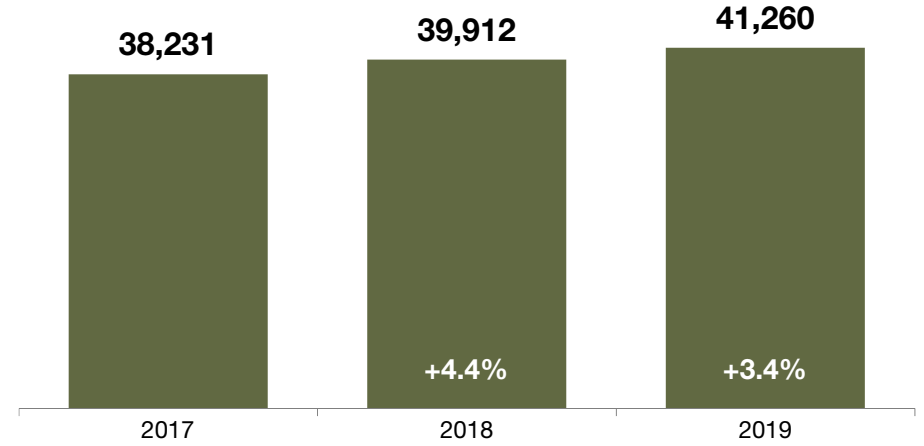
# Sold Listings

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

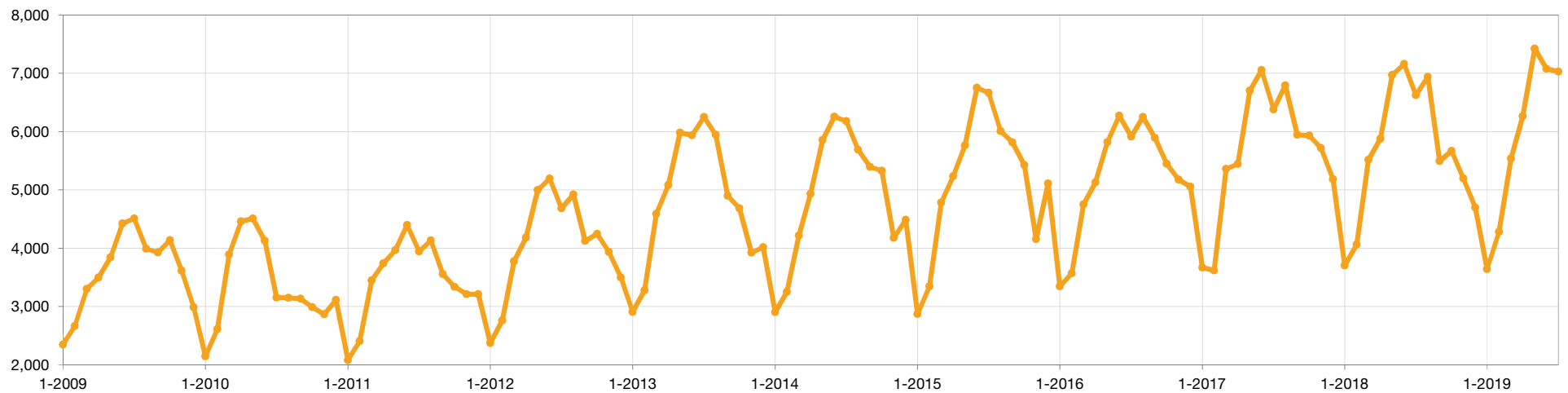
## July



## Year To Date (YTD)



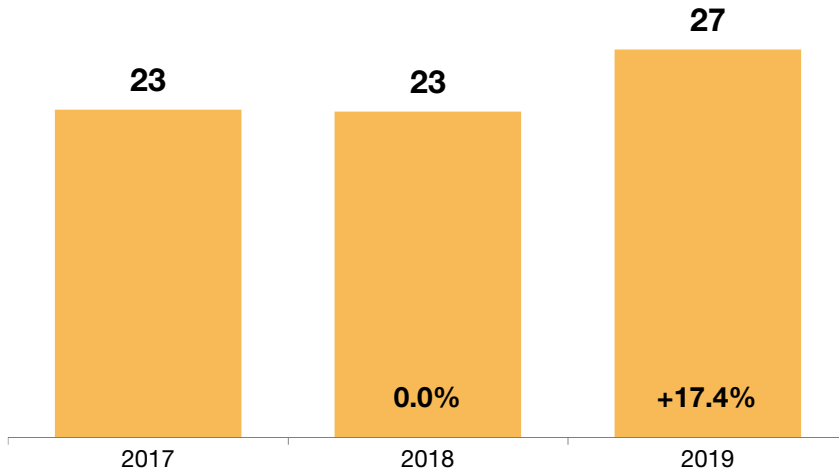
## Historical Sold Listing Activity



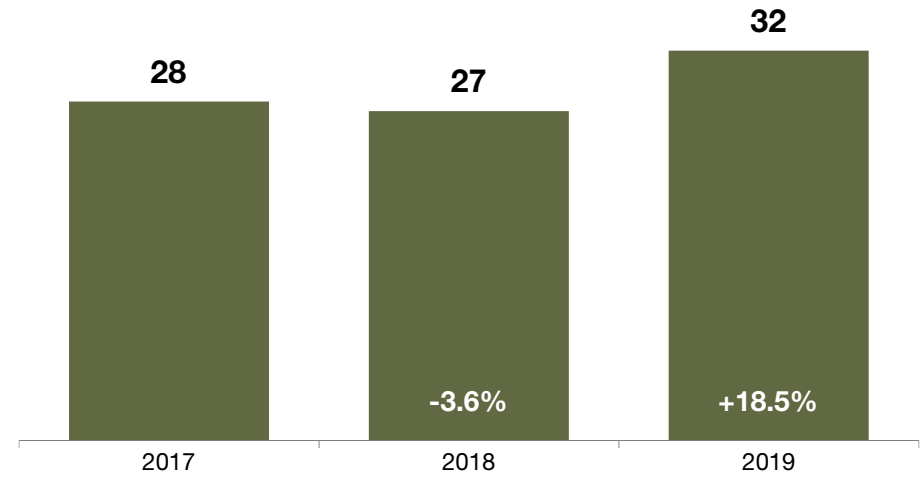
# Total Days on Market

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

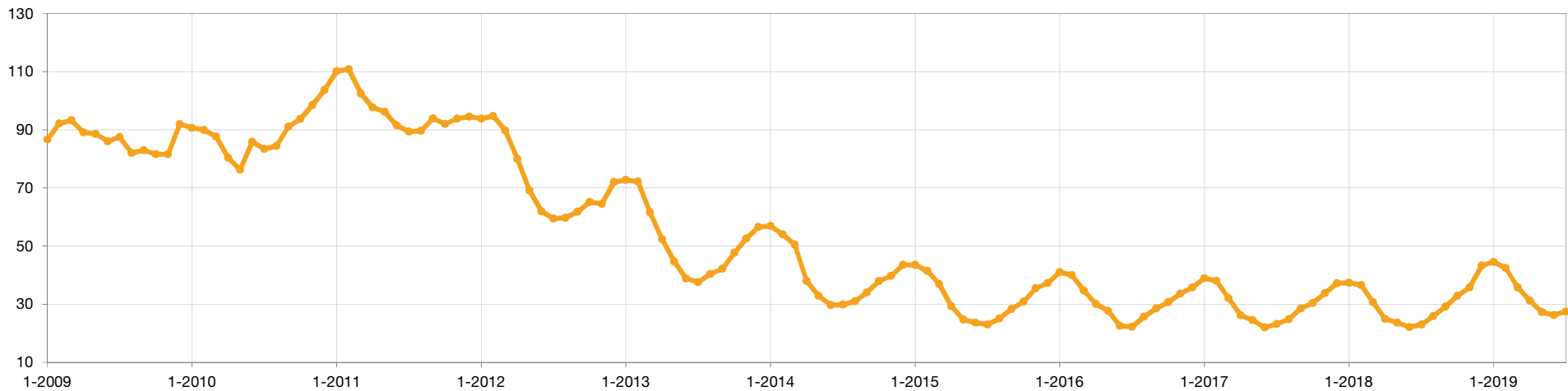
## July



## Year To Date (YTD)



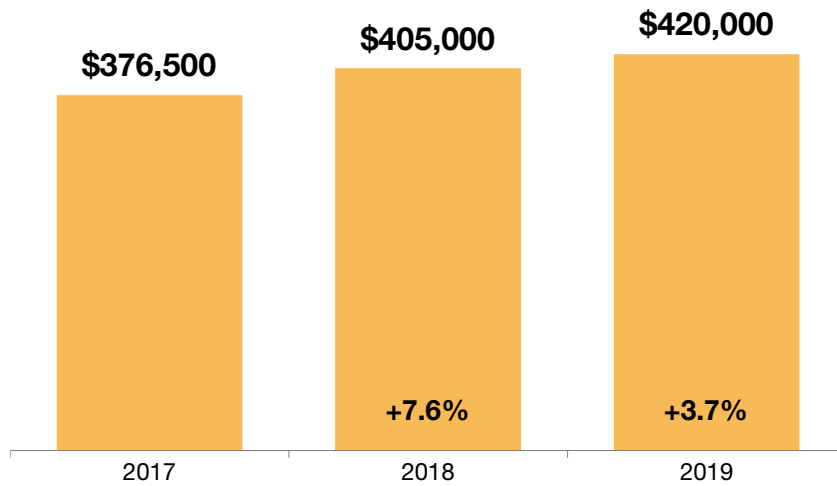
## Historical Total Days on Market



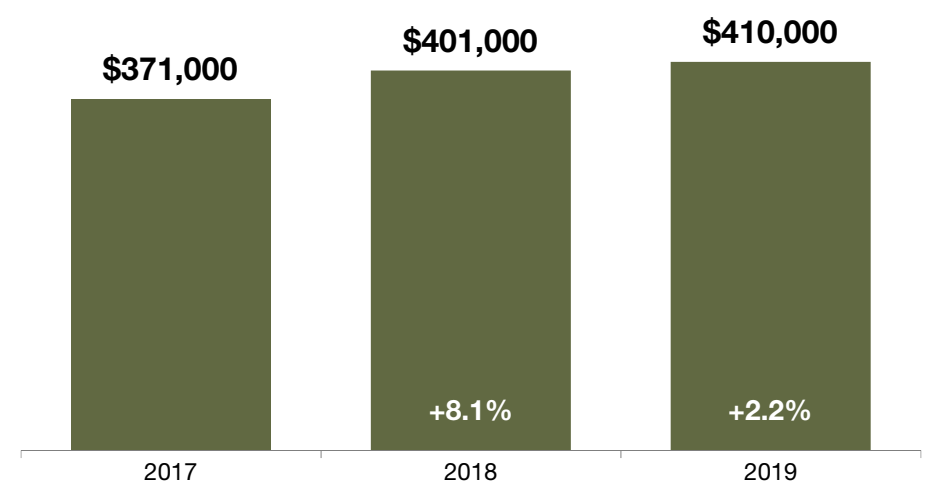
# Median Sold Price

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

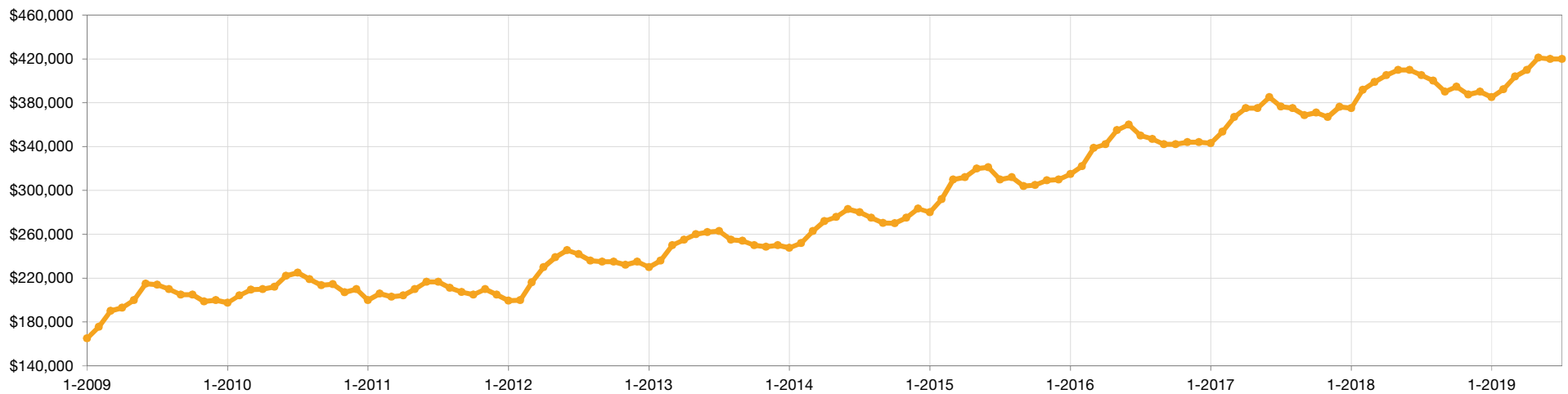
## July



## Year To Date (YTD)



## Historical Median Sold Price

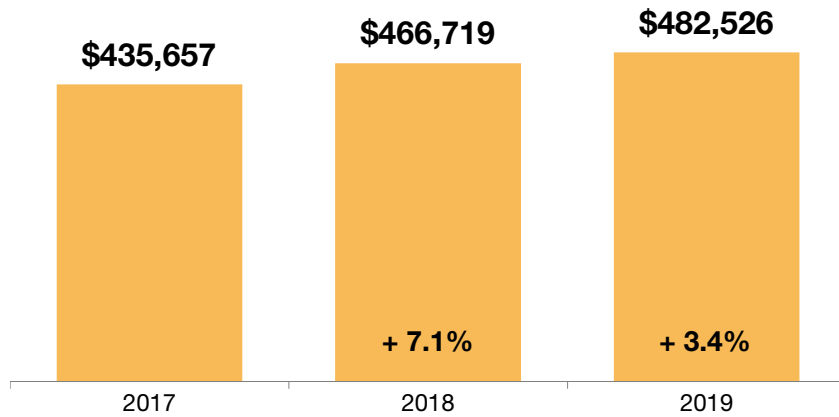




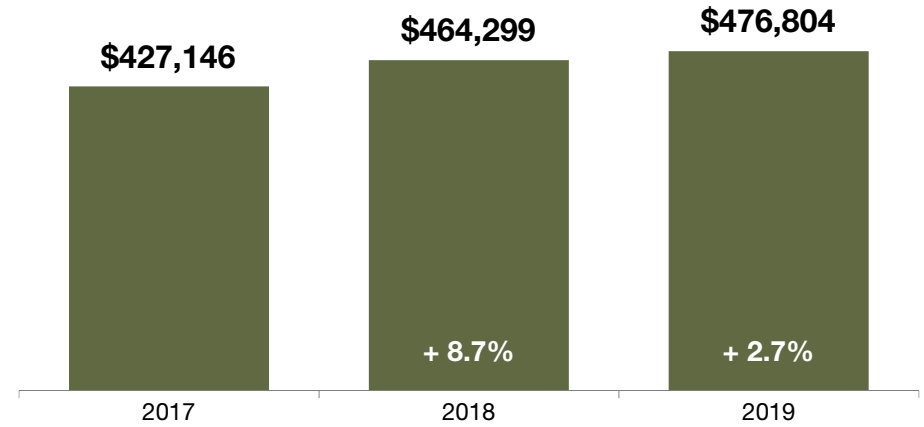
# Average Sold Price

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

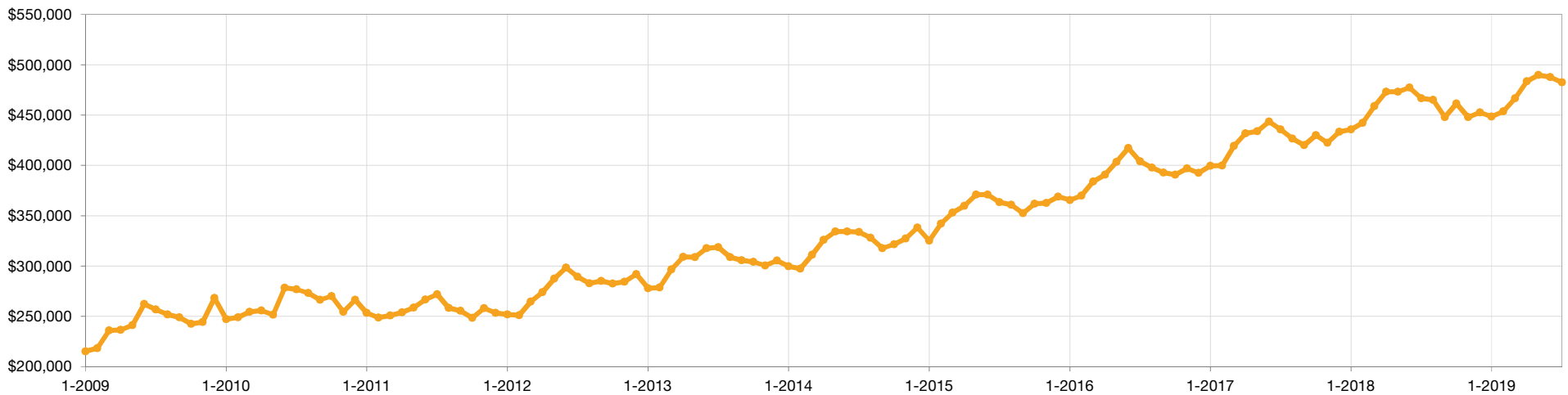
## July



## Year To Date (YTD)



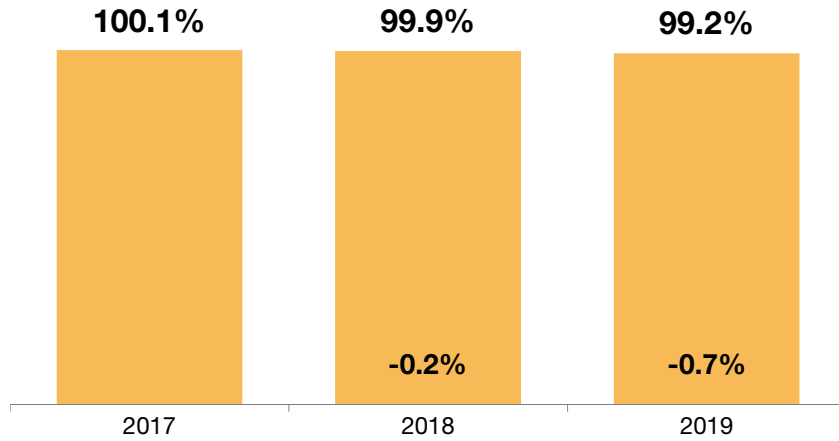
## Historical Average Sold Price



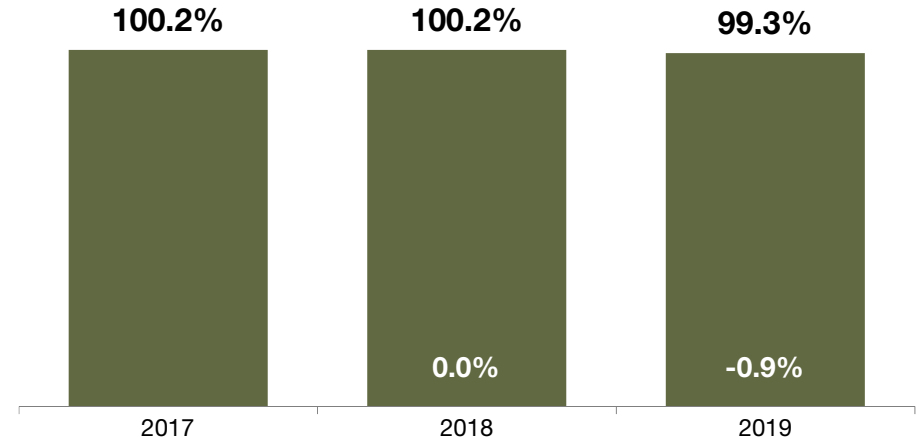
# Percent of Sold Price to List Price

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

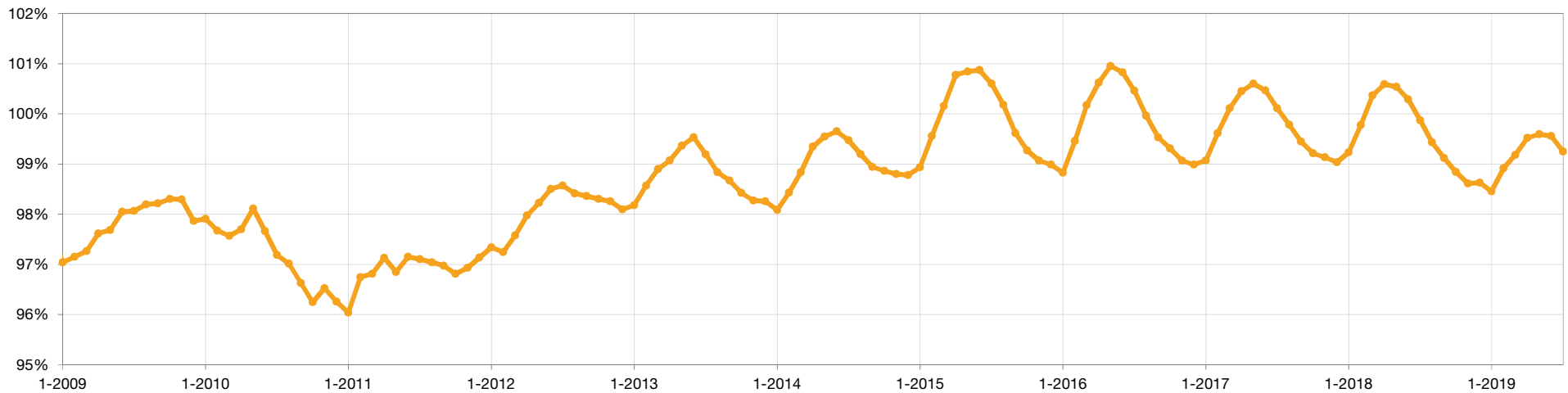
## July



## Year To Date (YTD)

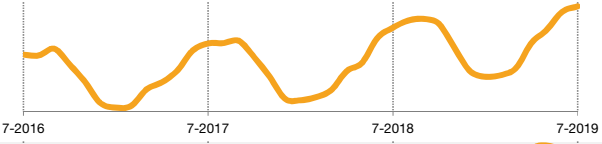
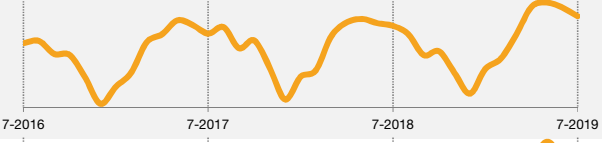
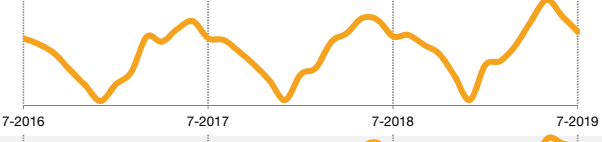
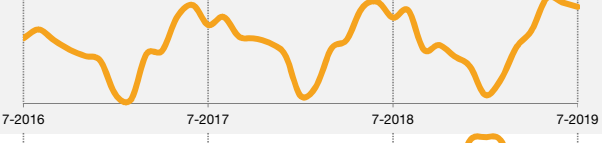
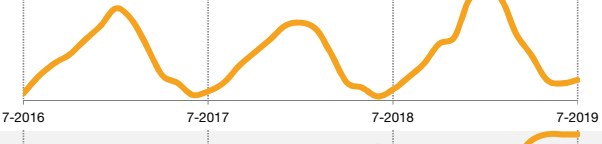
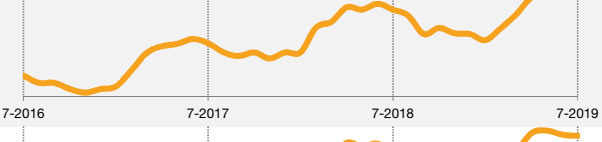
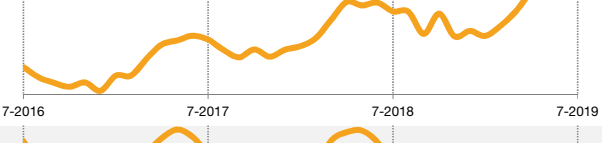
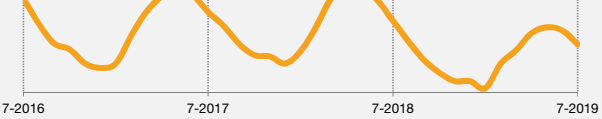


## Historical Percent of Sold Price to List Price



# Single Family Detached Market Overview

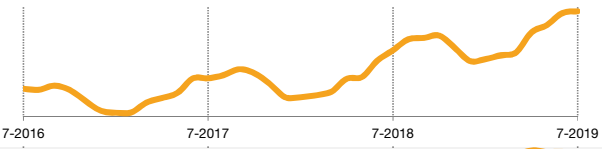
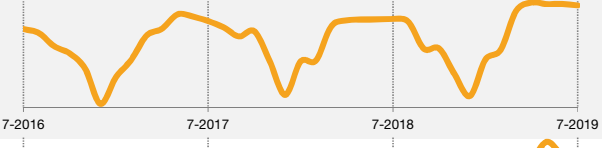
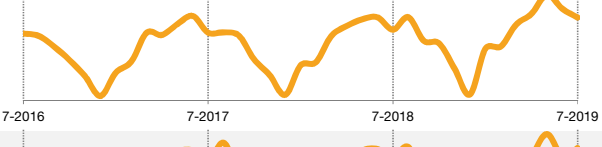
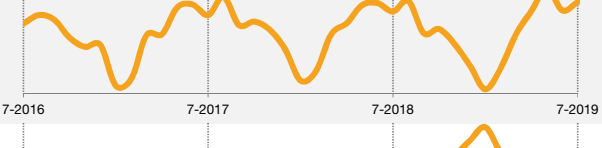
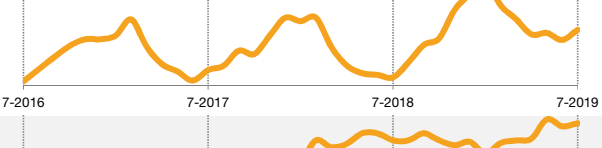
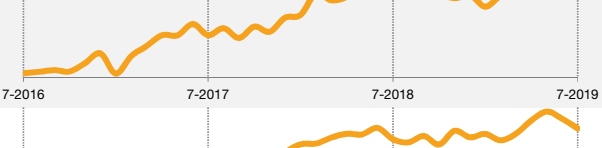
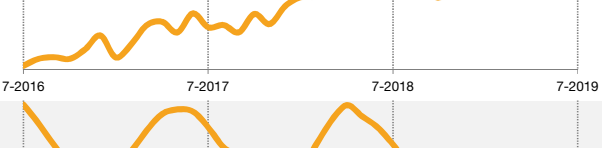

Key market metrics for the current month and year-to-date.

Key Metrics	Historical Sparklines	7-2018	7-2019	+ / -	Last Year YTD	This Year YTD	+ / -
<b>Active Listings</b>		8,683	<b>9,907</b>	+ 14.1%	--	--	--
<b>Under Contract Listings</b>		5,769	<b>6,122</b>	+ 6.1%	36,991	<b>39,831</b>	+ 7.7%
<b>New Listings</b>		5,898	<b>6,171</b>	+ 4.6%	39,061	<b>42,216</b>	+ 8.1%
<b>Sold Listings</b>		4,897	<b>5,208</b>	+ 6.4%	29,288	<b>30,377</b>	+ 3.7%
<b>Total Days on Market</b>		24	<b>26</b>	+ 9.0%	28	<b>32</b>	+ 14.2%
<b>Median Sold Price*</b>		\$435,000	<b>\$450,000</b>	+ 3.4%	\$430,000	<b>\$440,000</b>	+ 2.3%
<b>Average Sold Price*</b>		\$507,360	<b>\$524,967</b>	+ 3.5%	\$504,296	<b>\$517,120</b>	+ 2.5%
<b>Percent of Sold Price to List Price*</b>		99.8%	<b>99.3%</b>	- 0.5%	100.1%	<b>99.3%</b>	- 0.8%

\* 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.

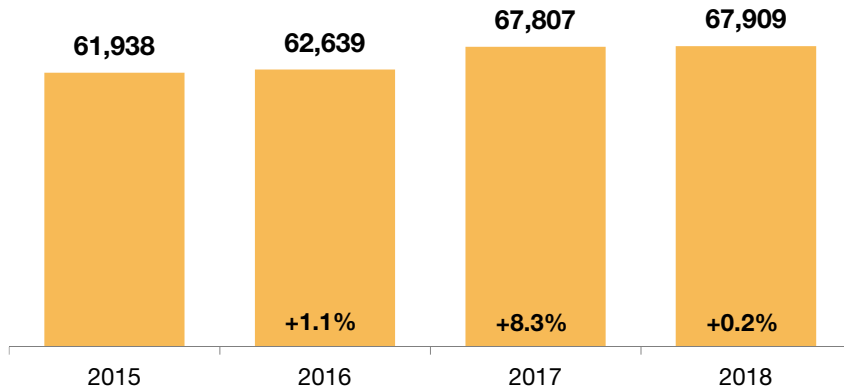
Key Metrics	Historical Sparklines	7-2018	7-2019	+ / -	Last Year YTD	This Year YTD	+ / -
<b>Active Listings</b>		2,525	<b>3,427</b>	+ 35.7%	--	--	--
<b>Under Contract Listings</b>		2,008	<b>2,169</b>	+ 8.0%	12,939	<b>14,011</b>	+ 8.3%
<b>New Listings</b>		2,045	<b>2,264</b>	+ 10.7%	13,447	<b>15,272</b>	+ 13.6%
<b>Sold Listings</b>		1,728	<b>1,822</b>	+ 5.4%	10,624	<b>10,883</b>	+ 2.4%
<b>Total Days on Market</b>		20	<b>30</b>	+ 53.9%	24	<b>32</b>	+ 31.7%
<b>Median Sold Price*</b>		\$300,000	<b>\$312,250</b>	+ 4.1%	\$299,900	<b>\$305,000</b>	+ 1.7%
<b>Average Sold Price*</b>		\$351,545	<b>\$361,213</b>	+ 2.8%	\$354,059	<b>\$364,288</b>	+ 2.9%
<b>Percent of Sold Price to List Price*</b>		100.1%	<b>99.1%</b>	- 1.0%	100.4%	<b>99.2%</b>	- 1.2%

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

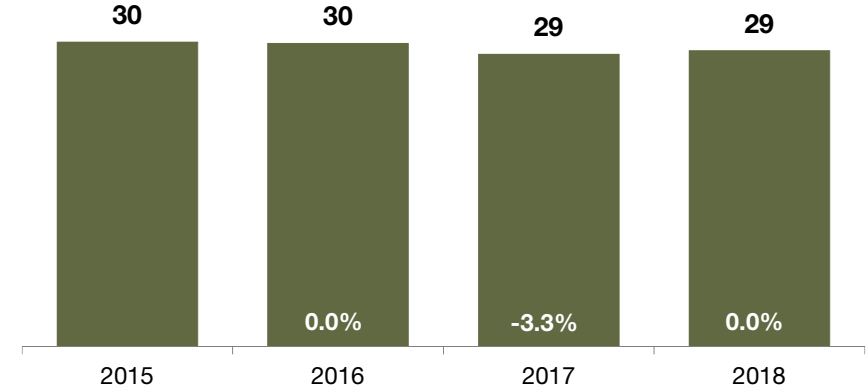
# Annual Review

Historical look at key market metrics for the overall region.

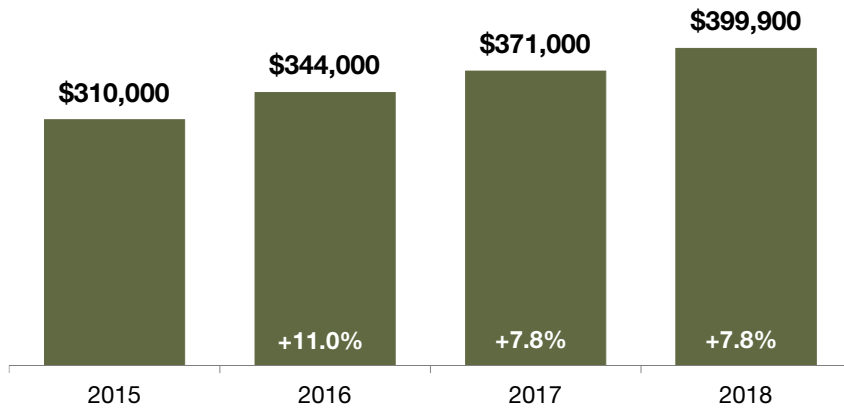
## Sold Listings



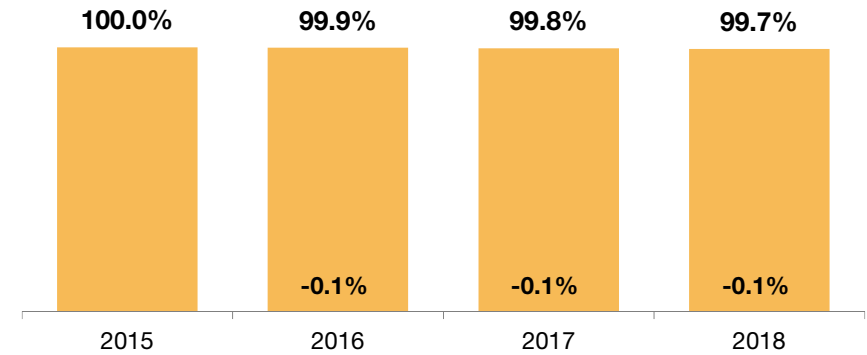
## Total Days on Market



## Median Sold Price\*



## Percent of Sold Price to List Price\*



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