

# Monthly Indicators



## February 2019

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

## Quick Facts

**+ 12.8%**

**+ 2.0%**

**- 0.2%**

Change in  
**New Listings**

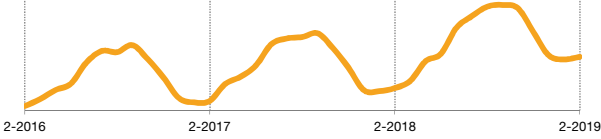
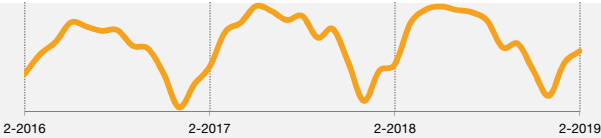
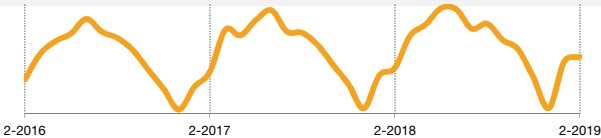
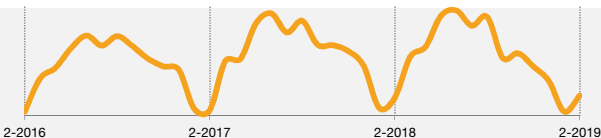
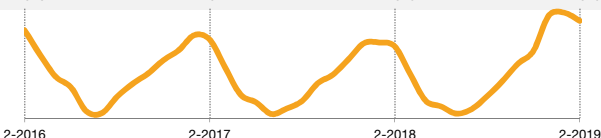
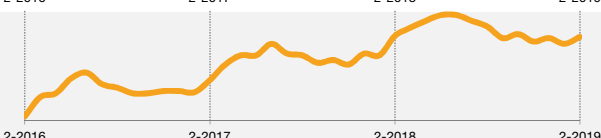
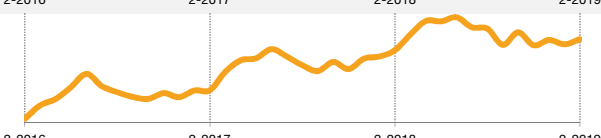
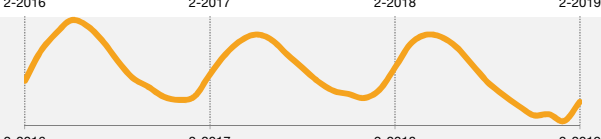
Change in  
**Sold Listings**

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.

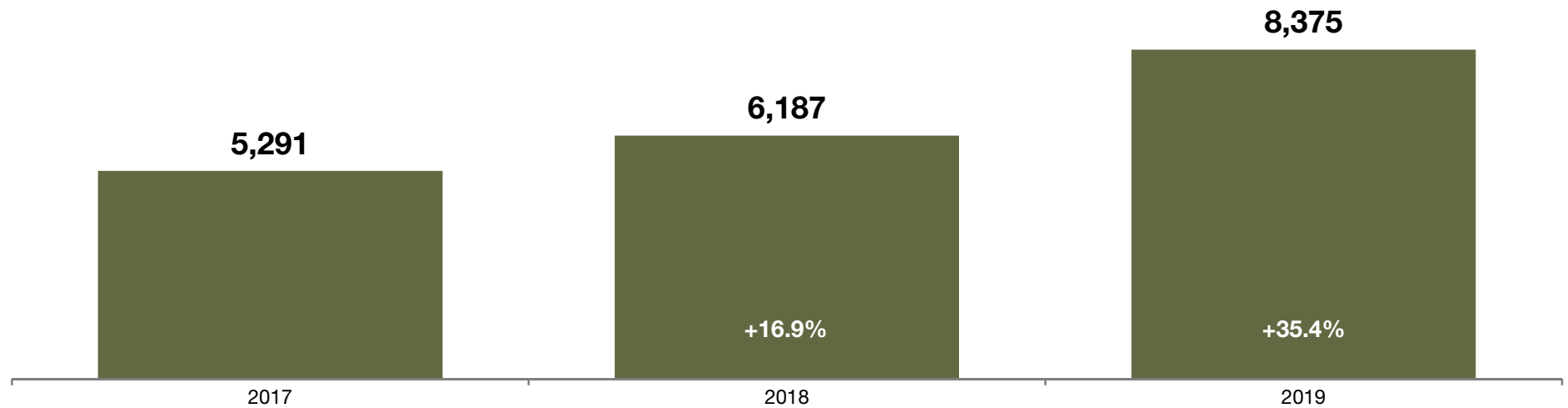
Key Metrics	Historical Sparklines	2-2018	2-2019	+ / -	Last Year YTD	This Year YTD	+ / -
Active Listings		6,187	<b>8,375</b>	+ 35.4%	--	--	--
Under Contract Listings		5,662	<b>6,208</b>	+ 9.6%	11,066	<b>11,925</b>	+ 7.8%
New Listings		5,490	<b>6,191</b>	+ 12.8%	10,522	<b>12,090</b>	+ 14.9%
Sold Listings		4,062	<b>4,143</b>	+ 2.0%	7,765	<b>7,717</b>	- 0.6%
Total Days on Market		37	<b>42</b>	+ 13.5%	37	<b>43</b>	+ 16.2%
Median Sold Price*		\$391,815	<b>\$391,000</b>	- 0.2%	\$385,000	<b>\$389,900</b>	+ 1.3%
Average Sold Price*		\$442,392	<b>\$454,050</b>	+ 2.6%	\$439,215	<b>\$451,567</b>	+ 2.8%
Percent of Sold Price to List Price*		99.8%	<b>98.9%</b>	- 0.9%	99.5%	<b>98.7%</b>	- 0.8%

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

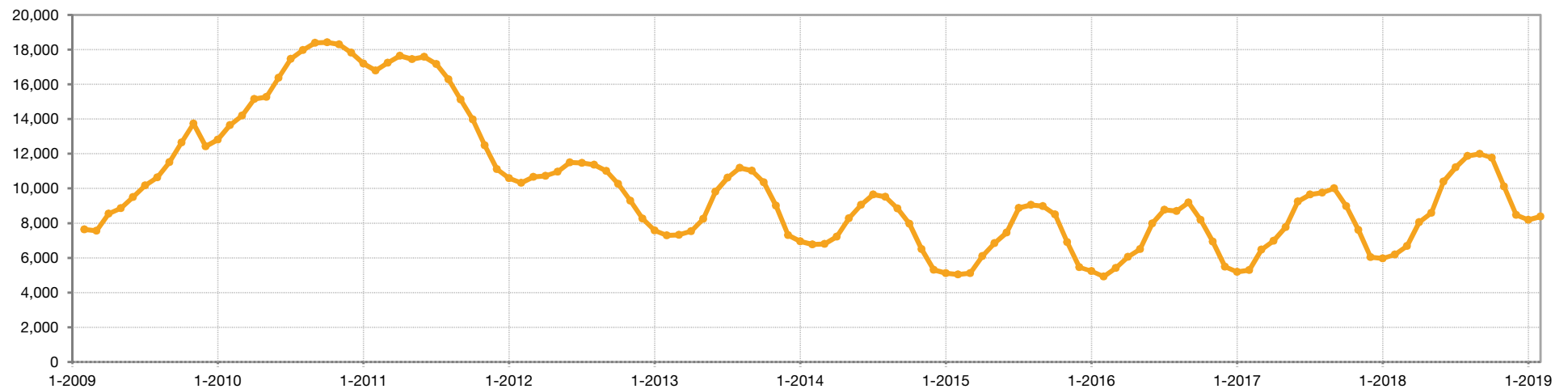
# Active Listings

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

## February



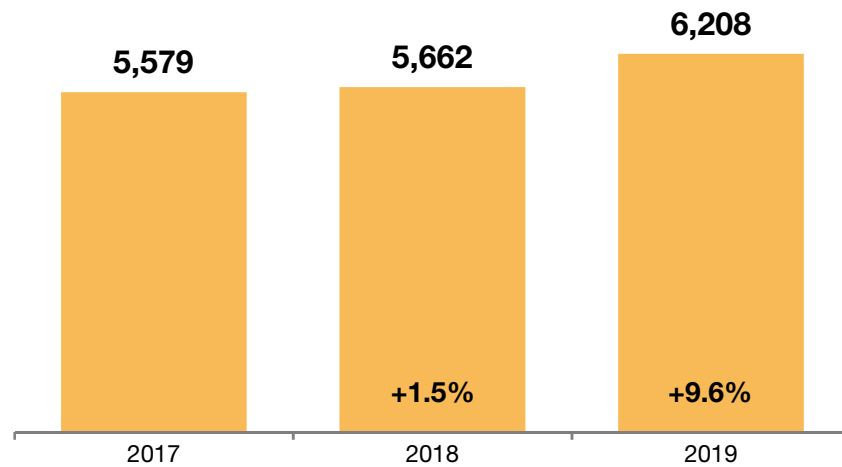
## Historical Active Listing Count



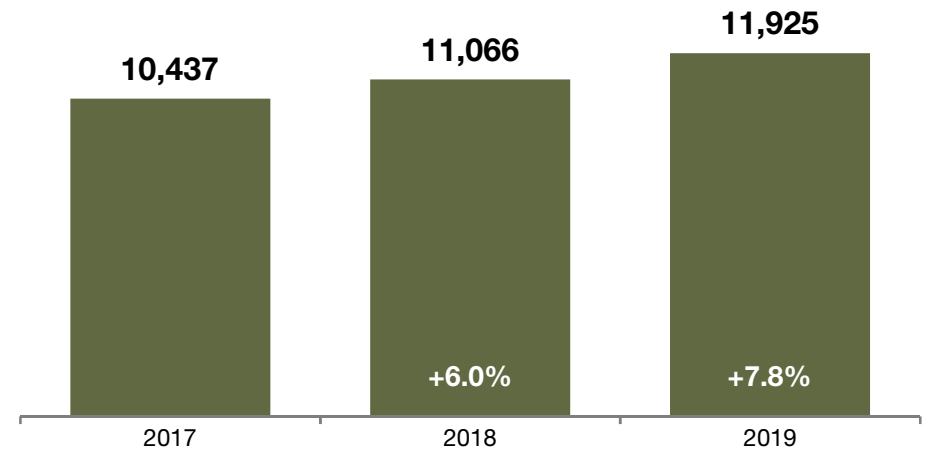
# Under Contract Listings

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

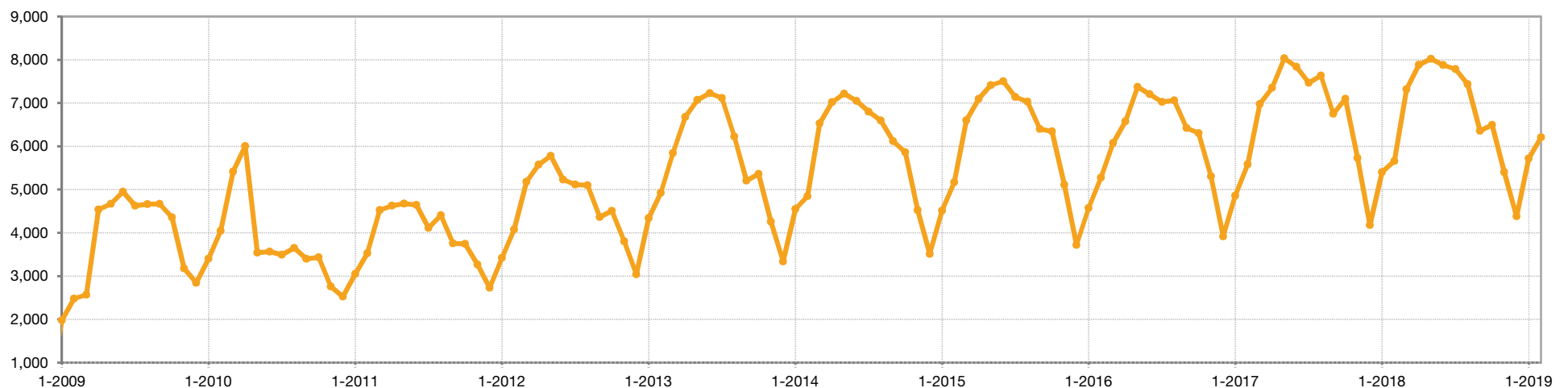
## February



## Year To Date (YTD)



## Historical Under Contract Count



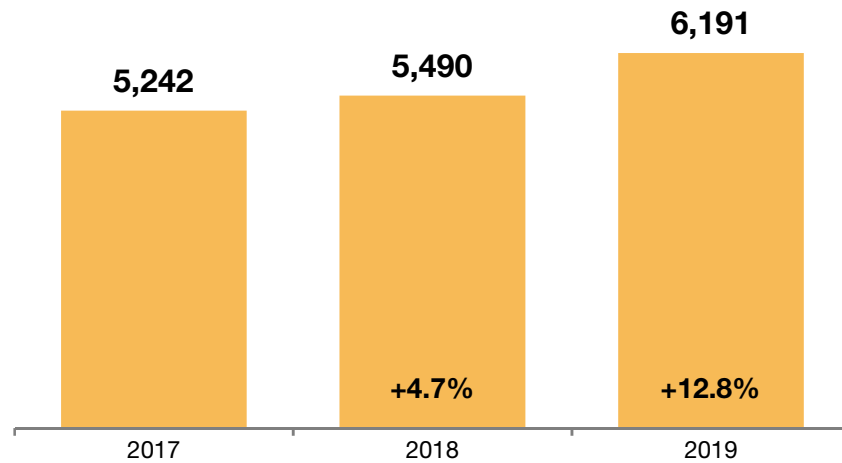
Note: The method used to calculate the "Under Contract" metric was updated in August 2012 so comparisons to previously reported figures may differ.

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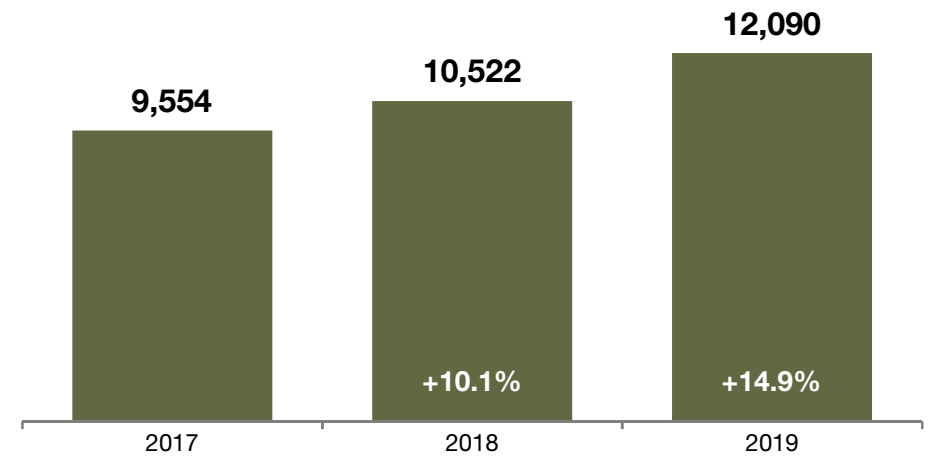
# New Listings

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

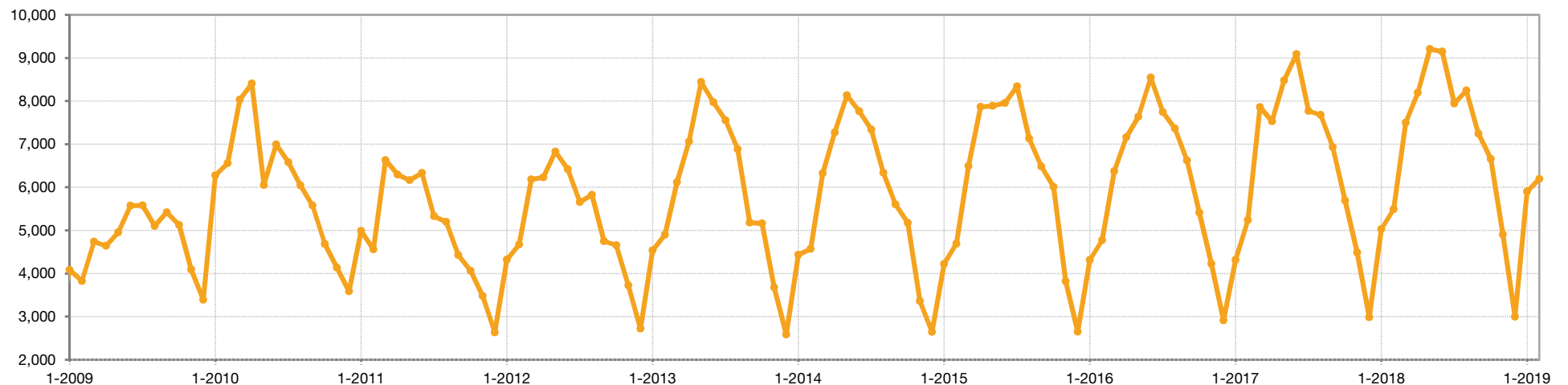
## February



## Year To Date (YTD)



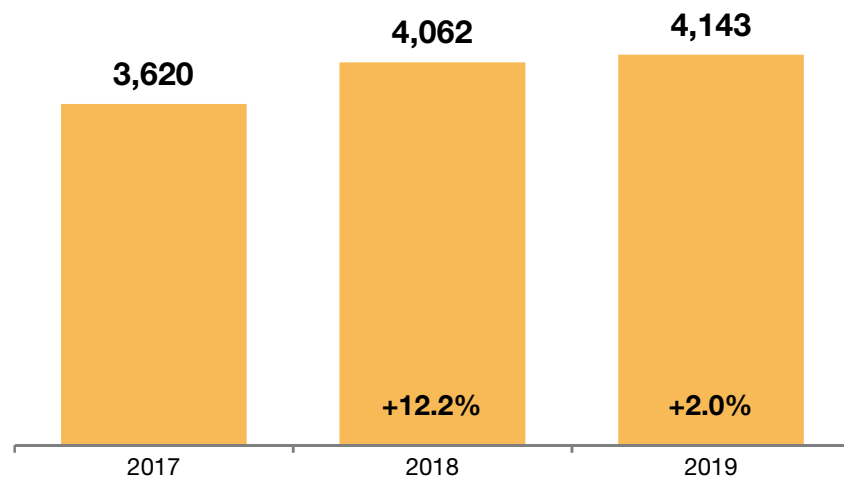
## Historical New Listing Activity



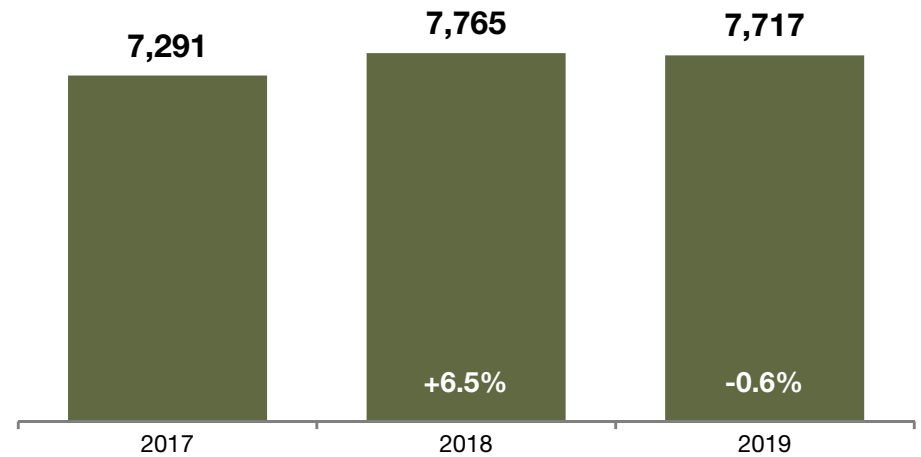
# Sold Listings

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

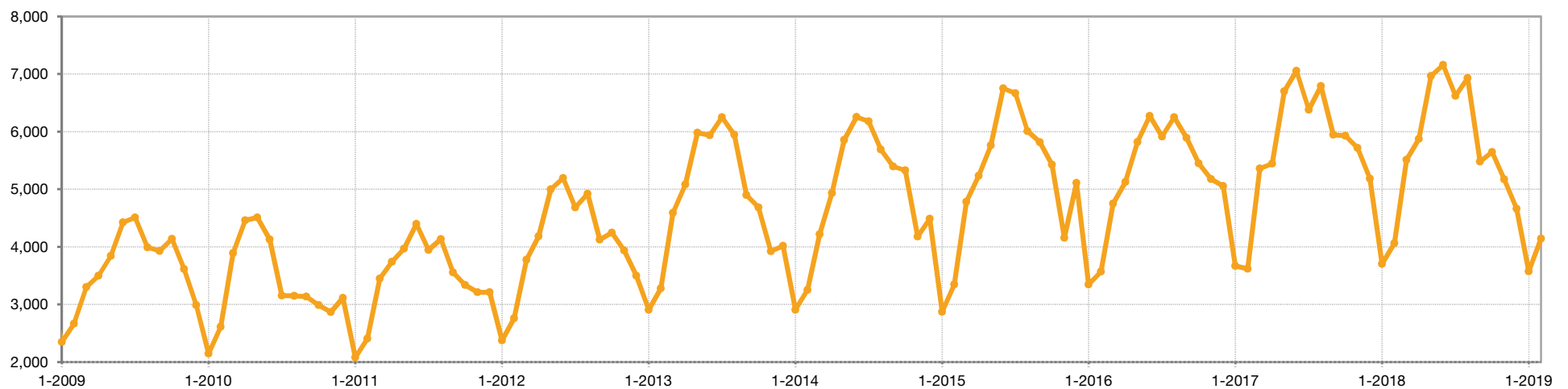
## February



## Year To Date (YTD)



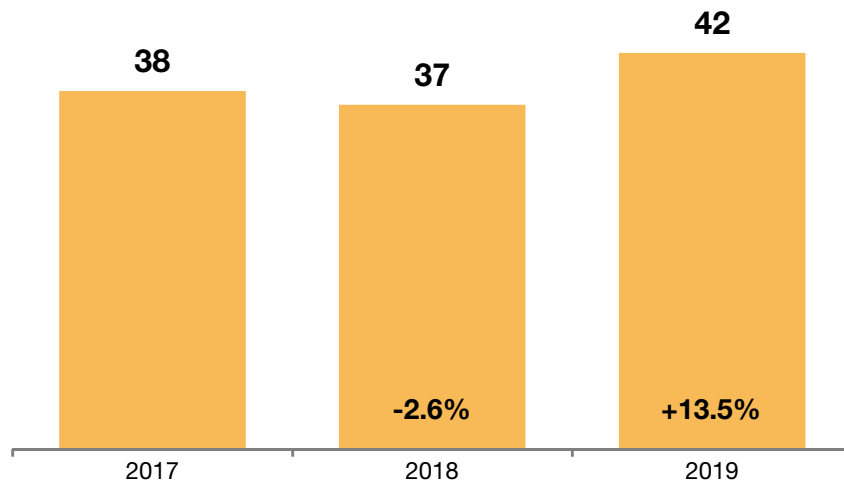
## Historical Sold Listing Activity



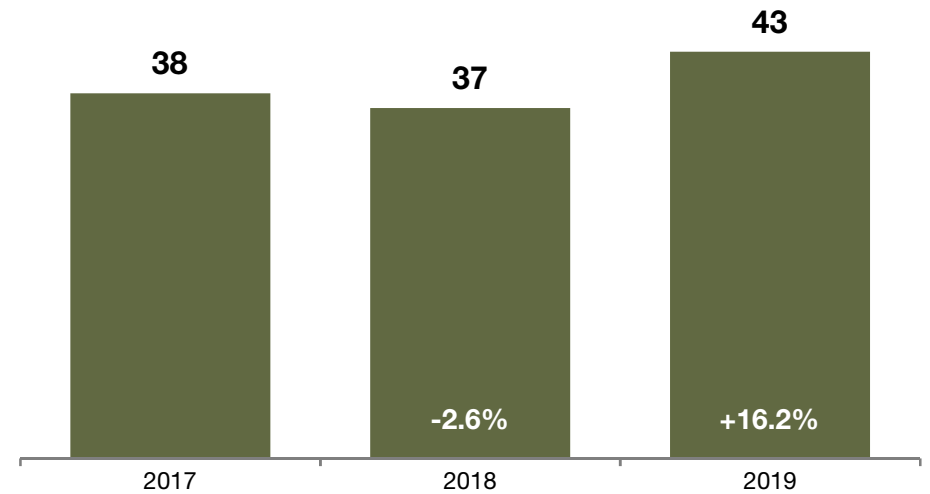
# Total Days on Market

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

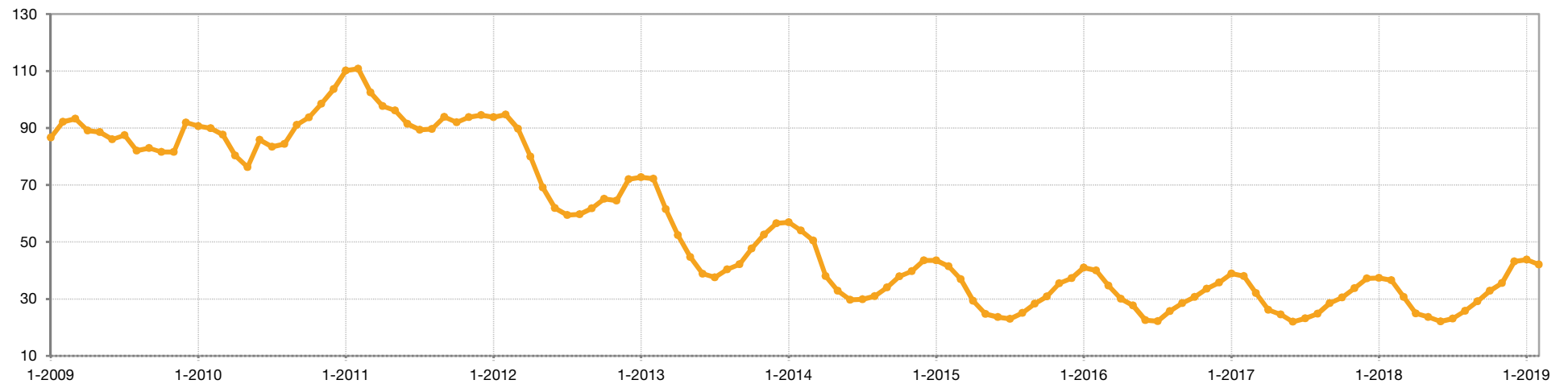
## February



## Year To Date (YTD)



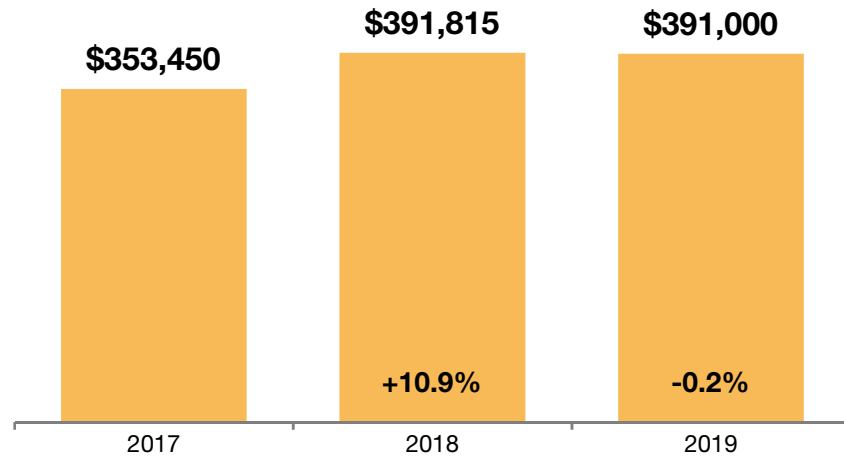
## Historical Total Days on Market



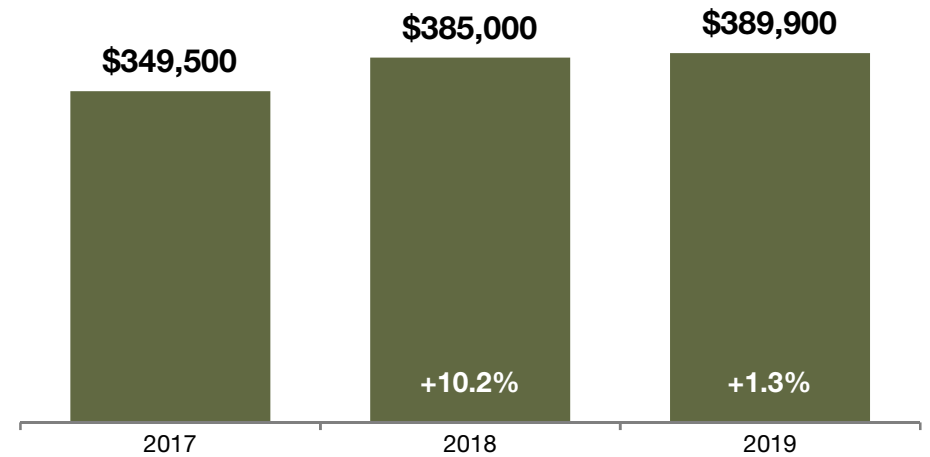
# Median Sold Price

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

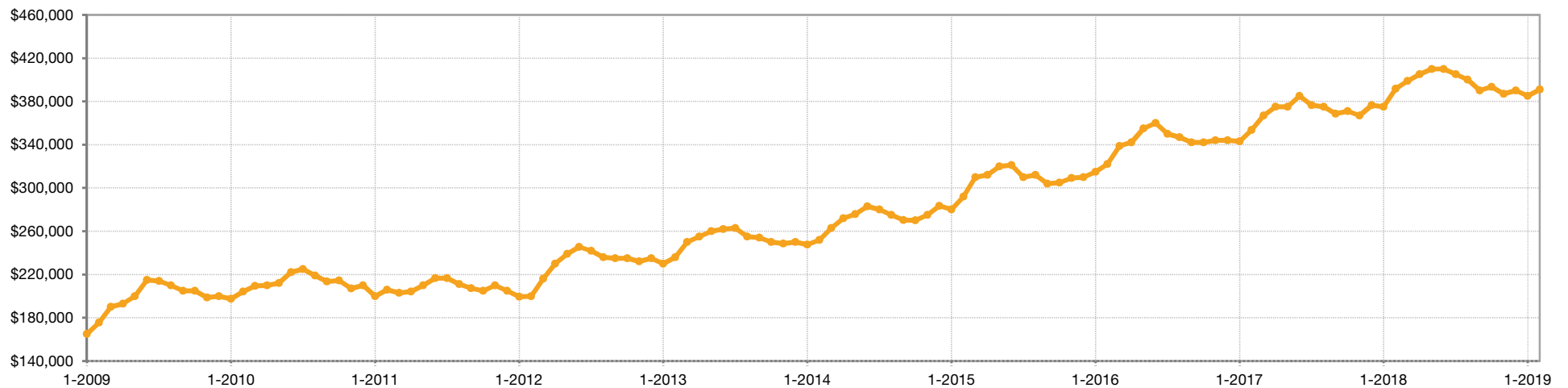
## February



## Year To Date (YTD)



## Historical Median Sold Price

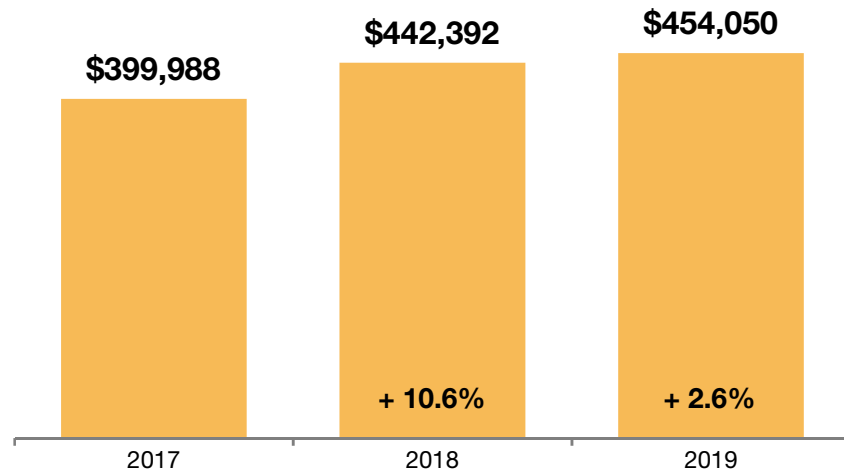




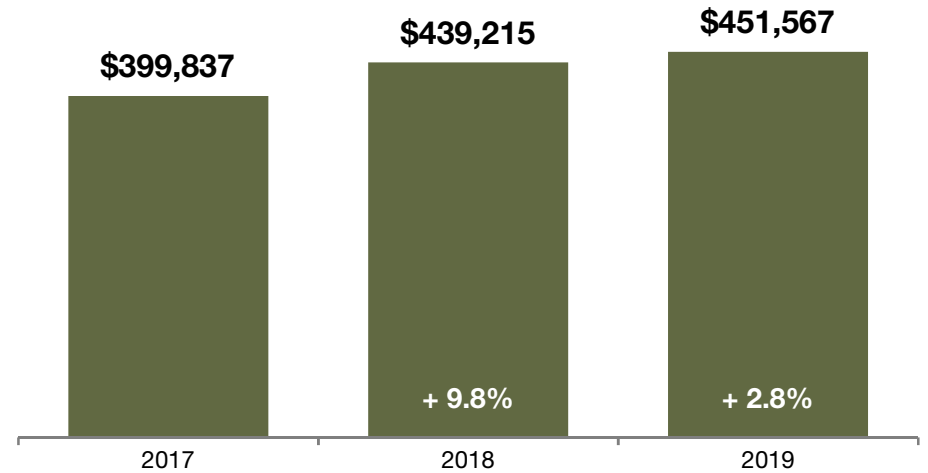
# Average Sold Price

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

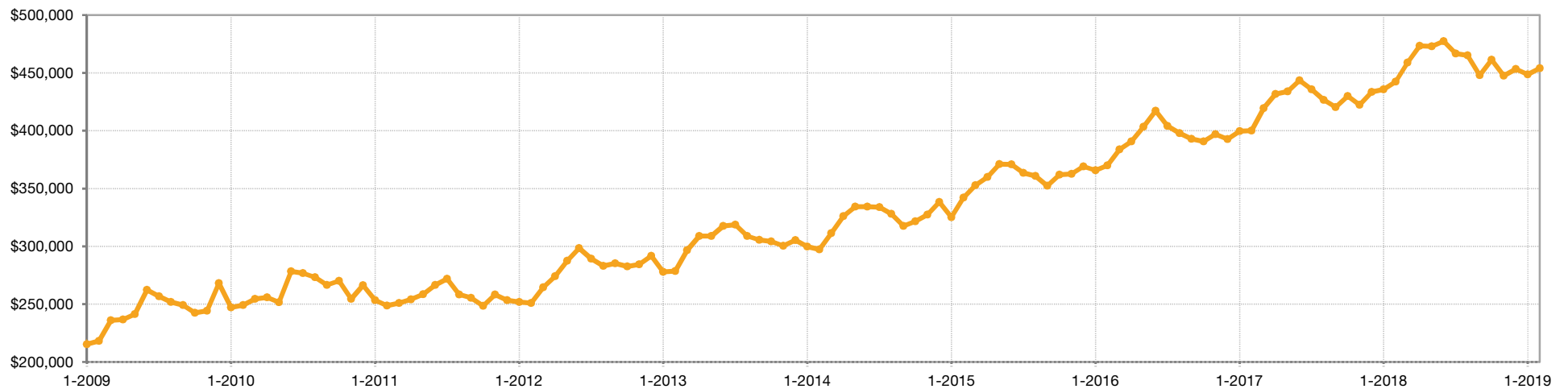
## February



## Year To Date (YTD)



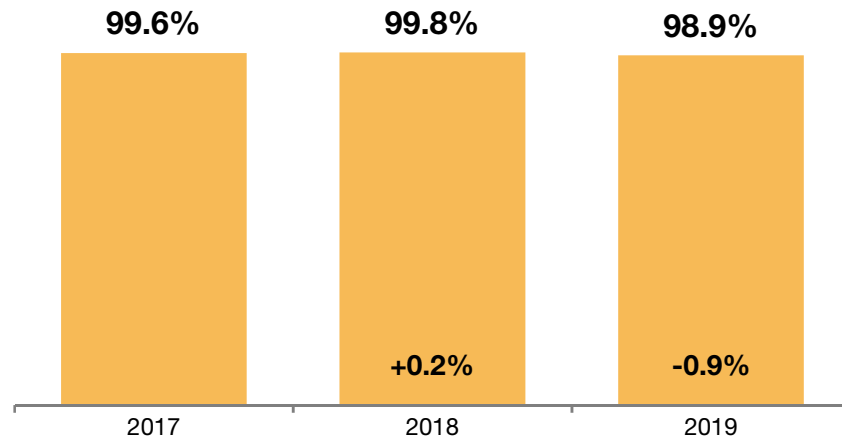
## Historical Average Sold Price



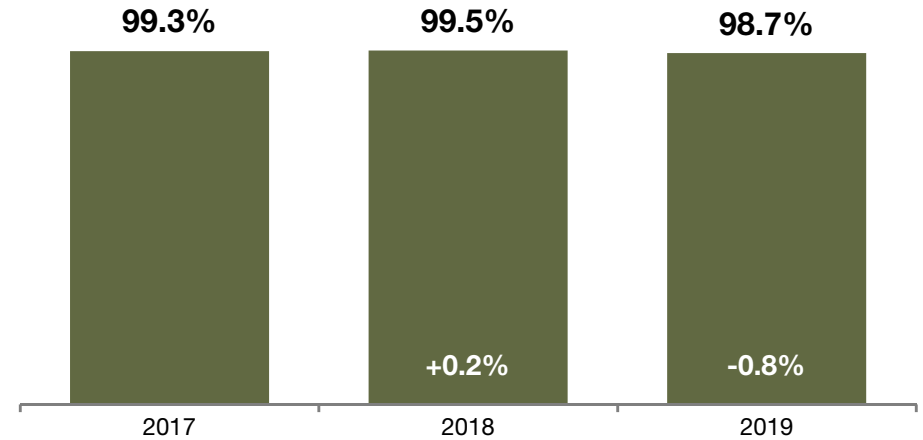
# Percent of Sold Price to List Price

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

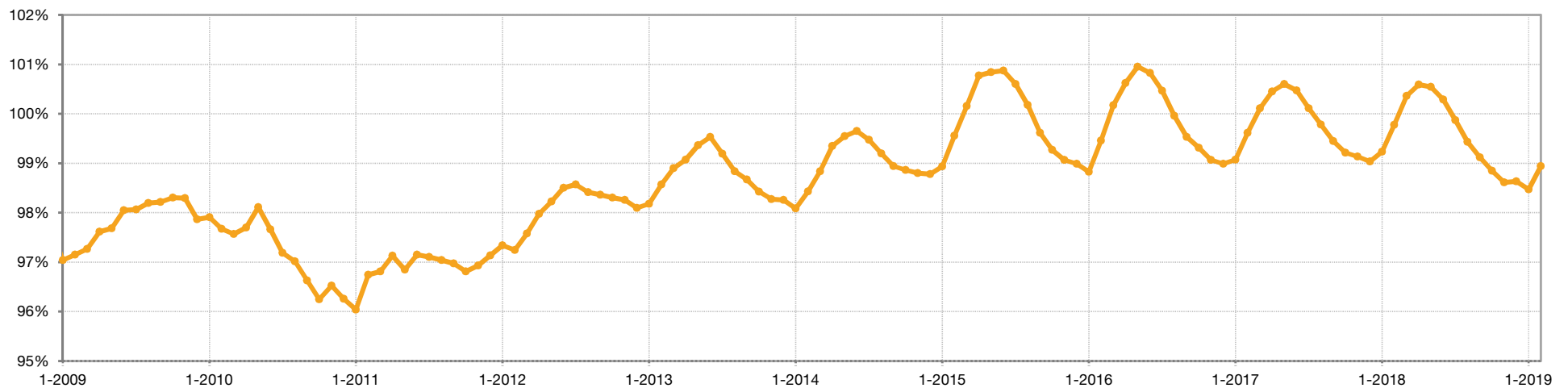
## February



## Year To Date (YTD)



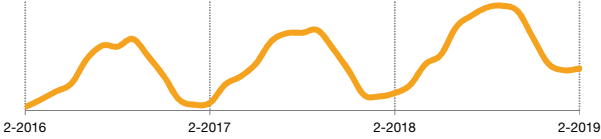
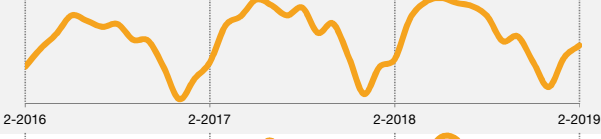
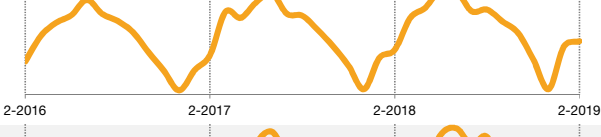
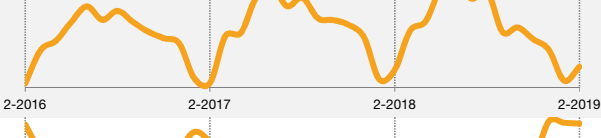
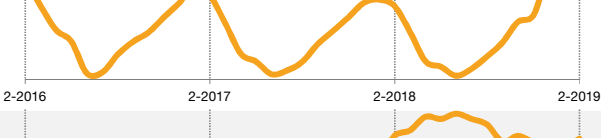
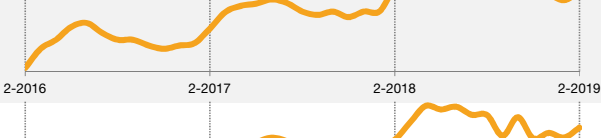
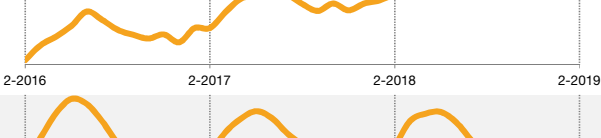

## Historical Percent of Sold Price to List Price



# Single Family Detached Market Overview

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



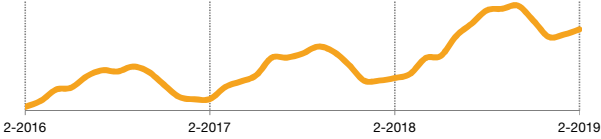
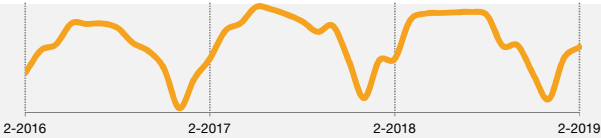
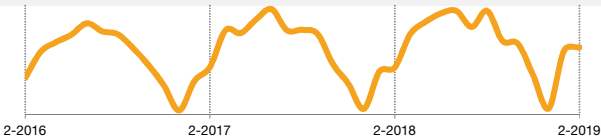
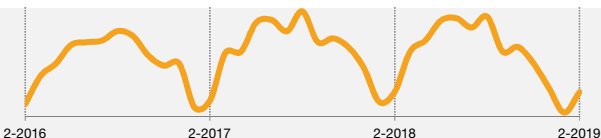
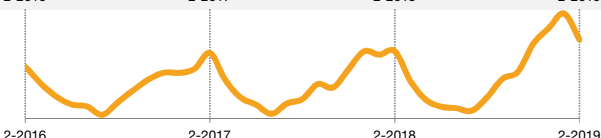
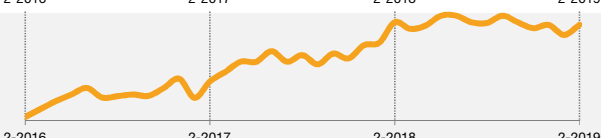
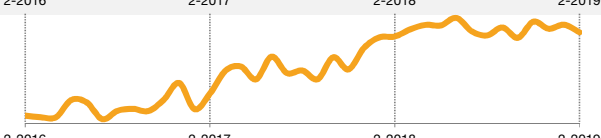
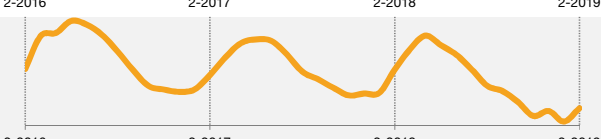
Key Metrics	Historical Sparklines	2-2018	2-2019	+ / -	Last Year YTD	This Year YTD	+ / -
Active Listings		4,701	<b>5,961</b>	+ 26.8%	--	--	--
Under Contract Listings		4,147	<b>4,567</b>	+ 10.1%	8,049	<b>8,758</b>	+ 8.8%
New Listings		4,030	<b>4,443</b>	+ 10.2%	7,663	<b>8,643</b>	+ 12.8%
Sold Listings		2,926	<b>3,011</b>	+ 2.9%	5,587	<b>5,640</b>	+ 0.9%
Total Days on Market		38	<b>44</b>	+ 17.2%	39	<b>44</b>	+ 15.3%
Median Sold Price*		\$420,250	<b>\$417,500</b>	- 0.7%	\$411,988	<b>\$415,000</b>	+ 0.7%
Average Sold Price*		\$479,199	<b>\$492,908</b>	+ 2.9%	\$475,059	<b>\$487,734</b>	+ 2.7%
Percent of Sold Price to List Price*		99.7%	<b>98.9%</b>	- 0.8%	99.4%	<b>98.7%</b>	- 0.7%

\* 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.



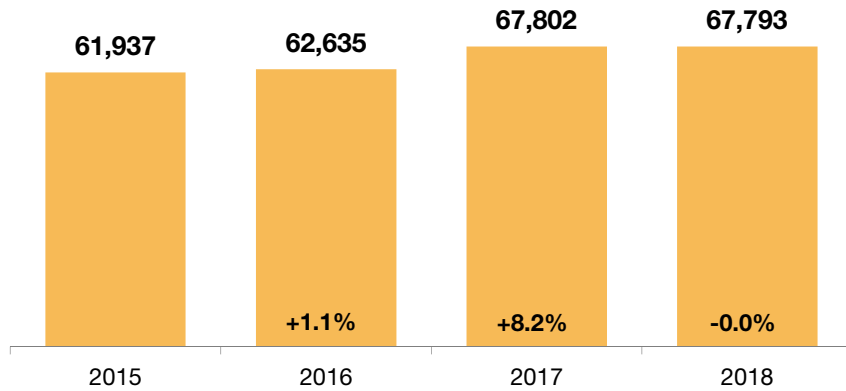
Key Metrics	Historical Sparklines	2-2018	2-2019	+ / -	Last Year YTD	This Year YTD	+ / -
Active Listings		1,486	<b>2,414</b>	+ 62.4%	--	--	--
Under Contract Listings		1,515	<b>1,641</b>	+ 8.3%	3,017	<b>3,167</b>	+ 5.0%
New Listings		1,460	<b>1,748</b>	+ 19.7%	2,859	<b>3,447</b>	+ 20.6%
Sold Listings		1,136	<b>1,132</b>	- 0.4%	2,178	<b>2,077</b>	- 4.6%
Total Days on Market		33	<b>36</b>	+ 8.0%	33	<b>38</b>	+ 17.3%
Median Sold Price*		\$300,000	<b>\$298,050</b>	- 0.6%	\$292,000	<b>\$295,000</b>	+ 1.0%
Average Sold Price*		\$347,587	<b>\$350,760</b>	+ 0.9%	\$347,285	<b>\$353,377</b>	+ 1.8%
Percent of Sold Price to List Price*		100.1%	<b>99.0%</b>	- 1.1%	99.8%	<b>98.8%</b>	- 1.0%

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

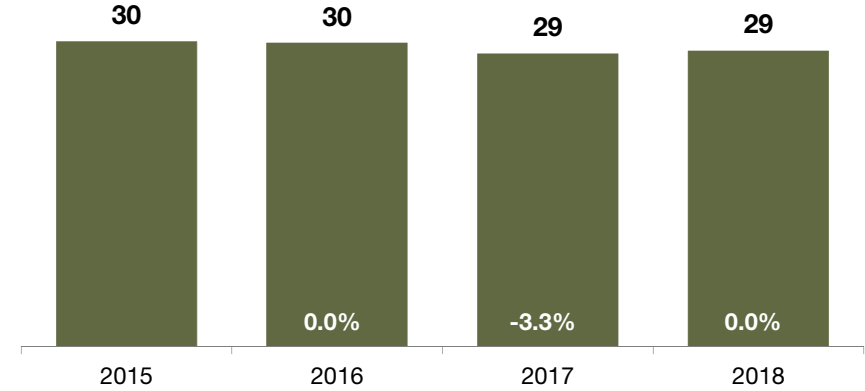
# Annual Review

Historical look at key market metrics for the overall region.

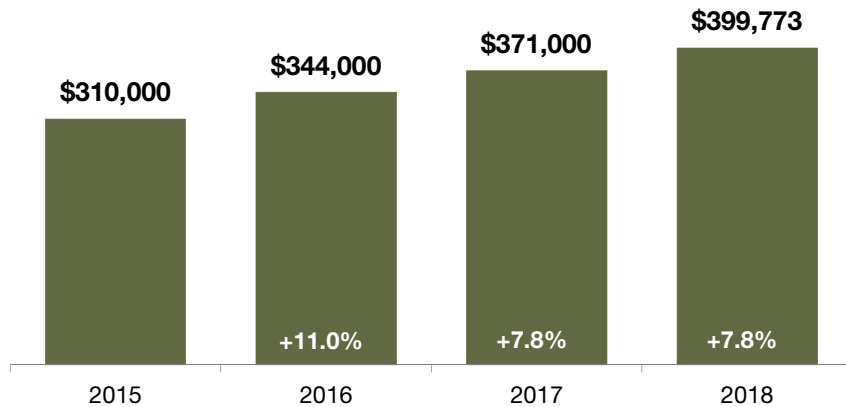
## Sold Listings



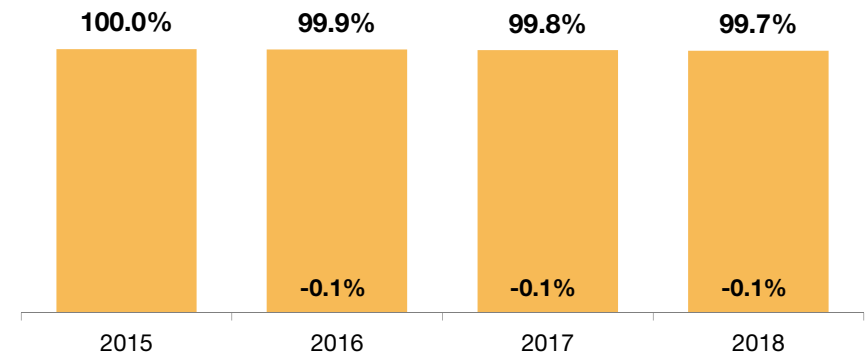
## Total Days on Market



## Median Sold Price\*



## Percent of Sold Price to List Price\*



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